

Sarah El Karamany

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 20 January 2023 5:31 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Diana Coleman

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Diana Coleman

Organisation name:

Full name of your agent: Diana Coleman

Email address: jjr.dfcoleman@xtra.co.nz

Contact phone number: 0272131090

Postal address:

9 Scenic Drive
Hillpark
Manurewa
Auckland
Auckland 2102

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:

Assoc Prof Julia Gatley DO_CO_MO_MO_NZ Chair
C/- School of Architecture and Planning University of Auckland
Private Bag 92019
Auckland 1142

Submission number: 1737

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:

Point number Entire submission

The reasons for my or our support or opposition are:

I support the submission to recognize the special character area for Hillpark mid-century(20th) modern architecture. This special character area was recognised under the Auckland Unitary Plan due to a detailed submission by Glen Frost and this submission by DOCOMOMO supports and recognises the significance of this architecture and the well respected architects who designed them. I therefore fully support this submission.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 20 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:
Resident of the area this submission relates to.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Sarah El Karamany

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 20 January 2023 5:01 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Diana Coleman

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Diana Coleman

Organisation name:

Full name of your agent: Diana Coleman

Email address: jjr.dfcoleman@xtra.co.nz

Contact phone number: 0272131090

Postal address:

9 Scenic Drive
Hillpark
Manurewa
Auckland
Auckland 2102

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:

Amy Margaret Parlane and Leslie James Parlane

Submission number: 2269

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:

Point number 2269.1 to 2269.34

The reasons for my or our support or opposition are:

I fully support the comprehensive submission made in relation to all of it's points which seek to retain the Special Character Overlay for Hillpark, address extending the overlay to areas of urban forest that fall outside the current boundaries, and to ensure that the build environment and mid-century homes is retained. There needs to be a survey of the areas Significant Ecological Areas, natural drainage / creeks and gullies to ensure all these are properly represented on map overlays. Building density needs to be in keeping with the character of the area, and appropriate to a livable environment (height to boundary ratios, overall building height, land area/section size). Submission 2269 covers all this considerations with the needs of the community, natural environments, amenity and the build environment.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 20 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:
Resident of the area to which the submission relates.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
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Therese Strickland

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 20 January 2023 2:31 PM
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Diana Faith Coleman

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Diana Faith Coleman

Organisation name:

Full name of your agent: Diana Coleman

Email address: jjr.dfcoleman@xtra.co.nz

Contact phone number: 0272131090

Postal address:

9 Scenic Drive
Hillpark
Manurewa
Auckland
Auckland 2102

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Colleen Brown

Submission number: 666

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:

Point number 666.1

Point number 666.2

The reasons for my or our support or opposition are:

I support this submission in it's entirety as it address all the issues of concern regarding the protection of the Hillpark urban forest and the unique character of the area. The urban forest of Hillpark connects with Totara Heights, the Auckland Botanic Gardens and the Hunua Ranges providing bird corridors and habitat for many native species bird and insect species, fish and native flora. It provides recreational aras for the surrounding community of Manurewa as well as a restful backdrop for the town centre and as people approach the area by road and motorway. The ridge line and bush are an important Taonga that should be preserved for the communities surrounding it and the generations to come.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 20 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:

I live in the area relating to the submission.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Therese Strickland

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 20 January 2023 2:01 PM
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Diana Faith Coleman

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Diana Faith Coleman

Organisation name:

Full name of your agent: Diana Coleman

Email address: jjr.dfcoleman@xtra.co.nz

Contact phone number: 0272131090

Postal address:

9 Scenic Drive
Hillpark
Manurewa
Auckland
Auckland 2102

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Kainga Ora

Submission number: PC78_873

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:

Point number 873.312

Point number 873.313

Point number 873.315

Point number 873.316

The reasons for my or our support or opposition are:

I OPPOSE Kianga Ora's submission PC78_873.

I also question whether KO's participation in the submission process is inappropriate / conflicted, given one of their key functions (as stated in the Kainga Ora Homes and Communities Act 2019) is to 'provide housing or services related to housing as agent for the Crown or Crown entities'.

Kainga Ora works closely with the Ministry of Housing and Urban Development (who developed the legislation KO works under in consultation with Ministry for the Environment who administer the RMA and triggered this entire process). A Crown agency, funded by the tax-payer, specifically as agent for the government on housing matters, is making a submission in support of a policy delivered by a Ministry they work closely with. Essentially the Crown through KO is making a submission.

There is CLEAR CONFLICT between their Crown role and participation in a local submission process.

Submissions such as this KO submission also make it difficult for general residents to participate in the process given the clear power imbalance.

The KO submission also seems to conflict with their Operating Principles which include 'operating in a manner that recognises - environmental, cultural, and heritage values' and 'partnering and engaging meaningfully with other persons and organisations, including—having early and meaningful engagement with communities affected, or to be affected, by urban development'.

It is apparent that their submission doesn't recognise the environmental, cultural or heritage values of Hillpark, and they certainly haven't engaged with the community when preparing their submission.

KO's submission is not geared towards quality housing, the creation of improved urban environments, placemaking or improving amenity. With high density / intensity development, existing levels of amenity WILL NOT be maintained.

Their objective is purely one of development at the maximum density they can cram in with no regard for the quality of life for the people living in or near their developments. KO are the country's largest landlord and largest developer (both of social housing and land development), this plan change benefits developers and therefore have a vested interest in removing as many restrictions as possible. KO are using their size and reach, and power as a large government organisation to change the environment of Auckland.

Point 837.312 KO's reasoning for wanting to change the underlying residential zone in Hillpark the Special Character Overlay Area from Mixed Housing Urban to Terraced House and Apartment Building Zone is non-specific, they simply disagree with the Auckland zoning and want greater intensification just because it fits with their developer mentality. I fully support the Auckland Council zoning, in fact more robust and wider overlay by council needs to be applied to recognise the landscape values and ecological significance, it should also include appropriate development standards and controls to ensure any appropriate future development in the Hillpark area.

Point 873.313 KO request Height Variation Controls or increased building height allowances (to 22m) for the Business-Neighbourhood Centre Zone of Hillpark (the current shop area), this is equivalent to 6 or 7 storeys and such heights would be completely at odds with the surrounding residential area in terms of scale, be at odds with the Special Character, landscape and ecological significance of Hillpark.

Point 873.315 KO request to change the underlying residential zone in the Special Character Overlay Area from low density residential to terraced housing and apartment building and mixed urban zones. Their reasoning is they want greater intensification near the town centre, however, this is as previously noted, a simple desire to have greater intensification wherever they can with no regard for the landscape value to the town, the environmental importance of the landscape or the practical living quality of resident in the intensification area / buildings.

Point 873.315 increased building height allowances – of 22m to the Hillpark Shops and dairy at corner of Grande Vue and Great South; and 29m to a very large area of Hillpark including areas both within and beyond the Special Character Overlay footprint - Kelvyn Grove, Walpole Avenue, Hill Road, Scenic Drive, Dennis Avenue, and Freshney Place, Claude Road, Arthur Road; and also 29m to Great South Road, Alfriston Road. 29m is equivalent to 8 or 9 storeys.

Re-development of such a significant area of Hillpark at this scale is at odds with Special Character, landscape and ecological significance of Hillpark, and would also erode the landscape visual contribution Hillpark makes to the Town Centre and beyond (through likely reduction of tree cover, and obscuring Hillpark's bush from view).

It's clear that KO simply view Hillpark, Manurewa and many other areas of Auckland as nothing more than development projects, with no regard at all for established communities, or the people that live in them. Their submission highlights their lack of interest in the impact of the level of intensification they desire on the built environment, natural environment and the wellbeing of residents.

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 20 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:

I live in an area that will be directly impacted by the proposal.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Maninder Kaur-Mehta (Manisha)

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 20 January 2023 5:16 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Diana Coleman

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Diana Coleman

Organisation name:

Full name of your agent: Diana Coleman

Email address: jjr.dfcoleman@xtra.co.nz

Contact phone number: 0272131090

Postal address:

9 Scenic Drive
 Hillpark
 Manurewa
 Auckland
 Auckland 2102

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:

Hillpark Residents Association (Glen Anthony Frost)
 16 Scenic Drive
 Hillpark
 Auckland 2102

Submission number: 1126

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:

Point number 1126 and all points

The reasons for my or our support or opposition are:

I support the HPRA submission for the protection of the Character Overlay as a qualifying matter in relation to Plan Change 78. The natural and built environment of Hillpark provides amenity to the wider community. Our mid-century built environment includes some key designs by renowned architects (Ron Sang), of which there are few still extant in Auckland.

The natural environment, the urban bush and the native flora and fauna that it contains are of benefit to the wider

community with its walkways and visual impact. These areas of bush are the natural drainage systems for the area, and in this time of rapid climate change preservation of such areas should be paramount.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 20 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:

I am a resident of the area the submission relates to.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Sarah El Karamany

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 20 January 2023 6:01 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Bill Endean and Christine Endean
Attachments: PC78 Further Submission - Bill and Christine Endean.pdf

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Bill Endean and Christine Endean

Organisation name:

Full name of your agent: Jessica Esquilant

Email address: jessica@civix.co.nz

Contact phone number: 0212585170

Postal address:
PO Box 5204
Victoria Street West
Auckland
Auckland 1142

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Various - Refer to Letter

Submission number: Various - Refer to Letter

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
Point number Various - Refer to Letter

The reasons for my or our support or opposition are:
Refer to Letter

I or we want Auckland council to make a decision to: Allow part of original submission

Specify the parts of the original submission you want to allow or disallow:
Refer to Letter

Submission date: 20 January 2023

Supporting documents
PC78 Further Submission - Bill and Christine Endean.pdf

Attend a hearing

I or we wish to be heard in support of this submission: Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:

This is a further submission on behalf of B & C Endean who have an interest greater than the general public. In this case, Bill and Christine Endean own the property at No. 11 Judge Street Parnell, which is proposed to be subject to the Residential - Low Density Residential Zone ("LDRZ") under PC78 and has been shown as containing Qualifying Matters ("QM") relating to: Coastal Erosion, Coastal Inundation and the Regional Maunga Viewshafts and Height and Building Sensitive Areas Overlay.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Auckland Council
Attn: Plans and Places
unitaryplan@aucklandcouncil.govt.nz

20 January 2023

Further Submission on behalf of Bill Endean and Christine Endean in Support or Opposition of Submissions on Notified Proposed Plan Change 78

Original Submission

Civix made a submission on the notified *Proposed Plan Change 78* ("PC78") to the *Auckland Unitary Plan (Operative in Part)* ("AUP"), on behalf of Bill Endean and Christine Endean ("B & C Endean") referred to as submission #909.

Scope

This is a further submission on behalf of B & C Endean who have an interest greater than the general public. In this case, Bill and Christine Endean own the property at No. 11 Judge Street Parnell, which is proposed to be subject to the *Residential - Low Density Residential Zone* ("LDRZ") under PC78 and has been shown as containing Qualifying Matters ("QM") relating to: *Coastal Erosion*, *Coastal Inundation* and the *Regional Maunga Viewshafts and Height and Building Sensitive Areas Overlay*.

Submissions Supported

B & C Endean **support** the following submissions:

Submission No.	Submission Point(s)	Submitter Name	Comment
873	• 873.2	Kāinga Ora	Concur with the deletion of the LDRZ. Its inclusion is not necessary to avoid, remedy or mitigate the adverse effects of the proposed activity and will constrain positive environmental effects and outcomes which align with the NPS-UD.
	• 873.28		The use of overlays as a tool to introduce provisions for QM is supported. This approach represents the most appropriate way to achieve the objectives of the RMA and the objectives of the Auckland Unitary Plan ("AUP") while still enabling development under the MDRS, as sought by the objectives of the NPS-UD.
	• 873.32		The submission seeks to rezone all sites shown as LDRZ, to MHU or THAB, with any features shown as QM to be spatially mapped and managed via overlays. This approach represents the most appropriate way to achieve the objectives of the RMA and the objectives of the Auckland Unitary Plan ("AUP") while still enabling development under the MDRS, as sought by the objectives of the NPS-UD.
	• 873.51 • 873.52		Concur with the opposition of the LDRZ where natural hazards are identified as a QM. The suggested alternate approach of spatially mapping these instead is supported. This approach represents the most appropriate way to achieve the objectives of the RMA and the objectives of the Auckland Unitary Plan ("AUP") while still enabling development under the MDRS, as sought by the objectives of the NPS-UD.
2303	• 2303.8 • 2303.9	Templeton Group	Concur with the opposition of natural hazards as a QM, and agree that provisions identified should be deleted. This approach represents the most appropriate way to achieve the objectives of the RMA and the

		objectives of the Auckland Unitary Plan ("AUP") while still enabling development under the MDRS, as sought by the objectives of the NPS-UD.
	2303.24	Concur with the opposition of the LDRZ, and agree that provisions identified should be deleted. Its inclusion is not necessary to avoid, remedy or mitigate the adverse effects of the proposed activity and will constrain positive environmental effects and outcomes which align with the NPS-UD.
	2303.190	Concur with opposition to the approach to QM under PC78, and agree that the AUP already includes mechanisms such as overlays, precincts and Auckland-wide controls to address such matters. This approach represents the most appropriate way to achieve the objectives of the RMA and the objectives of the Auckland Unitary Plan ("AUP") while still enabling development under the MDRS, as sought by the objectives of the NPS-UD.
	2303.191	Concur with the opposition of Council identified QM and the resulting lower intensity zoning. The suggested deletion of the QM identified under Chapter 77I(j) is supported, and will ensure a consistent approach for the implementation of the RMA and NPS-UD.

The above submissions are supported in relation to each identified submission point. B & C Endean agree that the inclusion of natural hazards, in particular coastal erosion and coastal inundation, as QM across the entire land parcel is an inefficient approach to development, and one which does not warrant the application of LDRZ. The preferred approach identified in the supported submissions in relation to spatially mapping QM and confining related provisions to overlay and Auckland-wide chapters, is supported by B & C Endean, and expanded upon within their primary submission (reference #909).

Submissions Opposed

B & C Endean **oppose** the following submissions:

Submission No.	Submission Point(s)	Submitter Name	Comment
838	838.1	Parnell East Community Group	The submission seeks to retain the area of Parnell East (east of St Stephens Avenue) as 1-2 or 3 storey development. Under section 77I of the RMA, the Council may make the provisions of the MDRS less enabling, only where there are qualifying matters, as prescribed. The walkability of the area only determines the level of intensification/zoning, and an area being outside of a walkable catchment is not a relevant QM. The relief sought by the opposed submission is contrary to section 77I of the RMA and the provisions of the NPS-UD including well-functioning urban environments (Objective 1), improving housing supply and affordability (Objectives 2 and 3).
	838.2 838.3 838.4		The submission seeks to exclude Parnell from the City Centre walkable catchment. The walkable catchments are required to be determined by the locality, with this area of Parnell being within direct proximity to the Auckland CBD. While the submission focuses on established land uses within the locality, there are a number of activities and development forms that are enabled within the City Centre Zone as of right, and over time the nature and scale of development within the eastern CBD area could change. Therefore,

			amending or constraining the walkable catchment due to historic or current uses only would not be an efficient planning approach within the statutory context. Therefore, the relief sought by this submission is contrary to the NPS-UD, which requires walkable catchments within the edge of City Centre zones (Policy 3(c)).
1645	1645.1	Parnell Community Committee	The submission seeks to exclude Parnell from the City Centre walkable catchment. The walkable catchments are required to be determined by the locality, with this area of Parnell being within direct proximity to the Auckland CBD. While the submission focuses on established land uses within the locality, there are a number of activities and development forms that are enabled within the City Centre Zone as of right, and over time the nature and scale of development within the eastern CBD area could change. Therefore, amending or constraining the walkable catchment due to historic or current uses only would not be an efficient planning approach within the statutory context. Therefore, the relief sought by this submission is contrary to the NPS-UD, which requires walkable catchments within the edge of City Centre zones (Policy 3(c)).

The above submissions are opposed in relation to each identified submission point, for the reasons noted above. These matters are also in conflict with the relief sought in the primary submission of B & C Endean (reference #909).

Decisions Sought

B & C Endean seek that specific submission points relating to submissions #873 and #2303 be allowed. These supported submissions include relief which will ensure outcomes consistent with planning documents including the National Policy Statement of Urban Development 2020 ("NPS-UD"), and represent the most appropriate way to achieve the objectives of the RMA, including the development objectives of the Medium Density Residential Standards ("MDRS").

B & C Endean also seek that specific submission points relating to submissions #838 and #1645 be disallowed. The relief sought by these submissions does not represent the most appropriate way to achieve the objectives of the RMA, the objectives of the NPS-UD, and development objectives of the MDRS, and in many instances is contrary to mandatory requirements of these frameworks.

B & C Endean wish to be heard in support of this further submission. If others make a similar submission, B & C Endean will consider presenting a joint case with them at a hearing.

Kind Regards,



Jessica Esquilant

Senior Planner

Civix Limited – Planning, Engineering and Surveying

M: 021 258 5170

E: jessica@civix.co.nz

CIVIX LIMITED
ON BEHALF OF BILL ENDEAN AND CHRISTINE ENDEAN

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan further submission - Plan Change 78 - Exponential Properties Ltd
Date: Friday, 20 January 2023 6:16:03 pm
Attachments: [Exponential Properties Ltd Further Submission to Submission 1962.pdf](#)

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Exponential Properties Ltd

Organisation name: Exponential Properties Ltd

Full name of your agent: Colin Hardacre - Hardacre Planning Ltd

Email address: colin@hardacreplanning.co.nz

Contact phone number: 0272808409

Postal address:

Level 1

Accounting Chambers

642 Great South Road

Ellerslie

Auckland 1051

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:

Aedifice Property Group Ltd

C/- Civix Ltd

PO Box 5204

Wellesley Street

Auckland 1141

Submission number: 1962

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:

Point number See HPL attachment

The reasons for my or our support or opposition are:

See HPL attachment

I or we want Auckland council to make a decision to: Allow part of original submission

Specify the parts of the original submission you want to allow or disallow:

See HPL attachment.

Submission date: 20 January 2023

Supporting documents

Expotential Properties Ltd Further Submission to Submission 1962.pdf

Attend a hearing

I or we wish to be heard in support of this submission: Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:
Landowner's site is affected by the Aircraft Noise Overlay

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

Girl wearing swimming goggles playing at an Auckland splash pad.



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Further Submission in support of, or opposition to, a notified proposed plan change or variation

Clause 8 of Schedule 1, Resource Management Act 1991
FORM 6



Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to :

Attn: Planning Technician
Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only

Further Submission No:

Receipt Date:

Further Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Organisation Name (if further submission is made on behalf of Organisation)

Expotential Properties Ltd

Address for service of Further Submitter

Hardacre Planning Ltd, Level 1, Accounting Chambers, 642 Great South Road, Ellerslie, Auckland 1051

Telephone:

0272808409

Fax/Email:

colin@hardacreplanning.co.nz

Contact Person: (Name and designation, if applicable)

Scope of Further Submission

This is a further submission in support of (or opposition to) a submission on the following proposed plan change / variation:

Plan Change/Variation Number

PC 78

Plan Change/Variation Name

Intensification

I support : ☐ Oppose ☐ (tick one) the submission of:

(Original Submitters Name and Address)

Aedifice Property Group Ltd

(Please identify the specific parts of the original submission)

Submission Number

Point-Number

1962

1962

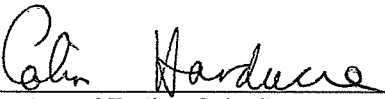
The reasons for my support / opposition are:

See HPL attachment

(continue on a separate sheet if necessary)

I seek that:

the whole : ☐or part ☒ (describe precisely which part) See HPL attachmentof the original submission be **allowed** ☒**disallowed** ☐I wish to be heard in support of my submission ☒I do not wish to be heard in support of my submission ☐If others make a similar submission, I will consider presenting a joint case with them at a hearing ☒


 Signature of Further Submitter
 (or person authorised to sign on behalf of further submitter)

20 January 2023
 Date

PLEASE COMPLETE THE FOLLOWING SECTION

Please tick one

☐ I am a person representing a relevant aspect of the public interest. (Specify upon what grounds you come within this category)

☒ I am a person who has an interest in the proposal that is greater than the interest that the general public has. (Specify on what grounds you come within this category)

Landdonwer's property is affected by the Aircraft Noise Overlay - HANA.

Notes to person making submission:

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority

If you are making a submission to the Environmental Protection Authority, you should use Form 16C.

Getting you the planning go ahead to build

20 January 2023

Attn: Planning Technician
Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142

By email: unitaryplan@aucklandcouncil.govt.nz

Dear Sir/Madam,

**Information in support of a CROSS SUBMISSION to the Auckland Council's
Proposed Plan Change 78 Intensification**

Clause 8 of First Schedule, Resource Management Act 1991

**FURTHER SUBMITTER: EXPOTENTIAL PROPERTIES LTD (Submission Number
1284)**

**IN SUPPORT OF AEDIFICE PROPERTY GROUP LIMITED SUBMISSION –
(Submission Number 1962)**

**1. The Further Submission subject is: Submission point 1962.12, 1962.24,
1962.25 Aircraft Noise Overlay**

2. The reasons for this Further Submission are:

1. the Plan Change needs to be amended and/or modified to ensure that Plan Change 78 will
 - (i) contribute to well-functioning urban environments;
 - (ii) will be consistent with the sustainable management of physical resources and the purpose and principles of the RMA;
 - (ii) will meet the criteria under section 32 of the RMA;
 - (iv) will meet the reasonably foreseeable needs of future generations;

- (v) will be consistent with sound resource management practice and principles;
 - (vi) will be consistent with the Part 2 of the RMA; and
 - (vii) will be consistent with the proposed Built and Environment Bill and Act;
2. The effect of the Aircraft Noise Overlay is to effectively “down zone” residential properties which will be contrary to the Plan Change, NPSUD the and MDRS Rules;
 3. There is no causal link between the Aircraft Noise Overlay and the ability to provide Residential Intensification as required by the Plan Change, NPSUD to the MDRS Density Standards;
 4. The Aircraft Noise Overlay is a blunt instrument and there are other RMA and NPSUD planning tools to achieve the same or similar outcome;
 5. The “rolling over” of the Aircraft Noise Overlay cannot be justified in terms of the Council section 92 material;
 6. The Aircraft Noise Overlay needs to be reevaluated in the light of modern day aviation technologies e.g. GE 9X hi bypass turbofan, Jet Noise Reduction Technology et cetera;
 7. the Council’s plan change as advertised, will not give effect to the NPSUD objectives, policies and purpose; and
 8. as advertised, the Plan Change will not promote appropriate NPSUD and MDRS Density Standards and enable Intensification.

5. Decision / Relief sought:

I seek the following decision from the Auckland Council:

- The relief sought as per their Original Submission by way of a Section 32 analysis of the Aircraft Noise Overlay in relation to existing and future aircraft noise and its removal of the High Aircraft Noise Overlay from the submitter’s property and replacement with the “Moderate Aircraft Noise Overlay; or
- Any alternative, consequential and/or other changes that will address the concerns of the Further Submitter.

The Further Submitter wishes to be heard in support of their submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Contact details / Address for Service

Hardacre Planning Ltd – Colin Hardacre

Telephone: mobile 027-280-8409.

Email: colin@hardacreplanning.co.nz

Signature of Submitter: 

COLIN HARDACRE
Authorised agent
Director- Hardacre Planning Ltd

Date: 20 January 2023.

Copy to: Exponential Properties Ltd
8 Freyburg Street,
Papatoetoe
Auckland 2104

Civix Ltd
PO Box 5204
Wellesley Street
Auckland 1141

Attention: Ms Jessica Esquillant.

By email

Sarah El Karamany

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 20 January 2023 1:01 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Hamish Firth

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Hamish Firth

Organisation name:

Full name of your agent: Hamish Firth

Email address: samprita@mhg.co.nz

Contact phone number: 021661973

Postal address:
P.O BOX 37964
Auckland
Auckland 1151

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
ST MARYS BAY ASSOCIATION INCORPORATED

Submission number: 2193

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number 2193

The reasons for my or our support or opposition are:
We agree that blunt application of the intensification policy will result in poor planning outcomes which will be almost impossible to rectify in the future. We consider it inappropriate for 6 storey upzoning in both Parnell East and Laurie Ave, Parnell

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 20 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:

.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Thursday, 19 January 2023 3:46 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Hamish Firth

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Hamish Firth

Organisation name:

Full name of your agent: Hamish Firth

Email address:

Contact phone number: 021661973

Postal address:
P.O BOX 37964
Auckland
Auckland 1151

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
ST MARYS BAY ASSOCIATION INCORPORATED

Submission number: 2193

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number 2193

The reasons for my or our support or opposition are:
The removal of the majority of the Special Character Area Overlay particularly in circumstances where there has not been any analysis or justification for this action in the s.32 RMA reports.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 19 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:

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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Thursday, 19 January 2023 3:31 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Hamish Firth

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Hamish Firth

Organisation name:

Full name of your agent: Hamish Firth

Email address: hamish@mhg.co.nz

Contact phone number: 021661973

Postal address:
PO Box 37964 Parnell
Auckland
Auckland 1151

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Hamish Firth
PO Box 37964
Parnell
Auckland 1151

Submission number: 2340

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number Submission 2193

The reasons for my or our support or opposition are:
We agree that blunt application of the intensification policy will result in poor planning outcomes which will be almost impossible to rectify in the future. We consider it inappropriate for 6 storey upzoning in both Parnell East and Laurie Ave, Parnell

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 19 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:

.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Thursday, 19 January 2023 3:46 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Hamish Firth

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Hamish Firth

Organisation name:

Full name of your agent: Hamish Firth

Email address: hamish@mhg.co.nz

Contact phone number: 021661973

Postal address:
P.O BOX 37964
Auckland
Auckland 1151

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Peter, Rolf, Anatole and Joanna Masfen

Submission number: 1644

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number 1644

The reasons for my or our support or opposition are:
the removal of the majority of the Special Character Area Overlay particularly in circumstances where there has not been any analysis or justification for this action in the s.32 RMA reports.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 19 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:

.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
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Sarah El Karamany

From: Tony Garnier <garnierenterprises@gmail.com>
Sent: Friday, 20 January 2023 1:20 pm
To: Unitary Plan
Cc: 'Tony Garnier'
Subject: Further submission to PC78 attached
Attachments: PC78 Further Submission - FINAL- 20Jan23.docx

Greetings, planning team at Auckland Council.

Attached is a further submission, mainly opposing Kainga Ora and others on the basis that Auckland already has sufficient development capacity.

Regards

Tony Garnier

M: 0274 990 155

E: garnierenterprises@gmail.com

Further submission on notified Plan Change 78 to Auckland Council's Auckland Unitary Plan

Clause 6 of Schedule 1, Resource Management Act 1991

Submitter details:

Dr Anne Bollard
Mr Tony Eede and Mrs Carolyn Eede
Mr Tony Garnier
Mr Wayne Hughes and Mrs Jane Hughes
Mrs Judith Newhook
Mr Peter Sargisson and Mrs Hannah Sargisson

Address: garnierenterprises@gmail.com

Contact person: Tony Garnier, 51 Gladstone Road, Auckland 1052

Phone: 0274 990 155

Our group made a submission on Plan Change 78 (Sub 411) and its members own land that is the subject of the submission raised here, and as such we have a greater interest than the general public has.

Scope of submission

This is a further submission on Plan Change 78 to Auckland's Unitary Plan (AUP), "Intensification"

The specific concerns that our submission relates to is broader/strategic factors as set out in the submission of Kainga Ora (Sub 873), in particular:

1. The implications for Auckland's livability, economy, and environment of Kainga Ora seeking removal of the 'single house' precinct created under the AUP (revised in 2022 to 'low density residential zone') to just two urban residential zones:
 - MHUZ (mixed housing urban zone); and,
 - THABZ (terraced housing and apartment building zone);
2. The consequences of Kainga Ora seeking increased building heights and 'walkable catchments' to town centres, train stations and main bus routes without any 'overview' assessment of the impacts on the quality of life and capacity of services likely to affect Auckland, and which will likely be difficult to rectify in the future; and,
3. The Kainga Ora submission seeks a mandate to enable intensification beyond the scope of Plan Change 78 and, consequently, if 1 and 2 are

adopted, will fail to contribute to improving Auckland's (NZ's) sustainable, inclusive and thriving growth and development long-term, as set out in Auckland's Unitary Plan; a plan that makes very generous provision for further housing development over many decades, including the special housing areas which Kainga Ora owns/manages.

Submission

1. Without the certainty of a low-density zone embedded in the Unitary Plan, Auckland's thousands of single-family home owners will be constantly concerned that, without any right of appeal, their property's value and livability will be under-mined by a six-story apartment block or a three-by-three development occurring next door or across the road;
2. The large-scale intensification sought to increase building heights and walkable catchments will impact existing zoning without regard to the quality, natural landscapes and character of the environment that distinguishes different communities within Auckland;
3. In particular, Kainga Ora has a statutory duty "to understand, support and enable the aspirations of communities in relation to urban development." It must contribute sustainable & affordable housing:
 - Sustainability is about meeting the needs of the present without compromising the ability of future generations to meet their needs; evidence of how the proposed changes will ensure this is required; and,
 - Evidence is also needed establishing that the proposed intensification developments will in fact provide more *affordable* housing, than is currently provided to Kainga Ora through current policies and market forces.

Reasons

The scale of the planning changes envisioned by Kainga Ora seeking an unsubstantiated right to build a high rise building on any site will obviously have major quality and quantity impacts on Auckland's environment.

For the proposal to be taken seriously, it would need to make mention of the need to provide the additional infrastructure for transport, water reticulation, wastewater, stormwater, energy, schools, parks and other services that would be required.

In short, Kainga Ora's submission falls short in that it fails to provide evidence that the character and amenity of Auckland will be enhanced.

For example, where is Kainga Ora's aspirational thinking about buildings that maximise sustainability opportunities – water reticulation and gathering, solar heating and energy self-sufficiency, garden & green space availability, double glazing & other noise mitigation. Climate-responsive design for new developments should be a requirement to cater for present and future predicted weather patterns like heat waves and rainfall variability including flooding.

We submit that Kainga Ora's seeking to increase the walkable distance (beyond 1200m) won't make town centres any more accessible given the already identified drawbacks identified in our primary and numerous other submissions.

Likewise, the adequacy of existing infrastructure to sustain/serve the residential intensification envisaged by Kainga Ora needs to be established, plus the likelihood that business and other services will expand nearby to support the increased residential population.

Kainga Ora's proposals would need to not just manage its future growth developments but also to future proof the livability of nearby existing housing developments and local communities whether in a 10 or 6 tower block, or on a three-by-three site. Provisions for decent footpaths giving access to public transport, off-street storage for bicycles and vehicles is suggested.

New high rise property developments may be suitable in areas where they are already established. There are examples of well-serviced high-rise buildings along the Remuera ridge line with gardens, off-street parking and other amenities and with easy access to town-centre shops, employment and recreation facilities.

However, it is clearly not appropriate for Kainga Ora to be using PC78 to essentially rezone all of Auckland, nor does this approach align with the objectives and policies of the NPS-UD. The Special housing areas managed and/or owned by Kainga Ora are already identified and provided within the Unitary Plan as notified.

In addition: Living in Auckland should offer a high quality of life for everyone. Our attractive (green and sea-scaped) natural environment needs supporting by high quality urban design. More 'soul-less' blocks of flats, whether by Kainga Ora or other developers, without landscaping,

streetscape improvement, and amenity service support is the last thing Auckland needs now and for future generations to 'enjoy'.

To protect significant views, volcanic cones, view shafts, ridgelines, and green space, the Unitary Plan should provide for the intrinsic geographical features of the city to be preserved, accessible and visible.

Aucklanders, as elsewhere, are increasingly working from home, and need to live in a hospitable environment, and not be surrounded by the constant noise of trains, buses and other traffic. Over intensification will result in too many people living too close together, bringing noise and social problems. It would be counter-productive to building a better Auckland.

Auckland's current Unitary Plan (already) provides for more than 900,000 dwellings to be built on residential-zoned land over the next 30-years.

In summary, the current Unitary Plan was a robust process that gave Auckland in 2012 a quality planning tool largely in tune with its history, character and natural environment, and which catered for the expected high and rapid urban growth over the next 30 years.

As a consequence, Kainga Ora's proposals that undermine Auckland's planning rule book by 'intensifying' the already high intensification underway over the past 10 years arguably puts the city at risk.

It would be foolish to make a major policy change based on the limited scope of Kainga Ora's (or any other) 'intensification' mandate/policy, and leave Auckland in danger of discrediting the existing rule book with little, if any, supporting evidence and information.

Auckland generally, and Kainga Ora in particular, already has sufficient development capacity; this needs to be clearly identified in the Unitary Plan and (perhaps) its delivery managed better – let's not throw the baby out with the bath water. Any mistakes now will be difficult to rectify in the future.

Relief sought

1. We OPPOSE the Kainga Ora submission (873) in its entirety.
2. Meanwhile we suggest that Auckland's current development capacity, as set out in the Auckland Unitary Plan, needs to be reaffirmed and the

areas where the city's (next phase) of urban growth and development can/ought to occur be focused on.

We wish to be heard in support of our submission.

If others make similar submissions, we would consider presenting partly with them.

We could not gain an advantage in trade competition through this submission.

Signed: *Tony Garnier for the group of submitters*

Date: 20 January 2023

From: [Jessica Esquilant](#)
To: [Unitary Plan](#)
Subject: FW: Unitary Plan further submission - Plan Change 78 - Henla Limited
Date: Friday, 20 January 2023 9:18:38 pm
Attachments: [image001.png](#)
[PC78 Further Submission - Henla Ltd - Corrections.pdf](#)

Hello,

In relation to the below further submission by Henla Limited, please see attached an updated letter (which was attached to the original online submission), with one typo corrected (“oppose” replaced with “support” to align with the section text on page 1).

If you could please ensure the submitted letter is superseded with the attached. Appreciate your help.

Thanks!

Kind regards,

Jessica Esquilant |  | **Principal Planner** | **M** +64 21 258 5170 | **W** www.civix.co.nz

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz

<UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz>

Sent: Friday, 20 January 2023 5:59 pm

To: Jessica Esquilant <jessica@civix.co.nz>

Subject: Unitary Plan further submission - Plan Change 78 - Henla Limited

Thank you for your submission.

You should receive an acknowledgement within 10 working days. Retain this email as your copy.

If you do not receive acknowledgement within 10 working days, email unitaryplan@aucklandcouncil.govt.nz or phone 09 301 0101.

Contact details

Full name of person making a further submission: Henla Limited

Organisation name:

Full name of your agent: Jessica Esquilant

Email address: jessica@civix.co.nz

Contact phone number: 0212585170

Postal address:
PO Box 5204
Victoria Street West
Auckland
Auckland 1142

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:

Various - Refer to Letter

Submission number: Various - Refer to Letter

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:

Point number Various - Refer to Letter

The reasons for my or our support or opposition are:

Various - Refer to Letter

I or we want Auckland council to make a decision to: Disallow part of the original submission

Specify the parts of the original submission you want to allow or disallow:

Various - Refer to Letter

Submission date: 20 January 2023

Supporting documents

PC78 Further Submission - Henla Ltd.pdf

Attend a hearing

I or we wish to be heard in support of this submission: Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?

Yes

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

This is a further submission on behalf of Henla who have an interest greater than the general public. In this case, Henla own the properties at Nos. 606 – 612 and 620 Great North Road, Grey Lynn, which are proposed to remain in the Business – Local Centre Zone (“BLCZ”) and a Height Variation Control – Grey Lynn (“HCV”) under PC78 and has been shown as containing Qualifying Matters (“QM”) relating to the Special Character Overlay.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

Can you candidate? You can. Visit voteauckland.co.nz.

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Auckland Council
Attn: Plans and Places
unitaryplan@aucklandcouncil.govt.nz

20 January 2023

Further Submission on behalf of Henla Limited in Support or Opposition of Submissions on Notified Proposed Plan Change 78

Original Submission

Civix made a submission on the notified *Proposed Plan Change 78* ("PC78") to the *Auckland Unitary Plan (Operative in Part)* ("AUP"), on behalf of Henla Limited ("Henla") referred to as submission #1482.

Scope

This is a further submission on behalf of Henla who have an interest greater than the general public. In this case, Henla own the properties at Nos. 606 – 612 and 620 Great North Road, Grey Lynn, which are proposed to remain in the *Business – Local Centre Zone* ("BLCZ") and a *Height Variation Control – Grey Lynn* ("HCV") under PC78 and has been shown as containing Qualifying Matters ("QM") relating to the *Special Character Overlay*.

Submissions Supported

Henla **supports** the following submissions:

Submission No.	Submission Point(s)	Submitter Name	Comment
873	837.24	Kāinga Ora	The proposed increase in height within the LCZ to a minimum of 6 stories, with the removal of any HVC which seek reduced height, is supported. The increased height provides consistency with the provisions of the NPS-UD and enables additional development that will promote the sustainable use of existing land resources. The inclusion of more restrictive HVC in PC78 is not necessary to avoid, remedy or mitigate the adverse effects of the proposed activity and will constrain positive environmental effects and outcomes which align with the NPS-UD.
899	899.1	Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development	The submissions seeks to review and reduce the extent of SCA applied under PC78, with particular regard to section 77I of the RMA. This approach is supported, and represents an appropriate way to achieve the objectives of the RMA and the objectives of the Auckland Unitary Plan ("AUP") while still enabling development under the MDRS, as sought by the objectives of the NPS-UD.

The above submissions are supported in relation to each identified submission point, which align with the matters presented within Henla's primary submission (reference #1482). As per the above discussions, greater height should be enabled within the LCZ, with particular regard to the sites at 606 – 612 and 620 Great North Road, Grey Lynn.

The application of the SCO to sites zoned BLC results in an inherent conflict within the planning framework. The resulting provisions are therefore not enabling of appropriate forms of development. The application of the SCO therefore directly conflicts with the outcomes sought by the *National Policy Statement of Urban Development 2020* ("NPS-UD") to enable more people and businesses to locate within established centres which are well serviced (Objective 3), such as the Grey Lynn centre.



Submissions Opposed

Henla **opposes** the following submissions:

Submission No.	Submission Point(s)	Submitter Name
872	• 872.18	Heritage New Zealand Pouhere Taonga
954	• 954.3 • 954.6 • 954.15	Grey Lynn Residents Association
2021	• 2021.1 • 2021.2	Character Coalition Incorporated
1738	• 1738.1 • 1738.6 • 1738.8	John Dymond Projects

The above submissions are opposed in relation to each identified submission point.

Henla disagrees that all existing Special Character Area Overlays in the AUP should be retained and included as Qualifying Matters, as this is in conflict with the relief sought in Henla's primary submission (reference #1482), which includes detailed special character assessment from a heritage architect. The application of the SCO is in conflict with the BLC zoning applied to the sites at 606 – 612 and 620 Great North Road, Grey Lynn, and is contrary to the outcomes sought by the NPS-UD.

Henla also disagrees that the Grey Lynn Centre should be rezoned to a lower intensity centre. Grey Lynn is an established Local Centre within close proximity to the CBD, and is highly accessible to the surrounding catchment and public transport options, as further set out in Henla's primary submission. Reducing the development capacity of established urban areas as part of PC78 would be contrary to the provisions of the RMA, and in conflict with key outcomes sought under the NPS-UD.

Decisions Sought

Henla seeks that that specific submission points relating to submissions #873 and #899 be allowed. These supported submissions include relief which will ensure outcomes consistent with planning documents including the National Policy Statement of Urban Development 2020 ("NPS-UD"), and represent the most appropriate way to achieve the objectives of the RMA, including the development objectives of the Medium Density Residential Standards ("MDRS").

Henla also seeks that specific submission points relating to submissions #872, #954, #2021 and #1738 be disallowed. The relief sought by these submissions does not represent the most appropriate way to achieve the objectives of the RMA, the objectives of the NPS-UD, and development objectives of the MDRS, and in many instances is contrary to mandatory requirements of these frameworks.

Henla wish to be heard in support of this further submission. If others make a similar submission, Henla will consider presenting a joint case with them at a hearing.

Kind Regards,



Jessica Esquilant
Senior Planner
Civix Limited – Planning, Engineering and Surveying

M: 021 258 5170
E: jessica@civix.co.nz

CIVIX LIMITED
ON BEHALF OF HENLA LIMITED

Sarah El Karamany

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 20 January 2023 5:46 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Janette Louise Diprose

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Janette Louise Diprose

Organisation name: Herald Island Environmental Group

Full name of your agent:

Email address: heraldislandenviro@gmail.com

Contact phone number:

Postal address:
49 Ferry Parade
Herald Island
Auckland 0618

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
John Kenneth Diprose, 49 Ferry Parade, Herald Island, Auckland 0618

Submission number: 790

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number 1
Point number 2
Point number 3

The reasons for my or our support or opposition are:

We support John's opposition to the zoning of any Herald Island properties as Residential Mixed Housing Urban Zone and his request to rezone all these properties to Low Density Residential Zone. Our reasons for this are:

(1) We agree that Herald Island should be treated as a unique island coastal environment with all properties remaining Low Density Residential Zone.

(2) We agree that transport should be a qualifying matter as there is no public transport system on the island, that to access public transport one must walk 20 to 30 minutes on a dangerous roads and then spend at least 4 hours a day travelling by bus (eg. to the North Shore) or drive to a Ferry terminal or Constellation Bus Depot and leave your car

there before taking public transport.

(3) We agree that stormwater should be a qualifying matter as the current stormwater system is very rudimentary with open drains and grass swales in which the stormwater drains either into the ground or out to sea and that much of the island's stormwater drains to The Terrace which is low lying. Without mitigation, intensification would put great pressure on this system and adversely effect harbour water quality.

(4) We agree that intensification on Herald Island would not provide the affordable housing wanted by the Government. John has been selling Real Estate on the island for the past 30 years and is very well qualified to assess the likely cost of Mixed Housing Urban Zoned properties on the island (his estimate \$1 million to \$1.2 million for one of three terraced houses). It was total overkill to introduce the Medium Density Residential Standards and place a blanket Mixed Housing Urban Zone across much of Auckland as the Auckland Unitary Plan already enabled a carefully planned increase of 1,425,000 total residential dwellings which is more than four times the projected need and of these 1,180,000 are where MDRS standards have been applied.

(5) We totally agree that PC78 intensification will have a devastating environmental impact on the island's environment, particularly bird life, as we calculated that if the MHUZ was fully realised on Herald Island up to 38 % of mature trees could be cut down.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 20 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: No

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

I have lived on Herald Island for 40 years and am chair of the Herald Island Environmental Group who have has been restoring the island's natural areas for the past 30 years.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Sarah El Karamany

From: Herald Island Environmental Group <heraldislandenviro@gmail.com>
Sent: Friday, 20 January 2023 2:38 pm
To: Unitary Plan
Subject: FW: Unitary Plan further submission - Plan Change 78 - Mrs Janette Louise Diprose

Dear Unitary Plan Team,

I just made this on-line submission below, but realised I should have included "to Mixed Housing Urban Zone" in the on-line version and should have used 'because rather than as'. Can that please be amended? Otherwise it isn't clear.

Thanks

Kind regards

Janette Diprose
Herald Island Environmental Group Chair
027 687 4157

From: Herald Island Environmental Group <heraldislandenviro@gmail.com>
Date: Friday, 20 January 2023 at 14:35
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: FW: Unitary Plan further submission - Plan Change 78 - Mrs Janette Louise Diprose

From: "UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz"
<UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz>
Date: Friday, 20 January 2023 at 14:25
To: "heraldislandenviro@gmail.com" <heraldislandenviro@gmail.com>
Subject: Unitary Plan further submission - Plan Change 78 - Mrs Janette Louise Diprose

Thank you for your submission.

You should receive an acknowledgement within 10 working days. Retain this email as your copy.

If you do not receive acknowledgement within 10 working days, email unitaryplan@aucklandcouncil.govt.nz or phone 09 301 0101.

Contact details

Full name of person making a further submission: Mrs Janette Louise Diprose

Organisation name: Herald Island Environmental Group

Full name of your agent:

Email address: heraldislandenviro@gmail.com

Contact phone number: 027 687 4157

Postal address:
49 Ferry Parade
Herald Island
Auckland 0618

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Dear Unitary Plan Team,

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Thanks

Kind regards

Janette Diprose
Herald Island Environmental Group Chair
027 687 4157

Original submission details

Original submitters name and address:
Kāinga Ora – Homes and Communities, PO Box 74598,
Greenlane, Auckland 1051. Email: developmentplanning@kaingaora.govt.nz

Submission number: 873

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
Point number 144
Point number 146

The reasons for my or our support or opposition are:

We oppose Kāinga Ora's PC78 proposed re-zoning of all Herald Island Low Density Residential zone properties as seen on their mapsheets No. 044 and 045 **to Mixed Housing Urban Zone** ~~as~~ **because**:

(1) These properties are subject to a qualifying matter of coastal inundation and erosion identified by the government that is a matter of national importance under section 6 of the RMA. Just one example of coastal erosion on Ferry Parade, Herald Island is attached.

(2) There is no public transport on Herald Island.

(3) Parking constraints are a qualifying matter - roads are only 6 m wide and a large proportion have open drains or swales, so any extra cars must be parked on the road carriageway obstructing the passage of traffic.

(4) Intensification dispersed away from transport hubs is a negative climate input.

(5) Tree loss from increased development and increased permeable surfaces are a negative biodiversity, climate and harbour water quality input.

(6) Transport infrastructure constraints are a qualifying matter. Kingsway Road and Kauri Road infrastructure do not

support the PC 78 intensification of Herald Island as notified and certainly couldn't support the extra development proposed by Kāinga Ora.

(7) Herald Island is not suitable for intensification - it is a 1920s subdivision with narrow roads that would not provide for a well planned development such as at Hobsonville Point but would result in an adhoc development, that would result in reduced privacy in and shading of abutting and opposing properties.

(8) The proposed intensification would destroy the birdlife, character and quality of life on Herald Island.

(9) Mixed Housing Urban Zoned housing on Herald Island would not provide affordable housing. One of 3 units on one inner island 800 sq m property would cost about \$1 million to \$1.2 million depending on the original price of the section. (One third of purchase price \$1.2 million plus building cost \$600,000 plus development costs \$600,000) The waterfront properties Kāinga Ora wishes to be freed up for development would end up costing more as the initial purchase price will be much higher.

I or we want Auckland council to make a decision to: Disallow part of the original submission

Specify the parts of the original submission you want to allow or disallow:
873.144 and 873.146

Submission date: 20 January 2023

Supporting documents
Kowhai Beach Erosion to 2022.pdf

Attend a hearing

I or we wish to be heard in support of this submission: Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

I have lived on Herald Island for 40 years and also represent the members of the Herald Island Environmental Group who are working to restore Herald Island's natural areas and increase island bird life.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Sarah El Karamany

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 20 January 2023 5:01 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Janette Louise Diprose

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Janette Louise Diprose

Organisation name: Herald Island Environmental Group

Full name of your agent:

Email address: heraldislandenviro@gmail.com

Contact phone number:

Postal address:
49 Ferry Parade
Herald Island
Auckland 0618

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Sally Ann Haysom

Submission number: 2010

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:

Point number 1
Point number 2
Point number 3
Point number 4

The reasons for my or our support or opposition are:

We support Sally's opposition to the PC78 zoning of all Herald Island residential Mixed Housing Urban zoned properties for the following reasons:

(1) We agree that transport should be a qualifying matter for Herald Island due to public transport constraints and that because of this all Herald Island properties should be Low Density Residential Zone. The nearest bus stop is a 10 to 30 minute walk from Herald Island along dangerous roads without footpaths. Travelling to Auckland city during business hours takes about 5 hours total including the walking time to the bus stop.

(2) We agree that the intensification allowed by PC 78 would undo the restoration work done by Herald Islanders under the Herald Island Environmental Group's leadership over the past 30 years and destroy the special character of Herald Island that people living and visiting the island are currently able to enjoy.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 20 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: No

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

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Therese Strickland

From: Herald Island Environmental Group <heraldislandenviro@gmail.com>
Sent: Friday, 20 January 2023 2:35 PM
To: Unitary Plan
Subject: FW: Unitary Plan further submission - Plan Change 78 - Mrs Janette Louise Diprose

From: "UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz"
 <UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz>
Date: Friday, 20 January 2023 at 14:25
To: "heraldislandenviro@gmail.com" <heraldislandenviro@gmail.com>
Subject: Unitary Plan further submission - Plan Change 78 - Mrs Janette Louise Diprose

Thank you for your submission.

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Contact details

Full name of person making a further submission: Mrs Janette Louise Diprose

Organisation name: Herald Island Environmental Group

Full name of your agent:

Email address: heraldislandenviro@gmail.com

Contact phone number: 027 687 4157

Postal address:
 49 Ferry Parade
 Herald Island
 Auckland 0618

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Dear Unitary Plan Team,

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Thanks

Kind regards

Janette Diprose
Herald Island Environmental Group Chair
027 687 4157

Original submission details

Original submitters name and address:

Kāinga Ora – Homes and Communities, PO Box 74598,
Greenlane, Auckland 1051. Email: developmentplanning@kaingaora.govt.nz

Submission number: 873

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:

Point number 144

Point number 146

The reasons for my or our support or opposition are:

We oppose Kāinga Ora's PC78 proposed re-zoning of all Herald Island Low Density Residential zone properties as seen on their mapsheets No. 044 and 045 **to Mixed Housing Urban Zone** ~~as because:~~

(1) These properties are subject to a qualifying matter of coastal inundation and erosion identified by the government that is a matter of national importance under section 6 of the RMA. Just one example of coastal erosion on Ferry Parade, Herald Island is attached.

(2) There is no public transport on Herald Island.

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(5) Tree loss from increased development and increased permeable surfaces are a negative biodiversity, climate and harbour water quality input.

(6) Transport infrastructure constraints are a qualifying matter. Kingsway Road and Kauri Road infrastructure do not support the PC 78 intensification of Herald Island as notified and certainly couldn't support the extra development proposed by Kāinga Ora.

(7) Herald Island is not suitable for intensification - it is a 1920s subdivision with narrow roads that would not provide for a well planned development such as at Hobsonville Point but would result in an adhoc development, that would result in reduced privacy in and shading of abutting and opposing properties.

(8) The proposed intensification would destroy the birdlife, character and quality of life on Herald Island.

(9) Mixed Housing Urban Zoned housing on Herald Island would not provide affordable housing. One of 3 units on one inner island 800 sq m property would cost about \$1 million to \$1.2 million depending on the original price of the section. (One third of purchase price \$1.2 million plus building cost \$600,000 plus development costs \$600,000) The waterfront properties Kāinga Ora wishes to be freed up for development would end up costing more as the initial purchase price will be much higher.

I or we want Auckland council to make a decision to: Disallow part of the original submission

Specify the parts of the original submission you want to allow or disallow:

873.144 and 873.146

Submission date: 20 January 2023

Supporting documents
Kowhai Beach Erosion to 2022.pdf

Attend a hearing

I or we wish to be heard in support of this submission: Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

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Specify upon which grounds you come within this category:

I have lived on Herald Island for 40 years and also represent the members of the Herald Island Environmental Group who are working to restore Herald Island's natural areas and increase island bird life.

I declare that:

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Therese Strickland

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 20 January 2023 2:31 PM
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Mrs Janette Louise Diprose
Attachments: Kowhai Beach Erosion to 2022.pdf

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Mrs Janette Louise Diprose

Organisation name: Herald Island Environmental Group

Full name of your agent:

Email address: heraldislandenviro@gmail.com

Contact phone number: 027 687 4157

Postal address:
 49 Ferry Parade
 Herald Island
 Auckland 0618

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
 Kāinga Ora – Homes and Communities, PO Box 74598,
 Greenlane, Auckland 1051. Email: developmentplanning@kaingaora.govt.nz

Submission number: 873

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
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 Point number 146

The reasons for my or our support or opposition are:

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(2) There is no public transport on Herald Island.

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873.144 and 873.146

Submission date: 20 January 2023

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Kowhai Beach, Herald Island Erosion – to 2022

Coastal erosion is now a major issue here. Much of the reserve has been lost to the sea, and without mitigation, nearly all will be lost. The Upper Harbour Local Board is aware of this issue. Although council prefers not to use hard protection structures, much of the island coastline is protected by them and this may be the only option that will save this reserve. Since 2018 we have been measuring the erosion to two fixed points, and an average of about 0.7 metres of the reserve has been lost. See erosion table and two photos below and note position of the flax. First picture taken on the 28th October 1998 and the second, 24 years later, on the 13th November 2022.



Figure 1 - Kowhai Beach Reserve, 28th October 1998



Figure 2 - Kowhai Beach Reserve Nov 2022, 24 years on, no longer a gentle slope to beach, eroded to flax and white post

Kowhai Beach Reserve Coastal Edge Measurements					
Measurement to edge of land (metres)					
Date	Metal Post	Erosion	White Post	Erosion	Av. Er.
12/01/18	0.70				
28/08/18	0.60	0.10	1.97	0	
6/02/20	0.27	0.43	1.67	0.30	0.37
27/01/21	0.20	0.50	1.60	0.37	0.44
17/06/21	0.16	0.54	1.48	0.49	0.52
3/03/22	0.10	0.60	1.46	0.51	0.56
28/10/22	0.10	0.60	1.17	0.80	0.70

Measurements made by Jan Diprose, from 2018 to 2022.

Jan Diprose, 20th January 2023

Maninder Kaur-Mehta (Manisha)

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 20 January 2023 3:31 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Janette Louise Diprose

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Janette Louise Diprose

Organisation name: Herald Island Environmental Group

Full name of your agent:

Email address: heraldislandenviro@gmail.com

Contact phone number: 027 687 4157

Postal address:
 49 Ferry Parade
 Herald Island
 Auckland 0618

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
 Herald Island Residents and Ratepayers Acc (sic) Association

Submission number: 1547

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:

Point number 1
 Point number 2
 Point number 3
 Point number 4
 Point number 5

The reasons for my or our support or opposition are:

I support the Herald Island Residents and Ratepayers Association's request that Herald Island be removed from the blanket PC78 Mixed Housing Urban rezoning because:

(1) Herald Island has major transport, road and footpath infrastructure constraints. The submission states that "Herald Island is an island with only one narrow road in/out - That does not have a footpath!" This lack of footpath refers to the Causeway to the island, Kingsway Road, that must be crossed on foot to reach the nearest bus stop in Kauri Road, Whenuapai, to access public transport. The lack of footpath here and need to walk across it to access public transport

is a safety issue. It is not referring to a total lack of footpaths on the island (most roads on the island do have a footpath on one side of the road).

(2) Without mitigation, intensification could cause the island's sewage pump stations to be overloaded with potential raw sewage spillage into the Waitemata Harbour, particularly during power outages.

(3) Without mitigation, the present stormwater system of mostly open drains and swales would increase stormwater runoff from the increased impermeable surfaces and reduced tree canopy that would be caused by the housing intensification. The open drains and swales also necessitate that cars park on the road thus obstructing traffic.

(4) The loss of tree canopy from housing intensification would take away bird habitat and Herald Island's important stepping stone in the North West Wildlink and take away the environmental gains made by the Herald Island community over the past 30 years.

(5) Roading and parking infrastructure constraints would not support the number of cars resulting from intensification. The whole island's road carriageway could potentially be full of parked cars which would obstructing traffic and be a health and safety risk in an emergency.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 20 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

I live on Herald Island and have done so for the past 40 years. I am chair of the Herald Island Environmental Group who are seeking to restore the island's natural areas and bring back native birds to the island.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Maninder Kaur-Mehta (Manisha)

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 20 January 2023 4:31 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Janette Louise Diprose

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Janette Louise Diprose

Organisation name: Herald Island Environmental Group

Full name of your agent:

Email address: heraldislandenviro@gmail.com

Contact phone number:

Postal address:
 49 Ferry Parade
 Herald Island
 Auckland 0618

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
 Charissa Snijders. 84 The Terrace, Herald Island, Auckland 0618

Submission number: 1205

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:

Point number 5
 Point number 6
 Point number 7
 Point number 8
 Point number 9

The reasons for my or our support or opposition are:

We support Charissa's opposition to Mixed Housing Urban zoning particularly in outer suburbs in South and West Auckland. We concur that:

- (1) Intensification in areas away from transport hubs without public transport, like Herald Island, will have negative climate impacts that will increase rather than reduce emissions.
- (2) Because of this any suburb without or with limited public transport should be zoned Low Density Residential.
- (3) The tree canopy lost by intensification will act against the fight against climate change.

(4) Intensification and development (particularly large Future Urban Zones) should not be adhoc but be carefully planned and include a blue-green spatial network plans to ensure social, environmental and climate resilience. PC 78 will result in adhoc developments that work against these goals.

(5) Increased impermeable surfaces from intensification will increase runoff and siltation such as is already occurring at Christmas Beach, Herald Island during heavy rainfalls.

(6) Transport infrastructure restraints in the Hobsonville, Whenuapai and Herald Island areas that led Auckland Council to withdraw Plan Change 5 should be an indication that the roading, wastewater and stormwater infrastructure in this area does not support the intensification proposed by PC 78.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 20 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: No

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

Charissa makes specific reference to Herald Island and the wider Upper Waitemata Harbour area. I have lived on Herald Island for the past 40 years and as chair of the Herald Island Environmental Group am deeply concerned about the negative environmental impacts of PC 78 intensification on this area.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Sarah El Karamany

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 20 January 2023 1:31 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Marian Kohler
Attachments: APPENDIX 1 PC 78 F.pdf; Appendix 2 PC 78 F.pdf

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Marian Kohler

Organisation name: Herne Bay Residents Association Inc.

Full name of your agent:

Email address: mariankohler03@gmail.com

Contact phone number: 0276004978

Postal address:
 54 Marine Parade
 Herne Bay
 Auckland 1011

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:

We support the original submissions listed in APPENDIX 1 with names + addresses- attached

We oppose the original submissions listed in APPENDIX 2 with names +addresses-attached

Submission number: Submission numbers listed in APPENDIX 1 + APPENDIX 2-attached

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:

Point number APPENDIX 1 support in their entirety

Point number APPENDIX 2 oppose parts listed

The reasons for my or our support or opposition are:

The reasons for our support of submissions listed in APPENDIX 1 are that:

These submissions in whole, or in part, consistently support :

(a) the retention of historic heritage and special character of Auckland, including Herne Bay, at present protected under the AUP, and

(b) the Low Density and Single House zones; Walkable catchments at minimum end of range of length; height and building controls which are sensitive in favour of existing heritage & character; and all Qualifying Matters as set out in the notified PC 78 plus all those protected by AUP.

The reasons for our opposition to submissions listed in APPENDIX 2 are that:

1. The relief sought in them would be contrary to the purposes and principles of the RMA 1991 and the Objectives and Policies of the AUP, would not give effect to Ss 6 & 7 RMA 1991, and would have significant adverse effects on the environment which could not be avoided, remedied or mitigated.
2. Granting the relief sought in them would in whole, or in part, adversely affect the historic heritage and special character of Auckland as protected under the AUP.
3. These submissions would, if granted, impact adversely on Herne Bay; including adverse effects on existing built heritage and special character; community values and wellbeing of residents, and the environment.
4. A further reason for our opposition to submissions by Kainga Ora is that, as a Crown-Owned Entity which owns and develops land, it has a direct financial interest in the outcome.
5. Further reasons for our opposition to all submissions made by Kainga Ora and other government entities and/or agencies which seek to introduce more permissive intensification standards/rules than those publicly notified in the Plan Changes are that:
 - (a) the introduction of such proposals in this way avoids/ breaches the principles of public process for introduction of new law, and
 - (b) there is no opportunity for public scrutiny of the validity of the policy reasons for advancing these proposals; including whether they are based on sound public policy and planning.
6. The reasons set out in our original submission.

I or we want Auckland council to make a decision to: Disallow part of the original submission

Specify the parts of the original submission you want to allow or disallow:

We want Auckland Council to allow those parts of the submissions listed in APPENDIX 1 which we support and disallow those parts of the submissions listed in APPENDIX 2 which we oppose.

Submission date: 20 January 2023

Supporting documents
APPENDIX 1 PC 78 F.pdf
Appendix 2 PC 78 F.pdf

Attend a hearing

I or we wish to be heard in support of this submission: Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:

Herne Bay Residents' Association Inc. consists of and represents hundreds of Herne Bay residents and property owners who are concerned by the loss of built heritage and special character and other adverse effects on this suburb, and community, potentially resulting from the proposals.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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APPENDIX 1

Original submissions supported by Herne Bay Residents' Association Inc:

Original submitters name s, addresses and submission numbers as follows:

Heritage NZ	bparslow@heritage.org.nz	872
Parnell East Community Group	jacob.burton@russellmcveagh.com	838
Grey Lynn Residents' Association	hello@greyllynresidents.org.nz	954
Jeffrey Lane Fearon	jeff@fearonhay.com	1441
Parnell Heritage	enquiries@parnellheritage.org.nz	1823
Character Coalition	jaburns@xtra.co.nz	2021
St. Mary's Bay Association	brian@metroplanning.co.nz	2193
Freemans' Bay Residents Association	bartlett@shortlandchambers.co.nz	2201

APPENDIX 2:**Original Submissions opposed by Herne Bay Residents Association as follows:**

Sub#/ Point	Submitter Name	Address for Service
20.1	Samuel Cormack	sam.cormack@gmail.com
86.2	Nathaniel Brown	nathaniel.brown@xtra.co.nz
113.1	Iain Butler	iaintbutler@gmail.com
116.1	Thomas Dodd	tompipdodd@gmail.com
127.1	Joshua Sean Marshall	joshua.marshall.nz@gmail.com
152.2	Oliver Wilson	oliver.wilson.o.w@gmail.com
154.2	Graeme McInnes	graeme.mcinnnes@gmail.com
174.2	Nikolas Rusten	nikolas@rusten.co.nz
258.2	Christopher Rapson	chris.rapson@gmail.com
292.2	CIVIX Ltd	feitongc@gmail.com
351.12	iSolutions	rajm@isolutionsnz.com
379.1	Cameron William Churchill	cameron.w.churchill@gmail.com
482.1	Michael Richard Adamson	mike22240@hotmail.com
515.1	Liam Appleton	liamappleton@msn.com
711.7	Jessica de Heij	deheij@gmail.com
753.1	Lynda Murphy	lynda@paperspaces.co.nz
823.1	Jones Family Trust	barrykaye@xtra.co.nz
830.2	Ockham Group Ltd	barrykaye@xtra.co.nz
830.3	Ockham Group Ltd	barrykaye@xtra.co.nz
839.26	Russell Property Group	Vijay.lala@tattico.co.nz
839.84	Russell Property Group	Vijay.lala@tattico.co.nz
839.85	Russell Property Group	Vijay.lala@tattico.co.nz
840.13	Auckland City Centre Residents Group	nbuckland@xtra.co.nz
840.14	Auckland City Centre Residents Group	nbuckland@xtra.co.nz
840.15	Auckland City Centre Residents Group	nbuckland@xtra.co.nz
840.16	Auckland City Centre Residents Group	nbuckland@xtra.co.nz
841.107	Villages of New Zealand Limited	Tom.Morgan@Tattico.co.nz
841.108	Villages of New Zealand Limited	Tom.Morgan@Tattico.co.nz
841.11	Villages of New Zealand Limited	Tom.Morgan@Tattico.co.nz
841.6	Villages of New Zealand Limited	Tom.Morgan@Tattico.co.nz
841.9	Villages of New Zealand Limited	Tom.Morgan@Tattico.co.nz
871.19	Property Council New Zealand	Logan@propertynz.co.nz
871.23	Property Council New Zealand	Logan@propertynz.co.nz
871.25	Property Council New Zealand	Logan@propertynz.co.nz
873.1	Kāinga Ora	developmentplanning@kaingaora.govt.nz
873.11	Kāinga Ora	developmentplanning@kaingaora.govt.nz

873.13	Kāinga Ora	developmentplanning@kaingaora.govt.nz
873.14	Kāinga Ora	developmentplanning@kaingaora.govt.nz
873.15	Kāinga Ora	developmentplanning@kaingaora.govt.nz
873.2	Kāinga Ora	developmentplanning@kaingaora.govt.nz
873.3	Kāinga Ora	developmentplanning@kaingaora.govt.nz
873.32	Kāinga Ora	developmentplanning@kaingaora.govt.nz
873.5	Kāinga Ora	developmentplanning@kaingaora.govt.nz
873.7	Kainga Ora	developmentplanning@kaingaora.govt.nz
873.9	Kāinga Ora	developmentplanning@kaingaora.govt.nz nickr@barker.co.nz
895.14	Ngāti Whātua Ōrākei Group	Makarenad@barker.co.nz
898.7	Cornwall Park Trust Board	mark.vinall@tattico.co.nz
899.1	Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development	RMAPlans@hud.govt.nz n.grala@harrisingrierson.com
899.2	Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development	RMAPlans@hud.govt.nz n.grala@harrisingrierson.com
909.6	Bill and Christine Endean	Nick@civix.co.nz
917.1	Winstone Wallboards Limited	Jacqui.hewson@rmgroup.co.nz
934.1	John Mackay	john@urbs.co.nz
938.153	New Zealand Housing Foundation	michael@campbellbrown.co.nz Luke.Hinchey@chapmantripp.com
947.105	Retirement Villages Association of New Zealand Incorporated (RVA)	marika.williams@chapmantripp.com Hannah.okane@mitchelldaysh.co.nz
949.144	Piper Properties Consultants Limited	Tom.Morgan@Tattico.co.nz and layne@bastiong
949.145	Piper Properties Consultants Limited	Tom.Morgan@Tattico.co.nz and layne@bastiong
949.154	Piper Properties Consultants Limited	Tom.Morgan@Tattico.co.nz and layne@bastiong
949.6	Piper Properties Consultants Limited	Tom.Morgan@Tattico.co.nz and layne@bastiong
976.3	Judith Gayleen Mackereth	mackereth.g@gmail.com
983.3	Daniel Robert	danielrobert.nz@gmail.com
1066.108	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	mark.vinall@tattico.co.nz
1066.109	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	mark.vinall@tattico.co.nz
1066.21	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	mark.vinall@tattico.co.nz
1066.22	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	mark.vinall@tattico.co.nz
1066.23	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	mark.vinall@tattico.co.nz

1066.54	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	mark.vinall@tattico.co.nz
1066.57	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	mark.vinall@tattico.co.nz
1066.58	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	mark.vinall@tattico.co.nz
1079.2	The Coalition for More Homes	morehomesnz@gmail.com
1079.39	The Coalition for More Homes	morehomesnz@gmail.com
1079.95	The Coalition for More Homes	morehomesnz@gmail.com
1086.23	Sonn Group	Mark.Vinall@Tattico.co.nz
1086.8	Sonn Group	Mark.Vinall@Tattico.co.nz
1086.81	Sonn Group	Mark.Vinall@Tattico.co.nz
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1202.4	Brad Allen	bradjamesallen@gmail.com
1206.9	Daniel Graham Maier-Gant	dmaiergant@gmail.com
1210.1	Kelvin James Norgrove	kelvin.norgrove@strategease.co.nz
1210.2	Kelvin James Norgrove	kelvin.norgrove@strategease.co.nz
1215.2	617 New North Limited	delilah@civix.co.nz
1223.2	Emma Dixon	cowie.ea@gmail.com
1225.1	Aaron Ghee	delilah@civix.co.nz
1271.1	Prasanthi	prasanthi.cottingham@gmail.com
1359.29	Hugh Green Limited	emma@civilplan.co.nz
1359.8	Hugh Green Limited	emma@civilplan.co.nz
1359.9	Hugh Green Limited	emma@civilplan.co.nz
1387.5	Sally Helen Jacobson	sally.jacobson@xtra.co.nz
1416.1	David James Watton	david.watton@hotmail.com
1430.2	Hanno Willers	hwillers@gmail.com
1442.1	Jeremy Christian Hansen	jeremy@jeremyhansen.co.nz
1442.2	Jeremy Christian Hansen	jeremy@jeremyhansen.co.nz
1543.211	Winton Land Limited	ross.cooper@tattico.co.nz
1543.212	Winton Land Limited	ross.cooper@tattico.co.nz
1543.219	Winton Land Limited	ross.cooper@tattico.co.nz
1543.23	Winton Land Limited	ross.cooper@tattico.co.nz
1546.1	Zoe Alexis Dunster	zoealexisdunster@gmail.com
1570.1	Rory Lenihan-Ikin	r.lenihanikin@gmail.com
1584.64	30 Hospital Road Limited Partnership	ross.cooper@tattico.co.nz
1584.9	30 Hospital Road Limited Partnership	ross.cooper@tattico.co.nz
1585.128	Gibbonsco Management Limited	ross.cooper@tattico.co.nz
1585.28	Gibbonsco Management Limited	ross.cooper@tattico.co.nz
1585.7	Gibbonsco Management Limited	ross.cooper@tattico.co.nz
1585.71	Gibbonsco Management Limited	ross.cooper@tattico.co.nz
1593.1	Logan Paul O'Callahan	o'callahanl@wsc.school.nz

1593.7	Logan Paul O'Callahan	o'callahanl@wsc.school.nz
1717.3	Sarah C	greenredblueblack@gmail.com
1729.2	Scott M Winton	scottwinton@hotmail.com
1747.1	Harry Platt	harryplatt555@icloud.com
1765.3	Samson Corporation Limited and Sterling Nominees Limited	office@brownandcompany.co.nz
1792.2	Cameron Wallace	camwallacenz@gmail.com
1840.1	Edward Siddle	eddetchon@yahoo.co.nz
1856.1	Jonathan Rickard	jonathan.rickard.nz@gmail.com
1885.2	Andrew Calder	andrewgcalder@hotmail.com
1886.11	Angela Lin	angela.qi.lin@gmail.com
1886.12	Angela Lin	angela.qi.lin@gmail.com
1886.14	Angela Lin	angela.qi.lin@gmail.com
1886.15	Angela Lin	angela.qi.lin@gmail.com
1888.2	Anthony James Chapman	ajchapman@gmail.com
1895.1	Damian Light	damian@damianlight.co.nz
1895.2	Damian Light	damian@damianlight.co.nz
1915.3	Jack Gibbons	gibbonsj97@gmail.com
1929.1	Jamie Simmonds	j.b.c.simmonds@gmail.com
1930.8	Jed Robertson	jed.l.j.roberts@gmail.com
1932.4	Jessica Wiseman	jwiseman.nz@gmail.com
1953.6	Matthew Wansbone	matthew.wansbone@gmail.com
1953.61	Matthew Wansbone	matthew.wansbone@gmail.com
1961.4	Oscar Sims	oscar@oscarsims.co.nz
1962.22	Aedifice Property Group	jessica@civix.co.nz
1962.25	Aedifice Property Group	jessica@civix.co.nz
1962.29	Aedifice Property Group	jessica@civix.co.nz
1962.47	Aedifice Property Group	jessica@civix.co.nz
1962.56	Aedifice Property Group	jessica@civix.co.nz
1962.64	Aedifice Property Group	jessica@civix.co.nz
1976.1	Susan King and Abe King	sunny@avantplanning.co.nz
2023.1	Chloride Trust	david@whitburngroup.co.nz
2023.3	Chloride Trust	david@whitburngroup.co.nz
2025.2	Greater Auckland	Lowrie.matt@gmail.com
2025.3	Greater Auckland	Lowrie.matt@gmail.com
2025.31	Greater Auckland	Lowrie.matt@gmail.com
2025.35	Greater Auckland	Lowrie.matt@gmail.com
2033.165	Classic Group	Michael@campbellbrown.co.nz
2034.1	Craigieburn Range Trust	sukhi.singh@babbage.co.nz
2034.2	Craigieburn Range Trust	sukhi.singh@babbage.co.nz
2034.3	Craigieburn Range Trust	sukhi.singh@babbage.co.nz
2036.164	Evans Randall Investors Ltd	Michael@campbellbrown.co.nz
2038.1	Highbrook Living Limited	sukhi.singh@babbage.co.nz

2040.16	Mike Greer Developments	Michael@campbellbrown.co.nz
2041.165	Neilston Homes	Michael@campbellbrown.co.nz
2042.1	NZ Storage Holdings Limited	sukhi.singh@babbage.co.nz
2042.2	NZ Storage Holdings Limited	sukhi.singh@babbage.co.nz
2042.3	NZ Storage Holdings Limited	sukhi.singh@babbage.co.nz
2049.21	Waka Kotahi	evan.keating@nzta.govt.nz
2049.22	Waka Kotahi	evan.keating@nzta.govt.nz
2055.5	Brett Carter Family Trust	brettcarter2000@hotmail.com
2083.142	Universal Homes	Michael@campbellbrown.co.nz
2143.1	James Penwarden	hjpenwarden@gmail.com
2146.2	Henderson Enterprises Limited	Nick@civix.co.nz
2175.4	Alison Sherning	alison.sherning@gmail.com
2248.127	Stuart P.C. Ltd	mark.vinall@tattico.co.nz
2248.128	Stuart P.C. Ltd	mark.vinall@tattico.co.nz
2248.129	Stuart P.C. Ltd	mark.vinall@tattico.co.nz
2248.21	Stuart P.C. Ltd	mark.vinall@tattico.co.nz
2248.81	Stuart P.C. Ltd	mark.vinall@tattico.co.nz
2248.82	Stuart P.C. Ltd	mark.vinall@tattico.co.nz
2248.83	Stuart P.C. Ltd	mark.vinall@tattico.co.nz
2248.84	Stuart P.C. Ltd	mark.vinall@tattico.co.nz
2248.85	Stuart P.C. Ltd	mark.vinall@tattico.co.nz
2248.86	Stuart P.C. Ltd	mark.vinall@tattico.co.nz
2272.1	CivilPlan Consultants Limited	aaron@civilplan.co.nz
2272.11	CivilPlan Consultants Limited	aaron@civilplan.co.nz
2272.12	CivilPlan Consultants Limited	aaron@civilplan.co.nz
2273.13	Aaron Grey	aaronjgrey@gmail.com
2273.15	Aaron Grey	aaronjgrey@gmail.com
2273.16	Aaron Grey	aaronjgrey@gmail.com
2273.27	Aaron Grey	aaronjgrey@gmail.com
2273.274	Aaron Grey	aaronjgrey@gmail.com
2273.275	Aaron Grey	aaronjgrey@gmail.com
2273.276	Aaron Grey	aaronjgrey@gmail.com
2273.44	Aaron Grey	aaronjgrey@gmail.com
2273.7	Aaron Grey	aaronjgrey@gmail.com
2273.8	Aaron Grey	aaronjgrey@gmail.com
2284.1	Rock Solid Holdings Limited	sukhi.singh@babbage.co.nz
2295.4	Screaton Ltd	andrew@telawyers.co.nz
2303.195	Templeton Group	mark.vinall@tattico.co.nz
2303.196	Templeton Group	mark.vinall@tattico.co.nz
2303.197	Templeton Group	mark.vinall@tattico.co.nz
2303.198	Templeton Group	mark.vinall@tattico.co.nz
2356.7	Matthew Olsen	matthew.r.olsen@gmail.com
2377.2	Rosemarie Gough	rosegnz@yahoo.com

2386.2	Zeo Limited	david@whitburngroup.co.nz
873.171	Kainga Ora	developmentplanning@kaingaora.govt.nz
873.172	Kainga Ora	developmentplanning@kaingaora.govt.nz
873.173	Kainga Ora	developmentplanning@kaingaora.govt.nz
873.174	Kainga Ora	developmentplanning@kaingaora.govt.nz
873.175	Kainga Ora	developmentplanning@kaingaora.govt.nz
873.176	Kainga Ora	developmentplanning@kaingaora.govt.nz
873.4	Kainga Ora	developmentplanning@kaingaoragovt.nz
873.6	Kainga Ora	developmentplanning@kaingaora.govt.nz
873.8	Kainga Ora	developmentplanning@kaingaora.govt.nz
873.10	Kainga Ora	developmentplanning@kaingaora.govt.nz
873.12	Kainga Ora	developmentplanning@kaingaora.govt.nz
873.16	Kainga Ora	developmentplanning@kaingaora.govt.nz
873.24 -873.30	Kainga Ora	developmentplanning@kaingaora.govt.nz
873.36-873.53	Kainga Ora	developmentplanning@kaingaora.govt.nz

Sarah El Karamany

From: gayleen mackereth <mackereth.g@gmail.com>
Sent: Friday, 20 January 2023 6:23 pm
To: Sarah El Karamany; Unitary Plan
Subject: Further submission on Plan Change 78 Final copy JG Mackereth
Attachments: Futher submission Plan Change 78 docx.docx

Good afternoon Unitary Plan team.

Please accept my apologies.

At luchtime today, I accidentally sent in my Draft copy, instead of the finished Further Submission on Plan Change 78 Intensification. I have just realised my error.

I have now attached the correct, final copy of my Further Submission to Plan Change 78 to this email and beg you to replace the first, draft copy with this final version.

My sincerest apologies for any confusion and inconvenience caused

Yours sincerely,

Nga Mihi

Judith Gayleen Mackereth

Further submission on Plan Change 78.

Original Submission No.976

Judith Gayleen Mackereth

170 Cook St

Howick

Auckland 2014 Ph 021323637

I have an interest greater than average having been an Auckland resident all my life and ex President Howick Ratepayers and Residents Assn, Auckland

I support the following decisions requested

1280.1 Geoff Chamberlaingeoff@chamberlainz.com Reconsider the decision to accept the government's dictate for housing intensification, work towards a long term and sustainable solution with a degree of urgency that has not been displayed before

811.5 to 811.16 Michael Lowe art@michaellowe.co.nz

Increase front yard setback requirement (approx. 6m) along 'high traffic volume' arterial and collector roads to allow for front yard specimen trees. MDRS response etc

Disallow points 811.19 to 811.22

812.38 Iain McManus iain@civitas.co.nz

Amend policies D18.3(7A) and D18.3(7B) as follows (or along similar lines):

(7A) Enable the conversion of existing buildings to provide for up to two dwellings, or for up to two dwellings and one minor dwelling where the design of the building for the minor dwelling maintains the special character values of the area, as identified in the special character area statement, are maintained.

(7B) Enable the establishment of a minor dwelling where the design of the building maintains the special character values of the area, as identified in the special character area statement, are maintained .

Qualifying Matters -

Special Character

Special Character

843.59 Leon van de Water

leonvdw4@gmail.com

Reject Notification H5.5(5) which precludes limited or full notification for a development of four or more dwellings, irrespective of meeting standards.

843.61 Leon van de Water

Introduce specific Water and/or Wastewater Constraints Control standard to ensure that servicing is appropriate for the site, area and development proposed and that there is sufficient capacity.

843.66 Leon van de Water

Amend H5.11(5)-Landscaped Area to read:

The minimum landscaped area must be at least 35 percent of the net site area.

843.69 Leon van de Water

Amend H5.6.21 Residential waste management to read:

H5.6.21(6)

A waste management and minimisation plan must be provided and implemented for 10 or more dwellings, and this must include details of how odour will be controlled.

843.81 Leon van de Water

Insert new Assessment Criteria related to H.8.1(6) (More than one dwelling in Waste and Wastewater Constraints Control). Insert the following or words to same effect:

- I. The method and capacity of water, wastewater and water servicing for the development;
- II. The durability and maintenance required for the proposed system/s;
- III. The appropriateness of the proposed servicing for the nature and scale of the development;
- IV. The potential effects of the proposed servicing;
- V. Proposed long term management of the system/s. Mixed Housing Urban Zone

847.1 Vanessa Earles

vanessa.earles@gmail.com

Reject the intensification plan [the plan change] and revert back to the original AUP.

982.1 Brent Hubard

huband@xtra.co.nz

Reject intensification of Auckland's relatively small areas of heritage and character houses. There is plenty of land near transport hubs that would be suitable for high rise developments.

983.4 Daniel Robert
danielrobert.nz@gmail.com

[Inferred] Reject standard H6.5(4) automatic preclusion from notification for dwellings that do not comply with listed standards (in the THAB zone) as this removes the possibility for neighbours to get involved even when a building exceeds the now permitted 21m / 6 storeys in height

976.1 -976.20 Judith Gayleen Mackereth
mackereth.g@gmail.com

Support entire submission

1000.1- 1000.7 Christine
Langbandclang@gmail.com

Support each of the points made 1000.1-1000.7

Revert back to the operative AUP in relation to the division between the Mixed Housing Urban and the Mixed Housing Suburban zone.
Urban Environment Larger rezoning proposal

1000.3 Review zoning to be more selective having regard to areas not suitable for higher intensification because of infrastructure.

QM- Areas with
long-term infrastructure
constraints

1000.4 Zoning to be more selective having regard to areas not suitable for higher intensification because of cul de sacs and underwidth streets.

1000.5 Review zoning to be more selective having regard to areas not suitable for higher intensification because of floodplains. Qualifying Matters A-I Significant Natural Hazards

1000.6 Review zoning to be more selective having regard to areas not suitable for higher intensification because of heritage areas. Qualifying Matters A-I Historic Heritage (D17)

1000.7 Review zoning to be more selective having regard to areas not suitable for higher intensification because of ecological corridors. Qualifying Matters

1012.1 Peter Dragicevich peterdragicevic@hotmail.co.uk

Apply Special character area overlay to all properties previously included in the AUP.

1014 Murry Giblin
Oppose the loss of sunlight and privacy as a result of 3 or 6 storey buildings being built next to existing properties. Including the inability to grow vegetable to counter the cost of living, additional costs to heat homes and dry washing and inability to install solar panels

1031.3 to 1031.6 Dianne Giles
d.giles990@hotmail.com

Support submission entirely

840.1 to 840.16 **Auckland City Residents Group**

nbuckland@xtra.co.nz

Support Auckland City Residents group in general,

Except

unlimited height in City Centre

1003.1 Bruce Anderson

bruceta@xtra.co.nz

Oppose the plan change. Council should oppose government initiated rules. **Support**

1245.1 -1245.12 Geoffrey John Beresford

geoff@beresfordlaw.co.nz

That Auckland Council withdraws the plan change

Support entire submission

1257.1 Nicola Gnicola Nicola@gamble.net.nz

Amend the plan to avoid allowing 3 storey houses on long narrow sections (such as in Browns Bay). Residential Zones

1257.2 Amend the plan to make more provision in suburban areas for gardens and trees on properties to protect wildlife and birdlife. We need to limit the use of permeable paving - this provides no amenity and is a way for developers to get round the rules of % of permeable ground.

1259.1 - 12359.8 Gillain Suzanne Hadfield

Support entire submission

1246.1-1250.1 Miscellaneous submissions **-Support all in entirety**

1286.1 to 1286.8 Christopher George Fraser

jupiterinvestments@xtra.co.nz

Support entire submission

1295.1 to 1295.4 John & Jocelyn Woodhall

johnwoodhall@xtra.co.nz

Support entire submission

1862.5 to 1862.11 Mingo Alexander Innes

mingo@footprintsurvey.co.nz

Approve Special Character overlays as a QM.

Qualifying Matters -

Special Character

Appropriateness of QM

Support submission

1865.1 to 1865.21 Nicola Spencer

nicky@nsplanning.co.nz

Support entire submission

1880.1 - 1880.2 Virginia Gaye Bunker

Reject intensification and its effect on agricultural soil.

1880.2 Reject intensification because of insufficient infrastructure capacity.

Support these clauses

1893.1 to 1893.26 South Epsom Planning Group

chrisandpipmules@gmail.com **Support entire submission**

Damian Light

damian@damianlight.co.nz

1895.5 Approve D20A Stockade Hill Viewshaft Overlay (figure 2) so that the agreed height controls in the existing overlay remain.

Support this clause only

1896.1 to 1896.4 Dan Buckingham

dan.buckingham@gmail.com

Reject intensification in central Auckland as single storey housing is important part of the range options available etc

Support entire submission

1903.1 Don Oakly
don.oakly@xtra.co.nz

Decline the plan change [No evidence to support infrastructure. Crowded schools. Inevitably resulting in intensification in a haphazard fashion. Insufficient off-road parking].

Plan making and procedural General

1903.2 Reject the proposed blanket housing zone changes.

Support entire submission

1905.1- 1905.9
Ngati Tamaoho TeTai Ao Unit
edith@tamaoho.maori.nz

Decline the plan change, but if approved, make the amendments requested in this submission

Support submission and amendments entirely

1916.1 Jan Shaw
janshaw22@gmail.com

Decline the plan change.

1916.2 Reject multi high rise housing as they block out the sun light, cause traffic congestion and car parking problems.

Support submission points above

1918.1 Citizens Against the Housing Act 2021
catha21@inovay.co.nz

Reject the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act (Intensification Act) which underpins PC78 along with the NPS-UD.

Support entire submission

1919.1 Michele Parsons. Decline the plan change
misc1pword@gmail.com

.1919.2 Michele Parsons

Reject intensification which does not adhere to the current Unitary Plan.

Support

1967.1 to 1967.6 Jennifer Andrew
jenny.paddymcginty@gmail.com

Apply [SCAR] QM to Glen Innes, Point England, Panmure and Glendowie to matters of height.
Qualifying Matters -
Special Character
Special Character
Residential - add new
property/area to SCAR

1976.1 to 2187.11 Matthew Brajkovich
mattboomer4949@gmail.com
Support entire submission

Disallow :I reject the following submissions or parts thereof

985.1 -985-8 Kheng Kai Chew
alexchewk@gmail.com reject ALMOST all of submission

Except

985.4 [Inferred] Reject standard H6.5(4) automatic preclusion from notification for dwellings that do not comply with listed standards (in the THAB zone) as this removes the possibility for neighbours to get involved even when a building exceeds the now permitted 21m / 6 storeys in height

987.1 Tamaki Regeneration rachelm@barker.co.nz **Reject submission**

Enable a greater building height for sites within the Town Centre Zone, Height Variation Control - 32.5 m, and Walkable Catchment Management Layer within the Glen Innes Town Centre.

.Reason: Reject submission Greater heights than proposed already are not suitable in this area as there is already soil instability and drainage problems even with the new interchange which has been dug up 15 times that I have observed

941.23 Foodstuffs North Island Limited; **Totally reject this request**

dallan@ellisgould.co.nz

Amend the maximum height for the Highland Park Town Centre to 32.5m. [Refer to Attachment 2, Map 9 of the submission for further details]

Reason. This height is totally unnecessary and inappropriate in this area and near a major school. It would also block the views of half the residents living up the hill from the shopping center and cause warming due to the blocking effect on air currents

1007.1 Tony Fair Support the plan change as it will provide for more housing options. **Reject submission.**

Reason: The proliferation of multi-storey, multi 1 and 2 bedroom properties is not housing choice, and leads to overcrowding and social distress, increased global warming (lack of air circulation) lack of sustainability

1543.23 Winton Land Limited
ross.cooper@tattico.co.nz

Remove special character as a QM. **Totally reject this submission.**

(Reason: Special character is one of the only notable points of interest or difference remaining in this city which is becoming an amorphous city of faceless and tasteless buildings, if this plan change goes ahead.)

812.30 Iain McManus
iain@civitas.co.nz

Delete standard H5.6.19 in its entirety as it is unnecessarily and unreasonably onerous.

Appropriateness of QM

(Special Character)

Totally reject this submission as above

812.67 Iain McManus
iain@civitas.co.nz

Amend standard H6.6.20 (if not deleted) as follows:

(1)(a) - *minimum dimension of 2m not 3m*

(1)(b)(i) - *minimum dimension of 2m not 3m*

(1)(c) *Deep soil areas must not be provided in private outdoor living spaces but can be provided in communal outdoor living spaces and landscaped areas as shown in Figure ... but no more than 50% of a private outdoor living space may be included in the calculation for a deep soil area ; and*

Reject this amendment except

812.67(d) *The deep soil area(s) must contain a canopy tree(s) that meets the minimum requirements as set out in Table H6.6.20.1 below; ...*

1543.35

Winton Land
Limited

ross.cooper@tattico.co.nz

Delete proposed standard under D18.6.1A.2 'Minor dwelling'.

Reject this clause

839.1 to 839.136 Russell PropertyGroup

Vijay.lala@tattico.co.nz **Totally reject the Russel Housing group submission**

Reason: this submission aims to remove all controls to allow even greater scope for unfettered development without safeguards

1251.1 -1251.2 Crown Mutual Limited and StateAdvances Corporation Limited

ablomfield@bentley.co.nz

Amend 'Standard I540.6.1 Building height' to enable development within the Properties up to 27m.

Precincts - NPSUD MDRS

Response I540 Takapuna 1 Precinct

1251.2

Delete 'Standard I540.6.5 Through-site lane for site in Sub-precinct A' in its entirety.

Reject these amendments

1258.3 Bobby Gong **Reject this clause**

tara@avantplanning.co.nz

Delete the Water and/or Wastewater Constraints Control as a qualifying matter.

Reason: Outlandish that this can even be put forward in a city.--- , increased population means increased faeces etc increased pollution of all waterways and increased costs.

1270.1-1270.10 Orewa Developments **Reject the entire submission**

sarah.robson@ckl.co.nz

Reason -development is being placed before practicality Removal of wastewater requirements etc in such a marine environment is unacceptable

1271.1 Prasanthi Cottingham **Reject the following submission points**

prasanthi.cottingham@gmail.com [Inferred] Remove Special Character Areas as a qualifying matter.

Qualifying Matters -

Special Character

1271.1. Increase the walkable catchment to 20 minutes to all areas of high-frequency public transport. Walkable Catchments WC RTN

Methodology

1271.3

Increase the walkable catchment to 30 minutes for the CBD.

Reason: preposterous in view of time poor people, Inclement weather, carrying laptops and groceries, managing multiple children and pushchairs and aging population.

1299.1-1299.6 Christopher Robert adevine@ellisgould.co.nz **Reject submission in entirety**

1304.1 to 1304.82 Janet Jiayi Yan and Mark **Reject submission in entirety**

Reason: Attempts to reject every safeguard for future development in favour of unfettered and no doubt future shoddy construction .

1895.1 to 1895.14 Damian Light damian@damianlight.co.nz

Reject submission in general

Except

Accept **Approve** D20A Stockade Hill Viewshaft Overlay (figure 2) so that the agreed height controls in the existing overlay remain.

1962.12 to 1963.4 **Reject this submission in principle**

Development jessica@civix.co.nz

1975.1 to 1975.6

Willis Bond and

Company Limited

megan@willisbond.co.nz

Delete the FAR and maximum floor total floor area controls that apply to the Wynyard Quarter. Business Zones provisions etc

Reject this submission.

Reason the increased heights and limited floor area sizes will put undue pressure on underlying reclaimed land and increasing sea levels may make future buildings at risk.

Thank you for your attention to this further submission **I WISH TO BE HEARD AT THE HEARINGS**

Judith Gayleen Mackereth

Before you fill out the attached submission form, you should know:

You need to include your full name, an email address, or an alternative postal address for your submission to be valid. Also provide a contact phone number so we can contact you for hearing schedules (where requested).

By taking part in this public submission process your submission will be made public. The information requested on this form is required by the Resource Management Act 1991 as any further submission supporting or opposing this submission is required to be forwarded to you as well as Auckland Council. Your name, address, telephone number, email address, signature (if applicable) and the content of your submission will be made publicly available in Auckland Council documents and on our website. These details are collected to better inform the public about all consents which have been issued through the Council.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Further Submission in support of, or opposition to, a notified proposed plan change or variation

Clause 8 of Schedule 1, Resource Management Act 1991
FORM 6



Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to :

Attn: Planning Technician
Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only

Further Submission No:

Receipt Date:

Further Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Mr Philip Mayo

Organisation Name (if further submission is made on behalf of Organisation)

Address for service of Further Submitter

P.O.Box 147313 Ponsonby Auckland 1144

Telephone:

021 263 1233

Fax/Email:

mayop@xtra.co.nz

Contact Person: (Name and designation, if applicable)

Scope of Further Submission

This is a further submission in support of (or opposition to) a submission on the following proposed plan change / variation:

Plan Change/Variation Number

PC 78

Plan Change/Variation Name

Intensification

I support : ☐ **Oppose** ☒ (tick one) **the submission of:**

(Please identify the specific parts of the original submission)

(Original Submitters Name and Address)

Submission Number

Point-Number

Kainga ora

#873 whole submission #873 whole submission

P.O.Box 74598

Greenlane

Auckland 1051

The reasons for my support / opposition are:

The Unitary Plan provides for sufficient growth to meet future population growth and housing demand. In addition, the current infrastructure cannot service existing demand and this will only be exasperated with intensification beyond what is already provided. It would also result

in a City lacking variety and diversity and housing choice and still unaffordable as the market is driven by property investment.

PC 78 FS267

(continue on a separate sheet if necessary)

I seek that:

the whole : ☒

or part ☐ (describe precisely which part) _____

of the original submission be **allowed** ☐

disallowed ☒

I wish to be heard in support of my submission ☐

I do not wish to be heard in support of my submission ☒

If others make a similar submission, I will consider presenting a joint case with them at a hearing ☐

P Mayo

20.01.23

Signature of Further Submitter
(or person authorised to sign on behalf of further submitter)

Date

PLEASE COMPLETE THE FOLLOWING SECTION

Please tick one

☒ I am a person representing a relevant aspect of the public interest. (Specify upon what grounds you come within this category)

The future of the City.

☐ I am a person who has an interest in the proposal that is greater than the interest that the general public has. (Specify on what grounds you come within this category)

Notes to person making submission:

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority

If you are making a submission to the Environmental Protection Authority, you should use Form 16C.

Sarah El Karamany

From: Luke Niue <parnellpcc@gmail.com>
Sent: Friday, 20 January 2023 5:30 pm
To: Unitary Plan
Subject: PC78 - Further Submission from Parnell Community Committee
Attachments: Further Submission on Plan Change 78.docx

Please see attached.

Thanks, Luke



Further Submission on Plan Change 78, Auckland Council by Parnell Community Committee, a body representing the interests of the residents of Parnell and an identified Council stakeholder

1. Parnell Community Committee supports the submissions of

- Parnell Heritage,(1823)
- Freemans Bay Residents Association, (2201)
- St Mary's Bay Residents Association, (2193)
- Herne Bay Residents Association, (1950)

In their submissions seeking protection for existing historic heritage sites and places and special character areas within the city. Parnell Community Committee supports the identification of historic heritage and special character as qualifying matters under Plan Change 78 and the NPSUD. These submissions are supported as being in accordance with Part 2 of the RMA.

Parnell Community Committee supports the retention of all special character areas in the AUP in Parnell as qualifying matters under Plan Change 78.

Parnell Community Committee supports the submission of the above submitters also as far as they relate to the delineation of walkable catchments used as the basis for the Council's intensification methodology. While different walkable catchments are identified in these submissions, this highlights the lack of practicality of a blanket walkable catchment distance from the city centre edge.

Further to matters raised in 1 above,

2. Parnell Community Committee supports the submission by

- Parnell East Community Group
- Newhook and Taurarua residents. (411)
- The Rosanne Trust,(1762)

as they articulate matters raised in Parnell Community Committee's primary submission on walkable catchment and special character. Parnell Community Committee supports a reduced catchment as sought by Parnell East Community Group for Parnell of not more than 1200m from Spark Arena. Parnell Community Committee supports the

importance of heritage and special character as qualifying matters under Plan Change 78 to meet the purposes and Principles of Part 2 of the RMA and in particular Matters of National Importance.

Parnell Community Committee supports the submissions seeking reduction in size of the walkable catchments, or redefinition of walkability to be based on logical destinations to walk to, without the barriers that exist in the form of SH16, Quay Park precinct and The Port precinct) and seeks that no further intensification beyond the AUP be imposed on East Parnell as per PCC original submission given the data on climate effects(rain in Auckland restricts desire to walk a long way), infrastructure(Parnell has sewage directly flowing into the harbour as a result of poor infrastructure, not coping with existing levels of development), Council data on net migration out of Auckland since Covid 19, Council provision within the AUP for enough housing for 30 years based on pre pandemic demand.

3. Parnell Community Committee opposes the further submission of Kainga Ora,(873) in its entirety

a) The submission seeks to enable intensification beyond the scope of Plan Change 78 (as stated in italics below) it undermines the AUP and seeks a broad brush and unsubstantiated right to build high rise on any site which will impact existing zoning and communities. This unfettered intensification goes beyond the provisions of the RMA and the detailed relief goes beyond the NPSUD (particularly references to changes to height variation control in business zones, the reference to frequent transit stops when only rapid transit stops are provided for under the NPSUD).

'Plan Change 78 as notified.

This proposed plan change responds to the government's National Policy Statement on Urban Development 2020 (amended in 2022) and requirements of the Resource Management Act. These mean the council must:

- *enable more development in the city centre and at least six-storey buildings within walkable catchments from the (edge)of the City Centre zone, Metropolitan Centres and Rapid Transit Stops*
- *enable development in and around neighbourhood, local and town centres*

- *incorporate Medium Density Residential Standards that enable three storey housing in relevant residential zones in urban Auckland*
- *implement qualifying matters to reduce the height and density of development required by the RMA to the extent necessary to accommodate a feature or value that means full intensification is not appropriate.'*

b) The submission seeks to eliminate the single house zone which goes beyond the scope of the NPSUD and Plan Change 78, undermines the Council overall strategy for urban development within the Unitary Plan.

c) The special housing areas which Kainga Ora owns/manages, are already identified and intensification generously provided for within the AUP.

d) The submission states the role of Kainga Ora as providing affordable homes and liveable communities and also as a property developer. This two hatted approach creates a conflict of interest and makes this submission one of commercial opportunism rather than “to understand, support and enable the aspirations of communities in relation to urban development “(13,(h) Functions under the Kainga Ora Homes and Communities Act 2019.) While Kainga Ora is attempting to use Plan Change 78 as a vehicle to enable its development function under the Kainga Ora Homes and Communities Act 2019, this is not the purpose of Plan Change 78 which comes under the provisions of the Resource Management Act and is required to meet the purpose and principles of that Act (Part 2) and provide for the National Policy Statements in that Act. This includes as Matters of National Importance- ensuring protection for historic heritage S 6(f), natural hazards, S6(h)and a duty to avoid, remedy or mitigate environmental effects, maintain and enhance amenity values and the quality of the environment(S7(c),(f). Kainga Ora’s relief sought in its submission does not have regard to these provisions, and is contrary to Part 2 generally of the RMA. Kainga Ora’s submission has no regard to the quality, natural landscapes and character of the environment that distinguishes different communities within Auckland – Parnell as New Zealand’s first suburb is a location of integrated, diverse development at a cohesive scale and density. The pepper-spotting of high rise development throughout this hilly suburb and extending walkable catchments as sought by Kainga Ora will have adverse environmental effects without being practically walkable to any of the locations specified, and the relief sought is without substantiation.

3 .Parnell Community Committee opposes submissions seeking a larger walkable catchment –in particular Kainga Ora, (873), Auckland City Centre Residents Group, (840)

Parnell Community Committee supports a **reduction** in size of the walkable catchments, or redefinition of walkability to be based on logical destinations to walk to, without the barriers that exist in the form of SH16, Quay Park precinct and The Port precinct) and seeks that no further intensification beyond the AUP be imposed on Parnell as per PCC original submission given the data on climate effects(rain in Auckland restricts desire to walk a long way), infrastructure(Parnell has sewage directly flowing into the harbour as a result of poor infrastructure, not coping with existing levels of development), Council data on net migration out of Auckland since Covid 19, Council provision within the AUP for enough housing for 30 years based on pre pandemic demand.

4. Parnell Community Committee opposes the submission by St Stephens and Queen Victoria Trust, (1504) which seeks THAB zoning of their site at 27 Glanville Tce, Parnell.

Parnell Community Committee supports the submission by Parnell East Community Group in relation to this site, in its entirety.

1) The zoning for further intensification has been litigated rigorously under the AUP, with the community strenuously opposing intensification of this site beyond a medium density. There are no new matters which would warrant a change in zoning of this site.

II) Under Plan Change 78 this site falls outside the proposed walkable catchment to the city centre, metropolitan centre or local centre- and well beyond any practical walkable catchment to the city centre. NPSUD refers to the need for upzoning to at least 6 storeys within a walkable catchment of rapid transit stops (Parnell station). Parnell Road has a bus lane-with some future extensions proposed to it, but this does not constitute rapid transit- it is not fully or primarily separated from other forms of traffic and therefore the change in zoning requested (based on proximity to Parnell Road)is beyond the scope of Plan Change 78. The site was originally included in the draft Plan Change but Parnell Community Committee and others disputed it met Council's own adopted walkable catchment criteria. The Council accepted this feedback and in notifying Plan Change 78 corrected the zoning.

III The site is scheduled in the AUP as a historic heritage place. Plan Change 78 also includes the site as a Historic heritage Place. This makes the site a qualifying matter

under the NPSUD and Plan Change 78. Historic heritage is a matter of national importance under S6(f) the RMA. The scheduling of the entire site as a Historic Heritage Place makes it inappropriate for the relief sought in the submission by St Stephens and Queen Victoria Trust. Retention of the zoning as medium density housing of up to 3 storeys as set out in Plan Change 78 is more appropriate to achieve the purpose and principles of the RMA and in particular the matters of National Importance, also in the context of special character homes neighbouring the property, the criteria of the Plan Change and the context of the neighbourhood.

5. Parnell Community Committee opposes the submission by Masfen Holdings Ltd (submission 1657) which seeks a height increase to 32.5m to enable intensification at 69 St Georges Bay Road.

Masfen Holdings Ltd sought a height increase at the AUP hearings and the decision to provide 21m is consistent across the whole mixed use zone in this location.

The 32.5m height has the potential to adversely affect the special character single houses in Stratford St, Avon St, Stanwell St and also Alberon St/Pl and is out of keeping with the existing and recent redevelopment of the area.

This site also falls outside the redefinition of walkability to be based on logical destinations to walk to.

Parnell Community Committee seeks that the submissions it supports be allowed as specified above and the submissions opposed be disallowed for reasons set out herein

Parnell Community Committee wishes to be heard in relation to this submission and would consider presenting a joint case at a hearing if others made a similar submission.

Signed Luke Niue

Chair

Parnell Community Committee

20 January, 2023

Further Submission in support of, or opposition to, a notified proposed plan change or variation

Clause 8 of Schedule 1, Resource Management Act 1991
FORM 6



Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to :

Attn: Planning Technician
Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only

Further Submission No:

Receipt Date:

Further Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Leo Archer (agent)

Organisation Name (if further submission is made on behalf of Organisation)

Pioneer Investments Trust

Address for service of Further Submitter

PO box 2000 Wellington 6140

Telephone:

021 0919 9380

Fax/Email:

hd@globe.net.nz

Contact Person: (Name and designation, if applicable)

Scope of Further Submission

This is a further submission in support of (or opposition to) a submission on the following proposed plan change / variation:

Plan Change/Variation Number

PC 78

Plan Change/Variation Name

Intensification

I support : ☒ **Oppose** ☐ (tick one) **the submission of:**

(Original Submitters Name and Address)

(Please identify the specific parts of the original submission)

Submission Number

Point-Number

Kainga Ora

873

873

The reasons for my support / opposition are:

Greater heights in urban centers allows for a more compact city and better achieves the purpose of the NPSUD

I seek that:

the whole : ☐

or part ☒ (describe precisely which part) 873.124

of the original submission be **allowed** ☒

disallowed ☐

I wish to be heard in support of my submission ☒

I do not wish to be heard in support of my submission ☐

If others make a similar submission, I will consider presenting a joint case with them at a hearing ☐



Signature of Further Submitter
(or person authorised to sign on behalf of further submitter)

20/01/2023

Date

PLEASE COMPLETE THE FOLLOWING SECTION

Please tick one

☐ I am a person representing a relevant aspect of the public interest. (Specify upon what grounds you come within this category)

☒ I am a person who has an interest in the proposal that is greater than the interest that the general public has. (Specify on what grounds you come within this category)

Ownership of property in Bassett Road area where the SCA as a qualifying matter
has been applied

Notes to person making submission:

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority

If you are making a submission to the Environmental Protection Authority, you should use Form 16C.

Before you fill out the attached submission form, you should know!

PC 78 FS270

You need to include your full name, an email address, or an alternative postal address for your submission to be valid. Also provide a contact phone number so we can contact you for hearing schedules (where requested).

By taking part in this public submission process your submission will be made public. The information requested on this form is required by the Resource Management Act 1991 as any further submission supporting or opposing this submission is required to be forwarded to you as well as Auckland Council. Your name, address, telephone number, email address, signature (if applicable) and the content of your submission will be made publicly available in Auckland Council documents and on our website. These details are collected to better inform the public about all consents which have been issued through the Council.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Further Submission in support of, or opposition to, a notified proposed plan change or variation

Clause 8 of Schedule 1, Resource Management Act 1991
FORM 6



Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to :

Attn: Planning Technician
Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only

Further Submission No:

Receipt Date:

Further Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Leo Archer (agent)

Organisation Name (if further submission is made on behalf of Organisation)

Pioneer Investments Trust

Address for service of Further Submitter

PO box 2000 Wellington 6140

Telephone:

021 0919 9380

Fax/Email:

hd@globe.net.nz

Contact Person: (Name and designation, if applicable)

Scope of Further Submission

This is a further submission in support of (or opposition to) a submission on the following proposed plan change / variation:

Plan Change/Variation Number

PC 78

Plan Change/Variation Name

Intensification

I support : ☐ Oppose ☒ (tick one) the submission of:

(Please identify the specific parts of the original submission)

(Original Submitters Name and Address)

Submission Number

Point-Number

Anne Perratt

1769

1769

anneperratt@xtra.co.nz

The reasons for my support / opposition are:

Dairy Flat is not in Schedule 15 Special Character Schedule, Statements and Maps,
and is not deemed to be a special character area.

Making it such goes against the purpose of the NPSUD and MDRS.

(continue on a separate sheet if necessary)

I seek that:

the whole : ☐or part ☒ (describe precisely which part) 1769.45of the original submission be **allowed** ☐**disallowed** ☒I wish to be heard in support of my submission ☒I do not wish to be heard in support of my submission ☐If others make a similar submission, I will consider presenting a joint case with them at a hearing ☐Signature of Further Submitter
(or person authorised to sign on behalf of further submitter)

20/01/2023

Date

PLEASE COMPLETE THE FOLLOWING SECTION

Please tick one

☐ I am a person representing a relevant aspect of the public interest. (Specify upon what grounds you come within this category)

☒ I am a person who has an interest in the proposal that is greater than the interest that the general public has. (Specify on what grounds you come within this category)

Ownership of property in Bassett Road area where the SCA as a qualifying matter
has been applied**Notes to person making submission:**

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority

If you are making a submission to the Environmental Protection Authority, you should use Form 16C.

PROPOSED PLAN CHANGE 78, AUCKLAND UNITARY PLAN

My Further Submission in support of and opposition to submissions on notified proposed Plan Change 78.

[Clause 8](#) of Schedule 1, Resource Management Act 1991

To Auckland Council –

1. Name of person making this further submission:
Thomas Purkis

.....

2. This is a further submission in support of and in opposition to submissions on
proposed Plan Change 78 (the **proposal**).

3. I am a person who has an interest in the proposal that is greater than the interest
the general public has because I own a property and live in the area affected by the
Proposal.

4. I **support** the following submissions of:

Submission No.	Submitter Name	Address for Service
872	Heritage New Zealand	bparslow@heritage.org.nz
954	Grey Lynn Residents Association	hello@greyllynresidents.org.nz
1441	Jeffrey Lane Fearon	jeff@fearonhay.com
1823	Parnell Heritage	enquiries@parnellheritage.org.nz
1950	Herne Bay Residents Association	marionkohler03@gmail.com
2021	Character Coalition	jaburns@xtra.co.nz
2193	St Marys Bay Association	brian@metroplanning.co.nz
2201	Freemans Bay Residents Association	bartlett@shortlandchambers.co.nz

5. I **support** the above submissions in their entirety.

6. The reasons for my **support** are that these submissions in whole or in part
consistently support the historic heritage and special character of St Mary's Bay at
present protected under the Auckland Unitary Plan.

7. I **oppose** the following submissions of:

rajm@isolutionsnz.com
--

	Submitter Name	Address for Service
351	iSolutions	rajm@isolutionsnz.com
636	Glenbrook Beach Residents & Ratepayers Association	gbresidentsandratepayersass@gmail.com
665	Bosnyak Investments Ltd	matthew@positiveplanning.co.nz
703	Rutherford Rede Ltd	david@davidwren.co.nz
812	Iain McManus	iain@civitas.co.nz
836	North Eastern Investments Ltd	amanda@proarch.co.nz
839	Russell Property Group	Vijay.lala@tattico.co.nz
840	Auckland City Residents Group	nbuckland@xtra.co.nz
841	Villages of New Zealand Ltd	Tom.Morgan@tattico.co.nz
855	MHE Ltd	michael@campbellbrown.co.nz
871	Property Council NZ	Logan@propertynz.co.nz
873	Kainga Ora	developmentplanning@kaingaora.govt.nz
894	Independent Maori Statutory Board	helen.atkins@ahmlaw.nz
897	Catholic Diocese of Auckland	michael@campbellbrown.co.nz
934	John Mackay	john@urbs.co.nz
938	NZ Housing Foundation	michael@campbellbrown.co.nz
941	Foodstuffs NZ	dallan@ellisgould.co.nz
949	Piper Properties Consultants Ltd	Tom.morgan@tattico.co.nz
971	RTJ Property Professionals Ltd	russell@rtjproperty.co.nz
1066	Avant Group Ltd	mark.vinall@tattico.co.nz
1073	Fulton Hogan Land Development Ltd	nickr@barker.co.nz
1079	Coalition for More Homes	morehomesnz@gmail.com

1980	Fletcher Residential Ltd	kbergin@frl.co.nz
086	Sonn Group	Mark.Vinall@tattico.co.nz
1175	S D Patel Family Trust	vignesh@mhg.co.nz
1182	Body Corporate 128255	vignesh@mhg.co.nz
1359	Hugh Green Ltd	emma@civilplan.co.nz
1380	Synergy Planning	yu.yi@synergyplanningassociates.com
1430	Hanno Willers	hwillers@gmail.com
1442	Jeremy Christian Hansen	jeremy@jeremyhansen.co.nz
1543	Winton Land Ltd	ross.cooper@tattico.co.nz
1582	Jervois Properties Ltd	Philip@campbellbrown.co.nz
1585	Gibbonsco Management Ltd	ross.cooper@tattico.co.nz
1586	Shundi Tamaki Village Ltd	ross.cooper@tattico.co.nz
1717	SarahC	greenredblueblack@gmail.com
1729	Scott M Winton	scottwinton@hotmail.com
1747	Harry Platt	harryplatt555@icloud.com
1765	Samson Corporation Ltd & Stirling Nominees Ltd	office@brownandcompany.co.nz
1962	Aedifice Property Group	jessica@civix.co.nz
1992	Te Aitutaki Whanau Trust	david@whitburngroup.co.nz
2025	Greater Auckland	Lowri.matt@gmail.com
2036	Evans Randall Investors Ltd	michael@campbellbrown.co.nz
2040	Mike Greer Developments	michael@campbellbrown.co.nz
2041	Neilston Homes	michael@campbellbrown.co.nz

2083	Universal Homes	michael@campbellbrown.co.nz
2238	Beachlands South Ltd Partnership	bill.loutit@simpsongrrierson.com
2248	Stuart P.C. Ltd	mark.vinall@tattico.co.nz
2273	Aaron Grey	aaronjgrey@gmail.com

8. I **oppose** the above submissions in their entirety.
9. The reasons for my **opposition** are that these submissions in whole or in part adversely affect the historic heritage and special character of St Mary's Bay at present protected under the Auckland Unitary Plan.
10. I seek that the whole of each identified submission be disallowed.
11. I wish to be heard in support of my further submission. If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of person making further submission:

.....
Date: 20/01/2023

.....
 (A signature is not required if you make your submission by electronic means.)

Electronic address for service of person making further submission:

.....
Telephone: 02102269300

.....
Postal address: 10 Melford St Saint Marys Bay

.....
Contact person: [name and designation, if applicable]

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

PROPOSED PLAN CHANGE 78, AUCKLAND UNITARY PLAN

My Further Submission in support of and opposition to submissions on notified proposed Plan Change 78.

[Clause 8](#) of Schedule 1, Resource Management Act 1991

To Auckland Council –

1. Name of person making this further submission:
Trevor Purkis

.....

2. This is a further submission in support of and in opposition to submissions on
proposed Plan Change 78 (the **proposal**).

3. I am a person who has an interest in the proposal that is greater than the interest
the general public has because I own a property and live in the area affected by the
Proposal.

4. I **support** the following submissions of:

Submission No.	Submitter Name	Address for Service
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2201	Freemans Bay Residents Association	bartlett@shortlandchambers.co.nz

5. I **support** the above submissions in their entirety.

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present protected under the Auckland Unitary Plan.

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Submission No.	Submitter Name	Address for Service
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665	Bosnyak Investments Ltd	matthew@positiveplanning.co.nz
703	Rutherford Rede Ltd	david@davidwren.co.nz
812	Iain McManus	iain@civitas.co.nz
836	North Eastern Investments Ltd	amanda@proarch.co.nz
839	Russell Property Group	Vijay.lala@tattico.co.nz
840	Auckland City Residents Group	nbuckland@xtra.co.nz
841	Villages of New Zealand Ltd	Tom.Morgan@tattico.co.nz
855	MHE Ltd	michael@campbellbrown.co.nz
871	Property Council NZ	Logan@propertynz.co.nz
873	Kainga Ora	developmentplanning@kaingaora.govt.nz
894	Independent Maori Statutory Board	helen.atkins@ahmlaw.nz
897	Catholic Diocese of Auckland	michael@campbellbrown.co.nz
934	John Mackay	john@urbs.co.nz
938	NZ Housing Foundation	michael@campbellbrown.co.nz
941	Foodstuffs NZ	dallan@ellisgould.co.nz
949	Piper Properties Consultants Ltd	Tom.morgan@tattico.co.nz
971	RTJ Property Professionals Ltd	russell@rtjproperty.co.nz
1066	Avant Group Ltd	mark.vinall@tattico.co.nz
1073	Fulton Hogan Land Development Ltd	nickr@barker.co.nz
1079	Coalition for More Homes	morehomesnz@gmail.com

1980	Fletcher Residential Ltd	kbergin@frl.co.nz
086	Sonn Group	Mark.Vinall@tattico.co.nz
1175	S D Patel Family Trust	vignesh@mhq.co.nz
1182	Body Corporate 128255	vignesh@mhq.co.nz
1359	Hugh Green Ltd	emma@civilplan.co.nz
1380	Synergy Planning	yu.yi@synergyplanningassociates.com
1430	Hanno Willers	hwillers@gmail.com
1442	Jeremy Christian Hansen	jeremy@jeremyhansen.co.nz
1543	Winton Land Ltd	ross.cooper@tattico.co.nz
1582	Jervois Properties Ltd	Philip@campbellbrown.co.nz
1585	Gibbonsco Management Ltd	ross.cooper@tattico.co.nz
1586	Shundi Tamaki Village Ltd	ross.cooper@tattico.co.nz
1717	SarahC	greenredblueblack@gmail.com
1729	Scott M Winton	scottwinton@hotmail.com
1747	Harry Platt	harryplatt555@icloud.com
1765	Samson Corporation Ltd & Stirling Nominees Ltd	office@brownandcompany.co.nz
1962	Aedifice Property Group	jessica@civix.co.nz
1992	Te Aitutaki Whanau Trust	david@whitburngroup.co.nz
2025	Greater Auckland	Lowri.matt@gmail.com
2036	Evans Randall Investors Ltd	michael@campbellbrown.co.nz
2040	Mike Greer Developments	michael@campbellbrown.co.nz
2041	Neilston Homes	michael@campbellbrown.co.nz

2083	Universal Homes	michael@campbellbrown.co.nz
2238	Beachlands South Ltd Partnership	bill.loutit@simpsongrrierson.com
2248	Stuart P.C. Ltd	mark.vinall@tattico.co.nz
2273	Aaron Grey	aaronigrey@gmail.com

8. I **oppose** the above submissions in their entirety.
9. The reasons for my **opposition** are that these submissions in whole or in part adversely affect the historic heritage and special character of St Mary's Bay at present protected under the Auckland Unitary Plan.
10. I seek that the whole of each identified submission be disallowed.
11. I wish to be heard in support of my further submission. If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of person making further submission:

.....
Date: 20/01/2023

.....
 (A signature is not required if you make your submission by electronic means.)

Electronic address for service of person making further submission:

.....
Telephone: 021 920 617

.....
Postal address: 10 Melford St Saint Marys Bay

.....
Contact person: [name and designation, if applicable]

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Sarah El Karamany

From: Maddy Familton <maddy@brownandcompany.co.nz>
Sent: Friday, 20 January 2023 1:11 pm
To: Unitary Plan
Subject: Further Submission on PC78
Attachments: 22019-Samson-PC78 Further Submission-20Jan23.pdf

Good afternoon,

Please find attached a further submission on PC78: Intensification on behalf of Samson Corporation Limited and Stirling Nominees Limited.

Kind regards,

Maddy Familton
Office Manager

T [+64 3 409 2258](tel:+6434092258)
M [+64 27 840 9158](tel:+64278409158)


BROWN & COMPANY
P L A N N I N G G R O U P

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Auckland Council

Further Submission in support of, or opposition to, a notified proposed plan change or variation

Clause 8 of First Schedule, Resource Management Act 1991
FORM 6

Correspondence to:

Attn: Planning Technician
Auckland Council

Via email: unitaryplan@aucklandcouncil.govt.nz

1. Name of Further Submitter:

Samson Corporation Limited and Sterling Nominees Limited ('Samson')

Address for Service: C/- Brown & Company Planning Group, PO Box 1467,
QUEENSTOWN

Email: office@brownandcompany.co.nz

Contact Person: M Familton

Phone: 03 409 2258

2. This is a further submission in support of or opposition to submissions on the following proposed plan change / variation:

PC78: Intensification

3. Status of Further Submitter:

Samson has an interest in the proposal which is greater than the interest that the general public has and the submissions to which this further submission relates that is greater than the interest the general public has, for the following reasons:

- Samson owns land in Auckland City that is directly affected by the proposal and the submissions; and / or
- Samson has made original submission on the proposal (Submitter 1765) that addresses the same or similar subject matter as is addressed in the submissions to which this further submission relates.

4. Samson makes the further submissions set out in the table included as Attachment A.

5. Samson DOES wish to be heard in support of this further submission; and

6. If others make a similar submission, Samson WILL consider presenting a joint case with them at the hearing.

Signature of Further Submitter

A handwritten signature in black ink, appearing to read 'M Familton', written in a cursive style.

M Familton

20 January 2023

Authorised to sign on behalf of Samson Corporation Limited and Sterling Nominees Limited

ATTACHMENT A

Original Submitter	Submission Number/Point	Support / Oppose	Reasons for Support / Opposition	Decision Sought by the Further Submitter
<i>Special Character Area Qualifying Matter</i>				
Allana Robinson	330.3	Oppose	These submission points are opposed to the extent that they seek to amend the notified area of Special Character Overlay Residential and Business Qualifying Matter in Freemans Bay area to include the entire area previously covered by the AUP Operative Overlay. Samson owns properties within the affected area, being 2 Arthur Street and 80-82 Franklin Road, which would be directly affected by the submissions. These properties are located within the Freemans Bay North SCA, which was found to not be of high-quality special character value¹.	That these submissions are rejected to the extent that they relate to Samson's properties at 2 Arthur Street and 80-82 Franklin Road, Freemans Bay.
Michael Damian Wagg	339.3	Oppose		
Dr Catherine Elizabeth Stone	340.3	Oppose		
Richard Rolfe	348.3	Oppose		
Michael Stewart Kelly	360.3	Oppose		
Jacqueline Ryan	377.3	Oppose		
Hamish Burt	394.3	Oppose		
Simon Jeremy Kember	404.3	Oppose		
Jane Pepper	424.3	Oppose		
Pamela Willi	426.3	Oppose		
Gerard Robert Murphy	428.3	Oppose		
Mary Constance Kelly	429.3	Oppose		
Sean Spratt	432.3	Oppose		
Andrew Bennetts	433.3	Oppose		
Patricia Austin	434.3	Oppose		
Keith Morris	441.3	Oppose		
Liam Taylor	446.3	Oppose		
Lola Taylor	447.3	Oppose		
Kathryn Wilson	448.3	Oppose		

¹ Freemans Bay Findings Report, February 2022

Original Submitter	Submission Number/Point	Support / Oppose	Reasons for Support / Opposition	Decision Sought by the Further Submitter
Stella Taylor	449.3	Oppose		
Declan Graham	451.1	Oppose		
Craig McCormick	477.3	Oppose		
Andrew Kent Robertson	502.3	Oppose		
Paul Jancys	507.1	Oppose		
Min Lee	517.3	Oppose		
Nigel Staples	551.3	Oppose		
Professor Christopher J Martin	560.1	Oppose		
Gilles Demaneuf	594.3	Oppose		
Andre Joseph Babich	625.3	Oppose		
Rachel and Anil Sharma	653.3	Oppose		
Alan John Clark et al	654.3	Oppose		
Deborah Lynnette Simpson	656.3	Oppose		
Mark Dowling	661.3	Oppose		
	661.4	Oppose		
Hector John Cumming	664.2	Oppose		
Hamish Brett Dockery	678.3	Oppose		
Bruce J Goldfinch	746.1	Oppose		
Liz Adams	763.3	Oppose		
Douglas Kenneth Stockwell	766.3	Oppose		
Ida Dowling	792.4	Oppose		
Lindsay Foster	808.3	Oppose		
Gaynor Steel	813.3	Oppose		

Original Submitter	Submission Number/Point	Support / Oppose	Reasons for Support / Opposition	Decision Sought by the Further Submitter
Maureen Harris	821.3	Oppose		
Roderick (Rod) Maitland Marler	844.3	Oppose		
Fiona Helen Driver	854.3	Oppose		
Paul Ronald Gregory	863.3	Oppose		
Brendan Drury	918.3	Oppose		
David King	923.3	Oppose		
Sandra Jill Stockwell	974.3	Oppose		
Basil Denee	1054.3	Oppose		
Rachel Duncan	1109.3	Oppose		
Patrick John Flannery	1145.3	Oppose		
Mary Elizabeth O'Malley	1167.3	Oppose		
Vaughan Peters	1173.3	Oppose		
Sally Barron	1218.3	Oppose		
Sarah Kember	1262.3	Oppose		
Darrell Tse	1291.3	Oppose		
Simon Gerard Vodanovich	1293.3	Oppose		
Timothy Bert Ross Dixon	1296.3	Oppose		
Mr Kieran and Mrs Kirsten Jones	1300.3	Oppose		
Paula Wilkinson	1385.3	Oppose		
Chris Cardwell	1409.3	Oppose		
Jenny Granville	1435.3	Oppose		
Joanna Delaney	1445.3	Oppose		
Charlotte Adams-Drury	1510.3	Oppose		

Original Submitter	Submission Number/Point	Support / Oppose	Reasons for Support / Opposition	Decision Sought by the Further Submitter
Trevor Lund	1550.3	Oppose		
Mary Peters	1594.3	Oppose		
Kate Acland McHardy	1595.3	Oppose		
Gabriela King	1597.3	Oppose		
D. Gene Dillman	1601.3	Oppose		
Mark Stuart van Kaathoven	1602.3	Oppose		
Kathleen Jane Clarke	1617.3	Oppose		
Morgan McConnell	1637.3	Oppose		
Kimberly C Sumner	1667.3	Oppose		
Julie Thompson	1707.3	Oppose		
Roger Purdy	1710.3	Oppose		
Karen McConnell	1760.3	Oppose		
John Arnot Williamson McConnell	1784.3	Oppose		
Henry Temple and Paris Mitchell Temple	1813.3	Oppose		
Bradley Litt	1891.3	Oppose		
Craig Dwerryhouse	1985.3	Oppose		
Andrew Denee	1987.4	Oppose		
Peter Harrison	2004.3	Oppose		
Darryl Edward Gregory	2019.4	Oppose		
Character Coalition Incorporated	2021.1	Oppose		
Neil MacLennan	2026.4	Oppose		
Paul Gregory Gunn	2031.2	Oppose		
Harry Hornabrook	2051.3	Oppose		

Original Submitter	Submission Number/Point	Support / Oppose	Reasons for Support / Opposition	Decision Sought by the Further Submitter
Matthew Ian Lowe	2071.3	Oppose		
Glenn White	2072.3	Oppose		
Emma Stephanie Gregory	2073.4	Oppose		
Philip Johnson	2074.4	Oppose		
Sophia Hornabrook	2075.3	Oppose		
Michael Robinson	2170.3	Oppose		
	2170.11	Oppose		
Alison Wheatley-Mahon	2184.3	Oppose		
Anna London	2199.3	Oppose		
Mark Hornabrook	2200.3	Oppose		
Dr John Hancock	2223.3	Oppose		
Warwick Mahon	2227.3	Oppose		
Alison Maree Leversha	2235.4	Oppose		
Lydia Hewitt	2236.7	Oppose		
Max Osborne	2237.4	Oppose		
Bronwyn Gunn	2239.3	Oppose		
Bronwyn Trevenen	2250.3	Oppose		
Kate Adrienne Meere	2261.3	Oppose		
Kerry Gunn	2267.3	Oppose		
Andrew Alexander Douglas	2274.3	Oppose		
Peter Berton	2276.4	Oppose		
Kristina Berton	2277.4	Oppose		
George Liao	2282.3	Oppose		

Original Submitter	Submission Number/Point	Support / Oppose	Reasons for Support / Opposition	Decision Sought by the Further Submitter
Mamie-Rose Macdonald	2283.4	Oppose		
Glenda Mamie Macdonald	2285.4	Oppose		
Isabella Stevenson	2288.3	Oppose		
Ruby Denee	2290.4	Oppose		
Sheila Johnson	2292.4	Oppose		
Lynne Diane Butler	2294.3	Oppose		
David Duncan	2304.3	Oppose		
Dave Fermah	2381.3	Oppose		
Peter James Neighbours	2394.3	Oppose		
Rezoning				
Allana Robinson	330.2	Oppose	These submission points are opposed to the extent that they seek to amend the notified zoning in the Freemans Bay area as a consequence of reverting to the extent of the AUP Operative Special Character Area Overlay. Samson owns properties within the affected area, being 2 Arthur Street and 80-82 Franklin Road, which would be directly affected by the submissions. These properties are located within the Freemans Bay North SCA, which was found to not be of high-quality special character value and were subsequently notified as Terrace Housing and Apartment Buildings Zone.	That these submissions are rejected to the extent that they relate to Samson’s properties at 2 Arthur Street and 80-82 Franklin Road, Freemans Bay.
Michael Damian Wagg	339.2	Oppose		
Dr Catherine Elizabeth Stone	340.2	Oppose		
Richard Rolfe	348.2	Oppose		
	348.11	Oppose		
Michael Stewart Kelly	360.2	Oppose		
Jacqueline Ryan	377.2	Oppose		
Hamish Burt	394.2	Oppose		
Simon Jeremy Kember	404.2	Oppose		
Natasha Mahony	408.2	Oppose		
Jane Pepper	424.2	Oppose		
Pamela Willi	426.2	Oppose		
Gerard Robert Murphy	428.2	Oppose		

Original Submitter	Submission Number/Point	Support / Oppose	Reasons for Support / Opposition	Decision Sought by the Further Submitter
Mary Constance Kelly	429.2	Oppose		
Sean Spratt	432.2	Oppose		
Andrew Bennetts	433.2	Oppose		
Patricia Austin	434.2	Oppose		
Keith Morris	441.2	Oppose		
Liam Taylor	446.2	Oppose		
Lola Taylor	447.2	Oppose		
Kathryn Wilson	448.2	Oppose		
Stella Taylor	449.2	Oppose		
Craig McCormick	477.2	Oppose		
Andrew Kent Robertson	502.2	Oppose		
Min Lee	517.2	Oppose		
Nigel Staples	551.2	Oppose		
Gilles Demaneuf	594.2	Oppose		
Andre Joseph Babich	625.2	Oppose		
Rachel and Anil Sharma	653.2	Oppose		
Alan John Clark et al	654.2	Oppose		
Deborah Lynnette Simpson	656.2	Oppose		
Mark Dowling	661.2	Oppose		
Hector John Cumming	664.1	Oppose		
Hamish Brett Dockery	678.2	Oppose		
Liz Adams	763.2	Oppose		
Douglas Kenneth Stockwell	766.2	Oppose		

Original Submitter	Submission Number/Point	Support / Oppose	Reasons for Support / Opposition	Decision Sought by the Further Submitter
Ida Dowling	792.2	Oppose		
Lindsay Foster	808.2	Oppose		
Gaynor Steel	813.2	Oppose		
Maureen Harris	821.2	Oppose		
Roderick (Rod) Maitland Marler	844.2	Oppose		
Graeme Edwards	846.3	Oppose		
Fiona Helen Driver	854.2	Oppose		
Paul Ronald Gregory	863.2	Oppose		
Brendan Drury	918.2	Oppose		
David King	923.2	Oppose		
Sandra Jill Stockwell	974.2	Oppose		
Basil Denee	1054.2	Oppose		
Rachel Duncan	1109.2	Oppose		
Patrick John Flannery	1145.2	Oppose		
Mary Elizabeth O'Malley	1167.2	Oppose		
Vaughan Peters	1173.2	Oppose		
Sally Barron	1218.2	Oppose		
Sarah Kember	1262.2	Oppose		
Darrell Tse	1291.2	Oppose		
Simon Gerard Vodanovich	1293.2	Oppose		
Timothy Bert Ross Dixon	1296.2	Oppose		
Mr Kieran and Mrs Kirsten Jones	1300.2	Oppose		
Paula Wilkinson	1385.2	Oppose		

Original Submitter	Submission Number/Point	Support / Oppose	Reasons for Support / Opposition	Decision Sought by the Further Submitter
Chris Cardwell	1409.2	Oppose		
Carolyn Ann Reid	1493.2	Oppose		
Laurence Nash & Paul Willetts	1500.5	Oppose		
	1500.6	Oppose		
Charlotte Adams-Drury	1510.2	Oppose		
Trevor Lund	1550.2	Oppose		
Mary Peters	1594.2	Oppose		
Kate Acland McHardy	1595.2	Oppose		
Gabriela King	1597.2	Oppose		
D. Gene Dillman	1601.2	Oppose		
Mark Stuart van Kaathoven	1602.2	Oppose		
Kathleen Jane Clarke	1617.2	Oppose		
Morgan McConnell	1637.2	Oppose		
Louisa McKnight	1649.2	Oppose		
Kimberly C Sumner	1667.2	Oppose		
Julie Thompson	1707.2	Oppose		
Roger Purdy	1710.2	Oppose		
Karen McConnell	1760.2	Oppose		
John Arnot Williamson McConnell	1784.2	Oppose		
Henry Temple and Paris Mitchell Temple	1813.2	Oppose		
Bradley Litt	1891.2	Oppose		
Craig Dwerryhouse	1985.2	Oppose		
Andrew Denee	1987.3	Oppose		

Original Submitter	Submission Number/Point	Support / Oppose	Reasons for Support / Opposition	Decision Sought by the Further Submitter
Peter Harrison	2004.1	Oppose		
Darryl Edward Gregory	2019.2	Oppose		
Paul Gregory Gunn	2031.4	Oppose		
Harry Hornabrook	2051.2	Oppose		
Matthew Ian Lowe	2071.2	Oppose		
Glenn White	2072.2	Oppose		
Emma Stephanie Gregory	2073.2	Oppose		
Sophia Hornabrook	2075.2	Oppose		
Michael Robinson	2170.2	Oppose		
Alison Wheatley-Mahon	2184.2	Oppose		
Anna London	2199.2	Oppose		
Mark Hornabrook	2200.2	Oppose		
Freemans Bay Residents Association Inc	2201.7	Oppose		
Dr John Hancock	2223.2	Oppose		
Warwick Mahon	2227.2	Oppose		
William Pierce Somerville	2230.2	Oppose		
Alison Maree Leversha	2235.3	Oppose		
Lydia Hewitt	2236.6	Oppose		
Max Osborne	2237.3	Oppose		
Bronwyn Gunn	2239.2	Oppose		
Bronwyn Trevenen	2250.2	Oppose		
Kate Adrienne Meere	2261.2	Oppose		
Kerry Gunn	2267.2	Oppose		

Original Submitter	Submission Number/Point	Support / Oppose	Reasons for Support / Opposition	Decision Sought by the Further Submitter
Andrew Alexander Douglas	2274.2	Oppose		
Peter Berton	2276.3	Oppose		
Kristina Berton	2277.3	Oppose		
George Liao	2282.2	Oppose		
Mamie-Rose Macdonald	2283.3	Oppose		
Glenda Mamie Macdonald	2285.3	Oppose		
Isabella Stevenson	2288.2	Oppose		
Ruby Denee	2290.3	Oppose		
Sheila Johnson	2292.3	Oppose		
Lynne Diane Butler	2294.2	Oppose		
David Duncan	2304.2	Oppose		
Dave Fermah	2381.2	Oppose		
Peter James Neighbours	2394.2	Oppose		
Height Variation Controls – Business Zones				
Kāinga Ora	873.16	Support	These submission points are supported to the extent that they seek to increase building heights in business zones. Samson owns properties within business zones which would be directly affected by the submissions. Business zones, especially those in areas within walkable catchments of rapid and frequent transport and certain centres, have the ability to support intensification and would assist in supporting well-functioning urban environments.	That these submissions are accepted to the extent that they relate to increased height of buildings in business zones.
	873.17	Support		
	873.18	Support		
	873.22	Support		
	873.23	Support		
	873.24	Support		
	873.25	Support		
	873.26	Support		
	873.27	Support		

Original Submitter	Submission Number/Point	Support / Oppose	Reasons for Support / Opposition	Decision Sought by the Further Submitter
	873.38	Support		
	873.39	Support		
	873.196	Support		

Sarah El Karamany

From: Daniel Sadlier <DSadlier@ellisgould.co.nz>
Sent: Friday, 20 January 2023 12:42 pm
To: Unitary Plan
Cc: tracey.turner@simpsongrierson.com; Douglas Allan; Alex Devine; Megan Lockwood; michael@campbellbrown.co.nz; Evan Keating (AT)
Subject: Plan Change 78 - further submissions on behalf of Sanford Limited
Attachments: DS-002313-215-94-V1 (Further submissions (Sanford)).pdf

Please find **attached** Sanford's further submissions in respect of the above matter.

Original submitters are copied in to this email by way of service.

Ngā mihi | Kind regards

Daniel Sadlier PARTNER

ddi. +64 9 306 0748 **mobile.** +64 21 441 653 **fax.** +64 9 358 5215 **email.** dsadlier@ellisgould.co.nz

Level 31, Vero Centre, 48 Shortland Street
PO Box 1509, Auckland, New Zealand
DX CP 22003

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www.ellisgould.co.nz



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PLEASE NOTE: As a consequence of recent changes to the Anti-Money Laundering and Countering Financing of Terrorism Act 2009, from 1 July 2018 law firms will be required to collect additional information from clients undertaking certain categories of activity. We will advise you if we need to obtain such information from you. You can read more about the law change [here](#).

FURTHER SUBMISSIONS ON PLAN CHANGE 78: INTENSIFICATION TO THE AUCKLAND UNITARY PLAN – OPERATIVE IN PART

Clause 8 of Schedule 1 of the Resource Management Act 1991

Sanford Limited Further Submissions

To: Auckland Council

unitaryplan@aucklandcouncil.govt.nz

Sanford Limited (“Sanford”) at the address for service set out below (**“the Submitter”**) makes the following further submissions in support of and opposition to relief sought in original submissions (**“Original Submissions”**) on Plan Change 78: Intensification (**“PC 78”**) to the Auckland Unitary Plan.

1. The Submitter has an interest in PC78 that is greater than the interest the general public has because:
 - (a) It has lodged a submission on PC78;
 - (b) It owns or occupies land that is subject to PC78; and
 - (c) It owns or occupies land that is affected by the relief sought in the Original Submissions.
2. The Submitter could not gain an advantage in trade competition through this submission.
3. **Annexure A** to this submission comprises a schedule summarising the parts of the Original Submissions that the Submitter supports or opposes, any reasons for that position in addition to those set out in paragraph 4 below, and the decisions sought.
4. The reasons for this submission are as follows:
 - (a) The relief sought in the Original Submissions that are supported by the Submitter:
 - (i) Promotes the sustainable management of natural and physical resources and is consistent with the purpose and principles of the Resource Management Act 1991 (**“RMA”**);

- (ii) Is appropriate in terms of section 32 of the RMA; and
 - (iii) Gives effect to the NPS – Urban Development 2020 (“**NPS-UD**”).
 - (b) The relief sought in the Original Submissions that are opposed by the Submitter:
 - (i) Does not promote the sustainable management of natural and physical resources and is inconsistent with the purpose and principles of the RMA;
 - (ii) Is inappropriate in terms of section 32 of the RMA; and
 - (iii) Does not give effect to the NPS – UD.
 - (c) The reasons set out in the Submitter’s submission on PC78.
 - (d) Any additional reasons identified in respect of each of the Original Submissions specified in **Annexure A**.
5. The Submitter wishes to be heard in support of its further submissions. If others make a similar submission, the Submitter will consider presenting a joint case with them at any hearing.

DATED this 20th day of January 2023

Sanford Limited by its solicitors and duly authorised agents, Ellis Gould



D J Sadlier

ADDRESS FOR SERVICE: The offices of Ellis Gould, Solicitors, Level 31, Vero Centre, 48 Shortland Street, PO Box 1509. Auckland 1140, DX CP22003, Auckland. Telephone: (09) 307-2172, Facsimile: (09) 358-5215. **Attention:** Daniel Sadlier (dsadlier@ellisgould.co.nz)

ANNEXURE A

ORIGINAL SUBMISSIONS OPPOSED OR SUPPORTED BY SANFORD LIMITED

Original Submission number	Original Submitter Name & Address for service	Topic	Support / Oppose	Any additional reasons for Support / Opposition	Decision Sought
950	Eke Panuku Development Auckland tracey.turner@simpsongrierson.com	Precincts – NPSUD MDRS Response – I214 Wynyard Precinct	Support in part, Oppose in part	Sanford supports the approach of updating I214 Wynyard Precinct to reflect changed circumstances, but considers the relief sought does not go far enough to appropriately give effect to the NPS-UD and to achieve the purpose of the RMA, and section 32.	Allow the submission to the extent it is consistent with Sanford's submission Disallow the submission to the extent it is inconsistent with Sanford's submission
1088	Viaduct Harbour Holdings Limited dallan@ellisgould.co.nz , adevine@ellisgould.co.nz	Various	Support	Sanford supports the relief sought to the extent it is consistent with, complementary to and/or supports the relief sought in the Sanford submission.	Allow the submission
1975.1-3, 5-6	Willis Bond and Company Limited megan@willisbond.co.nz	Business Zones provisions – City Centre Zone – intensity/floor area ratio/bonus provisions Precincts – NPSUD MDRS Response – I214 Wynyard Precinct Business Zone provisions – City Centre Zone – height provisions	Support in part	Sanford supports the relief sought to the extent it is consistent with, complementary to and/or supports the relief sought in the Sanford submission.	Allow the submission to the extent it is consistent with Sanford's submission Disallow the submission to the extent it is inconsistent with Sanford's submission
1782.9	Mansons TCLM michael@campbellbrown.co.nz	Precincts – NPSUD MDRS Response – I214 Wynyard Precinct	Support		Allow the submission

2049.2	Waka Kotahi evan.keating@nzta.govt.nz	Business Zones provisions – City Centre Zone – height provisions	Support in principle	Sanford supports the submitter's general contention that the Council should revisit its policy position in regard to the City Centre, and ensure that as much development as possible is directed into the City Centre, consistent with the NPD-UD	Allow the submission
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Sarah El Karamany

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 20 January 2023 12:46 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Charissa Snijders

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Charissa Snijders

Organisation name:

Full name of your agent:

Email address:

Contact phone number: 021309593

Postal address:
84 The Terrace
Herald Island
Auckland 0618

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
John Kenneth Diprose jjdiprose@xtra.co.nz

Submission number: 790

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number 790.1-3

The reasons for my or our support or opposition are:
I support this submission in its entirety. Due to the requested qualifying matters raised in the submission, all of Herald Island to be rezoned to Low Density Residential

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 20 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

I am a resident of Herald Island

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Sarah El Karamany

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 20 January 2023 1:01 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Charissa Snijders

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Charissa Snijders

Organisation name:

Full name of your agent:

Email address: charissa@csaarchitect.co.nz

Contact phone number: 021309593

Postal address:
 84 The Terrace
 Herald Island
 Auckland 0618

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
 Kāianga Ora
 developmentplanning@kaingaora.govt.nz

Submission number: 873

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
 Point number 873.144
 Point number 873.146

The reasons for my or our support or opposition are:

I oppose the above points and the role that Kāianga Ora have undertaken by rezoning Auckland for their own purposes. This is not democracy in action. We have not voted them in. Just because they have power does not mean they can manipulate a process. In particular I oppose the above points as it relates to Herald Island, where in both points they request to rezone the entire island to Mixed Housing Urban Zone. As mentioned in the submission I have made, and others on the island, we ask for the exact opposite - for the island to be rezoned back to Low Density Residential. This is not Nimbysm. This is for all the reasons stated in submissions 54, 195, 250, 328, 557, 576, 599, 790, 1205, 1410, 1438, 1448, 1547, 1683, 1719, 1852, 1921. 2010 and 2360

I or we want Auckland council to make a decision to: Disallow part of the original submission

Specify the parts of the original submission you want to allow or disallow:
as above

Submission date: 20 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:
I am a resident of Herald Island

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Sarah El Karamany

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 20 January 2023 1:16 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Charissa Snijders

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Charissa Snijders

Organisation name:

Full name of your agent:

Email address: charissa@csaarchitect.co.nz

Contact phone number: 021309593

Postal address:
84 The Terrace
Herald Island
Auckland 0618

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Urban Auckland
Graeme.Scott@ascarchitects.co.nz

Submission number: 2084

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number 2084.1-2084.13

The reasons for my or our support or opposition are:

It is rare in this submission process to see points that are not specific to a particular area, whether it is a developer wanting greater intensification or residents seeking to lower intensification. Urban Auckland has been a strong advocate for good urban design for many years. Their submission is clear, articulate and well considered. I support their submission in its entirety.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 20 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

I am a registered architect and a member of Urban Auckland, though I had no part in the submission.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 20 January 2023 12:31 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Charissa Snijders

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Charissa Snijders

Organisation name:

Full name of your agent:

Email address: charissa@csaarchitect.co.nz

Contact phone number: 021309593

Postal address:
84 The Terrace
Herald Island
Auckland 0618

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Herald Island Environmental Group

Submission number: 328

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number 328.1- 32.13

The reasons for my or our support or opposition are:

I support this submission in its entirety. This is a well considered, with clear reasoning as to the request to revert the zoning to Low Density Residential zone for the whole island due to lack of public transport, stormwater issues, loss of biodiversity with loss of tree canopy, lack of ability to park on the roadside, impact to the already degraded Upper Waitemata and coastal inundation to name a few reasons.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 20 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

I am a resident of Herald Island

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Further Submission in support of, or opposition to, a notified proposed plan change or variation

Clause 8 of Schedule 1, Resource Management Act 1991
FORM 6



Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to :

Attn: Planning Technician
Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only

Further Submission No:

Receipt Date:

Further Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Mr Milan Covic, CKL NZ Ltd

Organisation Name (if further submission is made on behalf of Organisation)

On behalf of Steven and Shirley Wang

Address for service of Further Submitter

PO Box 171, Hamilton 3240

Telephone:

Fax/Email:

milan.covic@ckl.co.nz

Contact Person: (Name and designation, if applicable)

Scope of Further Submission

This is a further submission in support of (or opposition to) a submission on the following proposed plan change / variation:

Plan Change/Variation Number

PC 78

Plan Change/Variation Name

Intensification

I support : ☐ Oppose ☐ (tick one) the submission of:

(Original Submitters Name and Address)

(Please identify the specific parts of the original submission)

Submission Number

Point-Number

Please see attachment 1 (containing multiple further submissions)

--	--

The reasons for my support / opposition are:

Please see attachment 1 (containing multiple further submissions)

I seek that:

the whole : ☐

or part ☐ (describe precisely which part) _____

of the original submission be **allowed** ☐

disallowed ☐

I wish to be heard in support of my submission ☒

I do not wish to be heard in support of my submission ☐

If others make a similar submission, I will consider presenting a joint case with them at a hearing ☒

M Covic

Signature of Further Submitter
(or person authorised to sign on behalf of further submitter)

01/20/2023

Date

PLEASE COMPLETE THE FOLLOWING SECTION

Please tick one

☐ I am a person representing a relevant aspect of the public interest. (Specify upon what grounds you come within this category)

☒ I am a person who has an interest in the proposal that is greater than the interest that the general public has. (Specify on what grounds you come within this category)

Steven and Shirley Wang are original submitters (1090)

who own land directly affected by the plan change (38 Aldred Road, Remuera)

Notes to person making submission:

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority

If you are making a submission to the Environmental Protection Authority, you should use Form 16C.



Planning | Surveying | Engineering | Environmental

Contact Email	Submitter	Submission	Submission Point	Decision Sought	Topic	Subtopic	Stance	Reason for Support/Opposition
clyon@xtra.co.nz	Donald and Catherine Lyon Trust		202.10	Further strengthen the controls of the [Maunga Viewshafts and Height and Building Sensitive Areas] Overlay through the introduction of additional or strengthened assessment criteria that address the matters raised [in submission points 8- 9] and require applicants to undertake a comprehensive visual and landscape impact assessment that wholistically assesses the impact of additional site development or new buildings on the objectives and policies of the [Maunga Viewshafts and Height and Building Sensitive Areas] Overlay.	Qualifying Matters A-I	D14 Maunga Viewshafts and Height Sensitive Areas		For the reasons outlined in the
		202	202.2	Retain Maunga Viewshafts and Height and Building Sensitive Areas Overlay over 15 Summit Drive, Mount Albert and surrounding sites on Ōwairaka Maunga.	Qualifying Matters A-I	D14 Maunga Viewshafts and Height Sensitive Areas	Oppose	original submission. For the reasons outlined in the
			202.6	Approve the amendments proposed for the Maunga Viewshafts and Height and Building Sensitive Areas Overlay (including height, earthworks, coverage and landscape controls and assessment criteria)	Qualifying Matters A-I	D14 Maunga Viewshafts and Height Sensitive Areas	Oppose	original submission. For the reasons outlined in the
			202.7	Retain the mapped extent of the Maunga Viewshafts and Height and Building Sensitive Areas Overlay over the site at 15 Summit Drive and surrounding sites on Ōwairaka Maunga	Qualifying Matters A-I	D14 Maunga Viewshafts and Height Sensitive Areas	Oppose	original submission. For the reasons outlined in the
			202.8	Further strengthen the controls of the [Maunga Viewshafts and Height and Building Sensitive Areas] Overlay through the introduction of a minimum impermeable surface control to maintain the open, highly vegetated character of the maunga slopes, reduce the effects of excessive runoff and to reinforce the landscaping control	Qualifying Matters A-I	D14 Maunga Viewshafts and Height Sensitive Areas	Oppose	original submission. For the reasons outlined in the
jo@promedtech.co.nz	Jo Banks		219.1	Approve the amendments proposed for the Maunga Viewshafts and Height Sensitive Areas overlay (including height, earthworks, coverage and landscape controls and assessment criteria).	Qualifying Matters A-I	D14 Maunga Viewshafts and Height Sensitive Areas	Oppose	original submission. For the reasons outlined in the
grahamalder@outlook.com	SNPshot Technologies	219	239.2	Include Regional Maunga Viewshafts and Height and Building Sensitive Areas	Qualifying Matters A-I	D14 Maunga Viewshafts and Height Sensitive Areas	Oppose	original submission. For the reasons outlined in the
rajm@isolutionsnz.com	iSolutions	239		Overlay within the plan change, in particular, Takarunga / Mt Victoria viewshafts	Qualifying Matters -	Infrastructure - Combined	Oppose	original submission. For the reasons outlined in the
alanliu930@gmail.com	Songfeng Liu	351	368.1	Reject the reduction of maximum building coverage to 35 per cent within Height and Building Sensitive Areas at 198 Clovelly Road, Bucklands Beach.	Infrastructure	wastewater network	Support	original submission. For the reasons outlined in the
eve-nz@windowslive.com	Eve Skogstad	368	456.1	Remove Notable Trees as a qualifying matter [which limits development] at 2 Hatton Road, Orewa.	Qualifying Matters Other	D14 Maunga Viewshafts and Height Sensitive Areas	Support	original submission. For the reasons outlined in the
maryfml@gmail.com	Mary Williamson	456	545.2	Approve the plan change only if the Regional Maunga Viewshafts and Height and Building Sensitive Areas overlay are retained for Devonport. (Refer to submission for detail)	Qualifying Matters A-I	D14 Maunga Viewshafts and Height Sensitive Areas	Oppose	original submission. For the reasons outlined in the
beaversnorwood@gmail.com	Peter Norwood	545	559.2	Approve the plan change only if the Regional Maunga Viewshafts and Height and Building Sensitive Areas overlay are retained for Devonport. (Refer to submission for detail).	Qualifying Matters A-I	D14 Maunga Viewshafts and Height Sensitive Areas	Oppose	original submission. For the reasons outlined in the
ritunz@yahoo.co.nz	Rupinderdhillon	559	571.1	Remove flood plains as a qualifying matter from 23 Patts Avenue, Glendene [inferred and generally] and enable housing intensification with a minimum floor level	Qualifying Matters A-I	Significant Natural		original submission. For the reasons outlined in the
tessa.wilson99@gmail.com	Tessa Wilson	571	577.2	Approve the plan change only if the Regional Maunga Viewshafts and Height and Building Sensitive Areas overlay are retained for Devonport. (Refer to submission for detail)	Qualifying Matters A-I	D14 Maunga Viewshafts and Height Sensitive Areas	Oppose	original submission. For the reasons outlined in the
joeben0524@hotmail.com	Lin Song	577	615.1	Remove volcanic viewshaft height restrictions.	Qualifying Matters A-I	D14 Maunga Viewshafts and Height Sensitive Areas	Support	original submission. For the reasons outlined in the
david@davidwren.co.nz	Jeremy Adams	615	694.3	Delete all the provisions from within the MHU Zone or any other zone concerning sites subject to the significant ecological area overlay, including Objective H5.2.9, Policy H5.3.15, Table H5.4.1(A2A), Table H5.4.1(A2B), 5.6.10(2), H5.7.1 Matters for Control and H5.7.2 Assessment Criteria.	Qualifying Matters A-I	SEAs (D9)		original submission. For the reasons outlined in the
		694					Support	original submission.

Vijay.lala@tattico.co.nz	Russell Property Group	839.34 Delete proposed provisions under H5.6.38 Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban	H5 Standards MHU	Support	For the reasons outlined in the original submission.
		839.80 Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to submission for further details].	Zone provisions Mixed Housing Urban	Zone H5 Standards MHU	Support	For the reasons outlined in the original submission.
		839.91 Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA.	Zone provisions Terrace Housing and Apartment Buildings	Zone H6 Activity Table	Support	For the reasons outlined in the original submission.
Tom.Morgan@Tattico.co.nz	Villages of New Zealand Limited	841.16 Delete proposed provisions under H5.6.38 Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Zone provisions Mixed Housing Urban	THAB Zone H5 Standards MHU	Support	For the reasons outlined in the original submission.
		841.57 Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to page 50 of the submission for further details]	Zone provisions Mixed Housing Urban	Zone H5 Assessment MHU	Support	For the reasons outlined in the original submission.
		841.66 Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] at H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA [refer to page 56 of submission for further details].	Zone provisions Terrace Housing and Apartment Buildings	Zone H6 Activity Table	Support	For the reasons outlined in the original submission.
		841.69 Delete [H6.6.4B for Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps, refer to page 57 of submission for further details].	Zone provisions Terrace Housing and Apartment Buildings	THAB Zone H6 Activity Table	Support	For the reasons outlined in the original submission.
bparslow@heritage.org.nz	Heritage New Zealand Pouhere Taonga	872.23 Clarify proposed new content of D19.1 Background where operative document reads 'new text to be inserted'. [inferred that submitter did not access relevant notification document].	Zone provisions Qualifying Matters A-I	THAB Zone D14 Maunga Viewshafts and Height Sensitive Areas Overlay	Support	For the reasons outlined in the original submission.
		872.7 Approve inclusion of Notable Trees as a Qualifying Matter	Qualifying Matters Other	Notable Trees (D13)	Oppose	For the reasons outlined in the original submission.
developmentplanning@kainga.govt.nz	Kāinga Ora	873.42 Retain identification of the notable tree qualifying matter and the approach to its implementation. See Appendix 1, Table 1, Row 17 of the submission for details.	Qualifying Matters	Notable Trees (D13)	Oppose	For the reasons outlined in the original submission.
		873.43 Retain the Maunga Volcanic Viewshafts as a qualifying matter but delete all Height and Building Sensitive Areas entirely and their use as a Qualifying Matter. Retain or delete text as set out in Appendix 1, Table 1, Rows 18, 19, 20 and 21 of the submission.	Other Qualifying Matters A-I	D14 Maunga Viewshafts and Height Sensitive Areas Overlay	Oppose	For the reasons outlined in the original submission.
		873.53 Delete the proposed provisions seeking to further restrict land disturbance within the Height Sensitive Areas overlay as set out in Appendix 1, Table 1, Rows 33, 34 and 35 of the submission	Qualifying Matters A-I	D14 Maunga Viewshafts and Height Sensitive Areas Overlay	Oppose	For the reasons outlined in the original submission.
helen.atkins@ahmlaw.nz	Independent Māori Statutory Board	894.3 The Board is supportive of the inclusion of the qualifying matters related to Māori culture and issues which were identified by the Government, and reflected in PC78, including, but not limited to matters of national importance: D14 Maunga Viewshafts and Height Sensitive Building Areas	Qualifying Matters A-I	D14 Maunga Viewshafts and Height Sensitive Areas Overlay	Support	For the reasons outlined in the original submission.
louise.ford@ahmlaw.nz nickr@barker.co.nz	Ngāti Whātua Ōrākei Group	895.3 NWŌ strongly supports the inclusion of Qualifying Matters D14 Maunga Viewshafts and Building Height Sensitive Areas Overlay.	Qualifying Matters A-I	D14 Maunga Viewshafts and Height Sensitive Areas Overlay	Oppose	For the reasons outlined in the original submission.
Makarenad@barker.co.nz mark.vinall@tattico.co.nz	Cornwall Park Trust Board	898.6 Delete the flood plain qualifying matter from all properties [Maungakiekie Avenue properties within Special Character Area Residential Overlay containing an existing flood plain area and inferred that relief sought also applies to 2 Waitapu Road, 4 Waitapu Road, 6 Waitapu Road, 6A Waitapu Road, 8 Waitapu Road and 10 Waitapu Road, Greenlane which contain existing flood plain areas and have been zoned Low Density Residential].	Qualifying Matters A-I	Significant Natural	Oppose	For the reasons outlined in the original submission.
michael@campbellbrown.co.nz	New Zealand Housing Foundation	938.19 Delete Activity H5.4.1(A2A)	Mixed Housing Urban	Hazards H5 Activity Table	Support	For the reasons outlined in the original submission.
		938.20 Delete Activity H5.4.1(A2B) and (A338)	Zone provisions Mixed Housing Urban	MHU Zone H5 Activity Table	Support	For the reasons outlined in the original submission.
		938.2 Delete additional activities in D14.4 (A7A, A7B, A7C and A7D) and Standards D14.6.5- D14.6.8	Zone provisions Qualifying Matters A-I	MHU Zone D14 Maunga Viewshafts and Height Sensitive Areas Overlay	Support	For the reasons outlined in the original submission.
		938.33 Delete proposed text changes relating to the SEA in Standard H5.6.10(2).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone	Support	For the reasons outlined in the original submission.

		938.86 Delete Activity H6.4(A2A)	Terrace Housing and Apartment Buildings	6 Activity Table THAB		For the reasons outlined in the
		938.87 Delete Activity H6.4(A2B) and H6.4(A32B).	Zone provisions	Support		original submission.
			Terrace Housing and Apartment Buildings	6 Activity Table THAB		For the reasons outlined in the
		938.89 Delete standards that are not identified within the MDRS from H6.5. Amend the notification standard to make it clear that restricted discretionary matters such as earthworks, contamination, flood plains, and technical parking infringements do not remove the notification exclusions.	Zone provisions	Support		original submission.
			Terrace Housing and Apartment Buildings	6 Activity Table THAB		For the reasons outlined in the
unitaryplan@aucklandcouncil.govt.nz	Auckland Council	939.101 Amend H6.4.1(A2B) to delete reference to standard H6.6.4b as the standard does not relate to the SEA Overlay.	Zone provisions	Support		original submission.
ovt.nz		939.13 Amend H6.4.1(A2B) to: Two or three more dwellings per site where located in a Significant Ecological Area Overlay (refer to vegetation management and biodiversity E15.4.2(A43) and E15.6.5)	Terrace Housing and Apartment Buildings	6 Activity Table THAB		For the reasons outlined in the
		939.7 Provide definition of landscaped area for less than four dwellings.	Zone provisions	Oppose		original submission.
			Plan making and procedural	Definitions	Oppose	For the reasons outlined in the original submission.
		939.88 Remove reference to the standard H3A.6.4 (A3) as this should be captured by A10 as amended below. Amend A10 to read: More than one dwelling per site in the Infrastructure – Water and Wastewater Constraints Control or the Infrastructure – Combined Wastewater Network Control.	Low Density	H3A Standards Low		For the reasons outlined in the
		939.89 Add new rule to Table H3A.4.1: (A10A) More than one dwelling per site in the Infrastructure – Combined Wastewater Network Control complying with Standard H3A.6.4 Status = Permitted	Residential Zone	Density Residential		
		939.90 Add new rule to Table H3A.4.1: (A10B) More than one dwelling per site in the Infrastructure – Combined Wastewater Network Control not complying with Standard H3A.6.4 Status = RD	provisions	Zone	Oppose	original submission.
		939.92 Remove reference to standard H5.6.3B from H5.4.1(A2A) as the standard is not related to the SEA overlay	Low Density	H3A Activity Table		For the reasons outlined in the
		939.93 Remove reference to standard H5.6.3B from H5.4.1(2B) as the standard is not related to the SEA overlay	Residential Zone	Low Density	Oppose	original submission.
		939.94 Amend H5.4.1(A3) to delete reference to standard H5.6.3B as this should be captured under amended A14B	provisions	Residential Zone		For the reasons outlined in the
		939.95 Amend H5.4.1(A4) to delete reference to standard H5.6.3B as this should be captured under amended A14C	Low Density	H3A Activity Table		For the reasons outlined in the
		939.98 Amend H5.4.1 to include: (A14D) More than one dwelling per site in the Infrastructure – Combined Wastewater Network Control complying with Standard H5.6.3B Status = Permitted	Residential Zone	Low Density		
		939.99 Amend H5.4.1 to include: (A14E) More than one dwelling per site in the Infrastructure – Combined Wastewater Network Control not complying with Standard H5.6.3B Status: RD	provisions	Residential Zone	Oppose	original submission.
madeleine@sallygepp.co.nz	Mariposa Ltd	943.2 Remove Flood Plain control QM from 13 Nanjing Road, Pukekohe.	Mixed Housing Urban	H5 Activity Table		For the reasons outlined in the
madeleine@sallygepp.co.nz	Shildon Ltd	944.9 Remove QM Flood plain control from Orewa 2 sub-precinct B.	Zone provisions	MHU Zone	Support	original submission.
		947.37 Amend Standard H5.6.3B as follows: 'A new dwelling in an area served by the combined sewer network must be able to connect to an existing separated local stormwater pipe that is part of the public stormwater network or provide sufficient stormwater disposal capacity on-site.'	Mixed Housing Urban	H5 Activity Table	Support	For the reasons outlined in the original submission.
Luke.Hinchey@chapmantripp.com	Retirement Villages Association of New Zealand	949.10 Retain D18.4(3) if LDR zone is deleted from the plan change [refer to page 17 of submission for further details].	Zone provisions	MHU Zone	Oppose	original submission.
marika.williams@chapmantripp.com	Incorporated (RVA)	949.111 Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) in a SEA [refer to page 82 of submission for further details].	Mixed Housing Urban	H5 Activity Table		For the reasons outlined in the
Hannah.okane@mitchellldaysh.com	Piper Properties Consultants Limited	949.121 Remove reference to limiting development on 'sites' subject to a SEA [if H6.4.1(A2A) and H6.4.1(A2B) are retained] and focus on managing works 'within' the SEA [refer to page 82 of submission for further details].	Qualifying Matters A-I	Significant Natural Hazards	Support	original submission.
Tom.Morgan@tattico.co.nz		952.3 Amend Policy D14.3 (5A) to apply to only within residential zones. [Refer to Attachment 2 in the full submission].	Mixed Housing Urban	H5 Activity Table	Support	original submission.
ablomfield@bentley.co.nz	The Ascot Hospital and Clinics Limited		Zone provisions	MHU Zone	Oppose	original submission.
			Qualifying Matters A-I	D14 Maunga Viewshafts and Height Sensitive Areas Overlay	Oppose	original submission.

Hello@greyllynresidents.org.nz	Grey Lynn Residents Association	954	954.10 Retain notable trees and notable groups of trees as qualifying matters	Qualifying Matters Other	Notable Trees (D13)	Oppose	For the reasons outlined in the original submission.
			954.16 Retain flood plains as a Qualifying Matter	Qualifying Matters A-I	Significant Natural Hazards	Oppose	For the reasons outlined in the original submission.
jxjiang@hotmail.com	Jack Xiang	1065	1065.3 Delete rule H5.4.1 A2A	Mixed Housing Urban	H5 Activity Table		For the reasons outlined in the original submission.
			1065.4 Delete rule H5.4.1 A2B	Zone provisions Mixed Housing Urban	MHU Zone H5 Activity Table	Support	For the reasons outlined in the original submission.
mark.vinall@tattico.co.nz	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	1066	1066.10 Retain new standards proposed to apply only to buildings in Residential Zones within the Height and Buildings Sensitive Areas Overlay (D14.6.5(1), D14.6.6(1), and D14.6.7(1)).	Zone provisions Qualifying Matters (A-I)	MHU Zone D14 Maunga Viewshafts and Height Sensitive Areas Overlay	Support	For the reasons outlined in the original submission.
			1066.11 Retain new matters of discretion D14.8.1(2)	I) Qualifying Matters (A-I)	D14 Maunga Viewshafts and Height Sensitive Areas Overlay	Oppose	For the reasons outlined in the original submission.
			1066.12 Retain new assessment criterion D14.8.2(2).	I) Qualifying Matters (A-I)	D14 Maunga Viewshafts and Height Sensitive Areas Overlay	Oppose	For the reasons outlined in the original submission.
			1066.5 Remove Notable Trees as a Qualifying Matter, but retain proposed provisions otherwise.	I) Qualifying Matters Other	Notable Trees (D13)	Oppose	For the reasons outlined in the original submission.
			1066.6 Retain new objective D14.2(3).	Qualifying Matters (A-I)	D14 Maunga Viewshafts and Height Sensitive Areas Overlay	Support	For the reasons outlined in the original submission.
			1066.64 Delete new standard H5.6.3B.	I) Mixed Housing Urban	D14 Maunga Viewshafts and Height Sensitive Areas Overlay H5 Standards MHU	Oppose	For the reasons outlined in the original submission.
			1066.7 Retain new policy D14.3(5A).	Zone provisions Qualifying Matters (A-I)	Zone D14 Maunga Viewshafts and Height Sensitive Areas Overlay	Support	For the reasons outlined in the original submission.
			1066.8 Retain new rules (D14.4.1(A7A) – (A7D)).	I) Qualifying Matters (A-I)	D14 Maunga Viewshafts and Height Sensitive Areas Overlay	Support	For the reasons outlined in the original submission.
			1066.9 Retain existing standards D14.6.1 (Height) and D14.6.3	I) Qualifying Matters (A-I)	D14 Maunga Viewshafts and Height Sensitive Areas Overlay	Oppose	For the reasons outlined in the original submission.
n.grala@harrisonsgrrierson.com	Karaka North Village Limited	1072	1072.1 Remove the 'Flood Plain' qualifying matter from Precinct [inferred sub-precinct] A of the Karaka North Precinct, AUP chapter I417.	I) Qualifying Matters A-I	Significant Natural Hazards	Oppose	For the reasons outlined in the original submission.
nickr@barker.co.nz	Fulton Hogan Land Development Limited	1073	1073.145 Delete H6.4.1 (A2A). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB	Support	For the reasons outlined in the original submission.
rebeccas@barker.co.nz			1073.146 Delete H6.4.1 (A2B). - THAB zone	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB	Support	For the reasons outlined in the original submission.
			1073.39 Delete H5.4.1 (A2A) - Residential MHU zone.	Mixed Housing Urban	H5 Activity Table MHU	Support	For the reasons outlined in the original submission.
			1073.40 Delete H5.4.1 (A2B) - Residential MHU zone	Zone provisions Mixed Housing Urban	Zone H5 Activity Table MHU	Support	For the reasons outlined in the original submission.
			1073.54 Delete H5.6.3B (Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps).	Zone provisions Mixed Housing Urban	Zone H5 Activity Table MHU	Support	For the reasons outlined in the original submission.
nickr@barker.co.nz	Oyster Capital	1074	1074.141 Delete H6.4.1 (A2A).	Zone provisions Terrace Housing and Apartment Buildings	H6 Activity Table THAB	Support	For the reasons outlined in the original submission.
rebeccas@barker.co.nz			1074.142 Delete H6.4.1 (A2B).	Zone provisions Terrace Housing and Apartment Buildings	Zone H6 Activity Table THAB	Support	For the reasons outlined in the original submission.
			1074.36 Delete H.4.1(A2A) The ecological values within identified Significant Ecological Areas are sufficiently managed under Section D9 Significant Ecological Areas Overlay.	Zone provisions Mixed Housing Urban	Zone H5 Activity Table MHU	Support	For the reasons outlined in the original submission.

		1074.37 Delete H5.4.1 (A2B) The ecological values within identified Significant Ecological Areas are sufficiently managed under Section D9 Significant Ecological Areas Overlay.	Mixed Housing Urban	H5 Activity Table MHU	Support	For the reasons outlined in the original submission.
			Zone provisions	Zone		
		1074.38 Amend rule H5.4.1. (A3). Amend standards to be complied with to delete reference to H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps; Standard H5.6.19 Deep soil area and canopy tree; Standard H5.6.20 Safety and privacy buffer from private pedestrian vehicle accessways; and	Mixed Housing Urban	H5 Activity Table	Support	For the reasons outlined in the original submission.
		1074.43 Amend rule H5.4.1. (A30A). Amend standards to be complied with to delete reference to: H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H5.6.19 Deep soil area and canopy tree; Standard H5.6.20 Safety and privacy buffer from private pedestrian vehicle accessways; and Standard H5.6.21 Residential waste management.	Zone provisions	MHU Zone	Support	original submission. For the reasons outlined in the
			Mixed Housing Urban	H5 Activity Table		
		1074.44 Amend rule H5.4.1. (A31). Amend standards to be complied with to delete reference to: H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H5.6.19 Deep soil area and canopy tree; Standard H5.6.20 Safety and privacy buffer from private pedestrian vehicle accessways; and Standard H5.6.21 Residential waste management.		MHU	Support	original submission. For the reasons outlined in the
			Zone provisions	Zone		
		1074.45 Amend rule H5.4.1. (A31A). Amend standards to be complied with to delete reference to: H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H5.6.19 Deep soil area and canopy tree; Standard H5.6.20 Safety and privacy buffer from private pedestrian vehicle accessways; and Standard H5.6.21 Residential waste management	Mixed Housing Urban	H5 Activity Table	Support	original submission. For the reasons outlined in the
		1074.47 Amend rule H5.4.1. (A32A). Amend standards to be complied with to delete reference to H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H5.6.19 Deep soil area and canopy tree; Standard H5.6.20 Safety and privacy buffer from private pedestrian vehicle accessways; and Standard H5.6.21 Residential waste management	Zone provisions	Zone	Support	original submission. For the reasons outlined in the
			Mixed Housing Urban	H5 Activity Table		
		1074.51 Delete H5.6.3B. infrastructure constraints can be resolved through funding mechanisms which sit outside of the AUP. The Council owns the networks and therefore has a responsibility to ensure that areas signalled for intensification can be serviced.		MHU	Support	original submission. For the reasons outlined in the
			Zone provisions	Zone		
		1074.76 Amend H5.8.1.(3) as described [see pages 14-15 of original submission for text changes sought]	Mixed Housing Urban	H5 Activity Table	Support	original submission. For the reasons outlined in the
nickr@barker.co.nz	Goodman Nominee (NZ) Limited	1075.11 Enable building height up to the Regional Maunga Viewshafts and Height and Building Sensitive Areas, with particular reference to 575 and 591 Great South Road, Penrose.	Zone provisions	Zone	Support	original submission. For the reasons outlined in the
			Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)		
Burnette@thepc.co.nz	Hudson Retirement LP	1076.2 Remove 'Flood Plain' QM from Lot 1 DP 527699, Lot 2 DP 527699 (112 Hudson Road) and Lot 2 DP537212, as not a QM under the RMA	Qualifying Matters A-I	Significant Natural Hazards	Support	original submission. For the reasons outlined in the original submission.
morehomesnz@gmail.com	The Coalition for More Homes	1079.77 Approve qualifying matter - D14 Maunga Viewshafts and Height Sensitive Building Areas.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Oppose	original submission. For the reasons outlined in the
		1079.84 Approve qualifying matter - Notable Trees and proposed 24 additions.	Qualifying Matters	Notable Trees (D13)	Oppose	original submission. For the reasons outlined in the
kbergin@fri.co.nz	Fletcher Residential Limited	1080.152 Delete H6.4.1 (A2A).	Other	H6 Obs & Pols THAB	Oppose	original submission. For the reasons outlined in the
			Terrace Housing and Apartment Buildings			
1080		1080.153 Delete H6.4.1 (A2B)	Zone provisions	Zone	Support	original submission. For the reasons outlined in the
			Terrace Housing and Apartment Buildings	H6 Obs & Pols THAB		
		1080.46 Delete H5.4.1(A2A) One dwelling per site subject to a Significant Ecological Area Overlay which complies with Standards E15.4.2(A29) and E15.6.5. [Refer to Appendix 1, page 16 for further details]	Zone provisions	Zone	Support	original submission. For the reasons outlined in the
			Mixed Housing Urban	H5 Obs & Pols MHU		
			Zone provisions	Zone	Support	original submission.

info@thetreecouncil.org.nz	The Tree Council	1080.47	Delete H5.4.1(A2B) Two or more dwellings per site subject to a Significant Ecological Area Overlay (refer to Vegetation management and biodiversity E15.4.2(A43) and E15.6.5). [Refer to Appendix 1, page 16 for further details].	Mixed Housing Urban	H5 Obs & Pols MHU	Support	original submission.
		1080.48	Amend H5.4.1(A3) Up to three dwellings per site to delete references to H5.6.3B, H5.6.3C, standards H5.6.19, H5.6.20 and H5.6.21. [Refer to Appendix 1, page 16 for further details].	Mixed Housing Urban	H5 Activity Table	Support	For the reasons outlined in the original submission.
		1080.59	Delete H5.4.1.(A32B) New buildings and additions and alterations to buildings in a Significant Ecological Area Overlay which do not comply with H5.6.10(2) Building coverage. [Refer to Appendix 1, page 18 for further details].	Mixed Housing Urban	MHU Zone H5 Obs & Pols MHU	Support	original submission.
		1080.62	Delete Standard H5.6.3B Dwellings within the Infrastructure - Combined Wastewater Network Control as identified on the planning maps. [Refer to Appendix 1, page 18 for further details].	Mixed Housing Urban	H5 Activity Table	Support	original submission.
		1085.2	Support the inclusion of Notable Trees as a qualifying matter in full	Qualifying Matters	Appropriateness of	Support	original submission.
mark.vinall@tattico.co.nz	Sonn Group	1085		Other	QMs (Other	Oppose	original submission.
		1086.31	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban	H5 Activity Table	Support	For the reasons outlined in the original submission.
		1086		Zone provisions and Wastewater	MHU Zone and Wastewater	Support	original submission.
		1086.77	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control.	Constraints Control.	Constraints Control.	Support	original submission.
		1086.88	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA.	Mixed Housing Urban	Mixed Housing Urban	Support	original submission.
nickr@barker.co.nz	Wyborn Capital Limited	1110.6	Enable building height up to the Regional Maunga Viewshafts and Height and	Terrace Housing and Apartment Buildings	H6 Activity Table THAB	Support	original submission.
				Height	Business Height -		For the reasons outlined in the original submission.
					Policy Principles (NPS		
					UD Policy 3b and 3c -		
		1110	Building Sensitive Areas Overlay.		at least 6 storeys)	Support	original submission.
emma@sentinelplanning.co.nz delilah@civix.co.nz	Melia Development Ltd	1201.6	Amend the Maunga Viewshafts to clarify that development under the identified	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Support	original submission.
		1230	height restriction is not subject to the qualifying matter	Residential Zones	General	Support	original submission.
		1230.1	Approve the proposed MHU zoning for 20 Melia Place, Stanmore Bay.			Support	For the reasons outlined in the original submission.
		1270.10	Remove Flood Plains as a qualifying matter.	Qualifying Matters A-I	Significant Natural Hazards	Support	For the reasons outlined in the original submission.
		1270.5	Delete rule H5.4.1(A2A) in its entirety	Mixed Housing Urban	H5 Activity Table	Support	For the reasons outlined in the original submission.
mark@planco.co.nz	JGUO DEVELOPMENTS LIMITED	1270.7	Delete standard H5.6.10(2)(a).	Zone provisions	MHU Zone	Support	original submission.
		1270.8	Delete standard H5.6.10(2)(b)	Mixed Housing Urban	H5 Activity Table	Support	original submission.
		1270.9	Delete standard H5.6.10(2)(c)	Zone provisions	MHU Zone	Support	original submission.
		1304.1	Amend D14 Volcanic Viewshaft and Height Sensitive Areas Overlay to remove qualifying matter for developments is below the viewshaft height control. e.g. a 3D plane that starts at the same identified RL / height above the site as identified by the current operative viewshaft controls.	Mixed Housing Urban	H5 Activity Table	Support	original submission.
		1304.2	Apply MDRS to those sites affected by the Maunga Viewshafts QM unless proposal infringes the height limit.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Support	original submission.
resilience@eqc.govt.nz	Janette Jiayi Yan and Mark	1304.3	Apply MHU zoning to sites within the Maunga Viewshafts.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Support	original submission.
		1304.61	Delete MHU Standard H5.6.10(2) Building coverage on a site subject to a Significant Ecological Areas Overlay. Chapter D9, E3, E11, E15 and E26 already manage ecological values in SEAs	Qualifying Matters A-I	SEAs (D9)	Support	original submission.
		1304.77	Delete Standard H5.6.3B Dwellings within the infrastructure - Combined	Qualifying Matters -	Infrastructure - Combined	Support	original submission.
		1336.9	Wastewater Network Contro	Infrastructure	wastewater network	Support	original submission.
		1336	Amend the plan to consolidate policies and rules controlling subdivision, use and development within the Flood Plain Overlay to one chapter, and eliminate contradicting rules and standards	Qualifying Matters A-I	Significant Natural Hazards	Support	original submission.

cmcgarr@bentley.co.nz	The Athena Trust	1347.2	Reject all changes in the plan change to Chapter D14	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Support	These changes are better suited to a dedicated plan change for Maunga Viewshafts
karen@bll.nz	Stephen Smythe	1347	1390.2 [Inferred] Request qualifying matters are removed when they don't affect the site they are on. For example, the Maunga Viewshafts and Height Sensitive Areas qualifying matter when there is ample free board for a 9 metre house	Qualifying Matters A-I	Appropriateness of QMs (A I)	Support	For the reasons outlined in the original submission.
msjresidents@gmail.com	Mount St John Residents Group Incorporated	1390	1395.3 Approve Tūpuna Maunga being identified as a qualifying matter (Significant Ecological Areas, Outstanding Natural Features and Outstanding Natural Landscapes, Historic Heritage, Maunga Viewshafts and Height Sensitive Areas).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Oppose	For the reasons outlined in the original submission.
angela@potentialis.co.nz	Angela Joy Goodwin	1395	1401.12 Delete flood plains and overland flowpaths as qualifying matters. [see submission for detail].	Qualifying Matters A-I	Significant Natural Hazards	Support	For the reasons outlined in the original submission.
grantwac@gmail.com	Grant Wackrow	1401	1429.2 Retain all qualifying matter overlays, in particular Historic Heritage, Special Character Areas Residential and Business, and Local Maunga Viewshafts Overlay and Regional Maunga Viewshafts overlay.	Qualifying Matters A-I	Appropriateness of QMs (A-I)	Oppose	For the reasons outlined in the original submission.
mpga29@gmail.com	Maheeka Ariyapperuma	1429	1465.4 Retain qualifying matters for notable trees overlay.	Qualifying Matters A-I	Notable Trees (D13)	Oppose	For the reasons outlined in the original submission.
nicola.woodhead@tcec.co.nz	Oratia Foothills Ltd	1467	1467.2 Remove the Notable Tree qualifying matter from 491 West Coast Road, Oratia	Qualifying Matters Other	Notable Trees (D13)	Support	For the reasons outlined in the original submission.
sarah.robson@ckl.co.nz	Apec Equity Ltd	1470	1470.5 Delete from the Mixed Housing Urban zone new activities H5.4.1(A2A) and (A2B) related to the presence of a significant ecological area	Mixed Housing Urban	H5 Activity Table	Support	For the reasons outlined in the original submission.
		1470	1470.6 Delete Standard H5.6.10(2)(a) Building coverage because it duplicates H5.6.10(1).	Zone provisions	Mixed Housing Urban MHU Zone H5 Standards MHU	Support	For the reasons outlined in the original submission.
			1470.7 Delete Standard H5.6.10(2)(b) Building coverage because sufficient controls are in chapter E15	Zone provisions	Mixed Housing Urban H5 Standards MHU	Support	For the reasons outlined in the original submission.
			1470.8 Delete Standard H5.6.10(2)(c) Building coverage because it does not give effect to the intent of qualifying matters as specified in Section 77L	Zone provisions	Mixed Housing Urban H5 Standards MHU	Support	For the reasons outlined in the original submission.
			1470.9 Remove Flood Plains as a Qualifying Matter as it does not give effect to section 77L RMA and the restrictions to density standards provided in this section (site by site analysis). Hazards, specifically flooding, are not listed under section 77L	Qualifying Matters A-I	Significant Natural Hazards	Support	For the reasons outlined in the original submission.
jodierosehopper@gmail.com	Dalis Trust	1520	1520.2 Remove the Flood Plain qualifying matter from 35 Holiday Road, Stanmore Bay.	Qualifying Matters A-I	Significant Natural Hazards	Support	For the reasons outlined in the original submission.
ross.cooper@tattico.co.nz	Winton Land Limited	1543	1543.10 Retain the new rules D14.4.1(A7A) 'Buildings that do not comply with Standard D14.6.5 Building coverage', D14.4.1(A7B) 'Buildings that do not comply with D14.6.6 Landscaped area', D14.4.1(A7C) 'Buildings that do not comply with underlying zone Yard standards' and D14.4.1(A7D) 'Building that do not comply with Standard D14.6.7 Earthworks' as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Oppose	For the reasons outlined in the original submission.
		1543	1543.11 Retain existing standards D14.6.1 (height) and D14.6.3 (buildings on sites that have a contiguous boundary with a site with a maunga feature mapped as an ONF), as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Oppose	For the reasons outlined in the original submission.
			1543.12 Retain the new standard D14.6.5 Building coverage.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Oppose	For the reasons outlined in the original submission.
		1543.122	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA.	Terrace Housing and Apartment Buildings	H6 Activity Table THAB	Support	For the reasons outlined in the original submission.
		1543.13	Retain new matter of discretion D14.8.1(2) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Oppose	For the reasons outlined in the original submission.
			1543.14 Retain new assessment criterion D14.8.2(2) as notified	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Oppose	For the reasons outlined in the original submission.
		1543.200	Retain new standard D14.6.6 Landscaped Area in relation to buildings in residential zones within the Height and Buildings Sensitive Areas Overlay	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Oppose	For the reasons outlined in the original submission.
		1543.7	Remove Notable Trees as a QM but retain proposed provisions otherwise.	Qualifying Matters Other	Notable Trees (D13)	Support	For the reasons outlined in the original submission.
		1543.72	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban	H5 Standards MHU	Support	For the reasons outlined in the original submission.
		1543.8	Retain new objective D14.2(3) as notified	Zone provisions	Mixed Housing Urban H5 Standards MHU	Support	For the reasons outlined in the original submission.
			1543.9 Retain the new policy D14.3(5A) as notified.	Zone provisions	Mixed Housing Urban H5 Standards MHU	Oppose	For the reasons outlined in the original submission.
				Zone provisions	Zone	Oppose	original submission.

nicola.woodhead@tcec.co.nz	Kotahi Property Collective	1569.2 Remove the flood plain qualifying matter from 33 Covil Avenue, Te Atatū South.	Qualifying Matters A-	Significant Natural Hazards	Support	For the reasons outlined in the original submission.
ross.cooper@tattico.co.nz	30 Hospital Road Limited Partnership	1584.15 Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban	H5 Standards MHU		For the reasons outlined in the original submission.
		1584.61 Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to submission for further details].	Zone provisions	Zone	Support	original submission.
		1584.7 Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act. Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act].	Mixed Housing Urban	H5 Standards MHU		For the reasons outlined in the original submission.
ross.cooper@tattico.co.nz	Gibbonsco Management Limited	1585.12 Remove Notable Trees as a Qualifying Matter, but retain proposed provisions otherwise.	Zone provisions	Zone	Support	original submission.
		1585.134 Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA.	Plan making and	Mapping - general,		For the reasons outlined in the original submission.
		1585.14 Retain new policy D14.3(5A).	procedural	clarity of rezoning	Support	original submission.
			Qualifying Matters	Notable Trees (D13)	Support	For the reasons outlined in the original submission.
		1585.15 Retain new rules D14.4.1(A7A)-(A7D).	Other			For the reasons outlined in the original submission.
		1585.16 Retain existing standards D14.6.1 (Height) and D14.6.3 (Buildings on sites).	Terrace Housing and Apartment Buildings	H6 Activity Table THAB	Support	For the reasons outlined in the original submission.
		1585.17 Retain new standard D14.6.5 (Building coverage).	Zone provisions	Zone		original submission.
		1585.18 Retain new matters of discretion D14.8.1(2).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Oppose	original submission.
		1585.19 Retain new assessment criterion D14.8.2(2).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Oppose	original submission.
		1585.79 Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Oppose	original submission.
ross.cooper@tattico.co.nz	Shundi Tamaki Village Limited	1586.15 Retain objective D14.2 (3) as notified.	Mixed Housing Urban	H5 Standards MHU		For the reasons outlined in the original submission.
		1586.16 Retain policy D14.3 (5A) as notified.	Zone provisions	Zone	Support	original submission.
		1586.17 Retain D14.4.1 (A7A) - (A7D) as notified	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Oppose	For the reasons outlined in the original submission.
		1586.18 Retain standards D14.6.1 and D14.6.3 as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Oppose	original submission.
		1586.19 Retain standards D14.6.5, D14.6.6 and D14.6.7 as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Oppose	original submission.
		1586.2 Approve the amendment to I332 Tāmaki Precinct as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Oppose	original submission.
		1586.21 Retain standards D14.6.5, D14.6.6 and D14.6.7 as notified.	Precincts - NPSUD	I332 Tāmaki Precinct	Oppose	For the reasons outlined in the original submission.
			MDRS Response		Oppose	For the reasons outlined in the original submission.
angus.haslett@gmail.com	Angus Haslett and Deborah Haslett	1622.1 Retain the Regional Maunga Viewshafts and height sensitive overlay as a qualifying	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Oppose	original submission.
Daniel@neatfeat.com	Daniel Moore	1622 matter limiting height of building around the Maunga.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Oppose	original submission.
		1638.4 Support the Regionally Significant Volcanic Viewshaft qualifying matter	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Oppose	For the reasons outlined in the original submission.
		1638				original submission.

alex@expanseplanning.co.nz	Graeme Skates	1703.2 Amend Rules H5.4.1 (A2B) to provide for two or more dwellings as a restricted discretionary activity, and to clarify the application of [inferred] Rule H5.4.1 (A2A) as follows: Table H5.4.1 Activity table (A2A) One dwelling per site subject to a Significant Ecological Area Overlay which complies with Standards E15.4.2(A29) and E15.6.5 – C (A2B) Two or more dwellings per site subject to a Significant Ecological Area Overlay (refer to Vegetation management and biodiversity E15.4.2(A43) and E15.6.5) – RD	Mixed Housing Urban	H5 Activity Table		For the reasons outlined in the
simon@sentinelpartners.co.nz	Sentinel Planning Ltd	1703	Zone provisions	MHU Zone	Oppose	original submission.
patrickibbertson@outlook.com	Henry Patrick James Ibbertson	1722.2 [Inferred] Reject the application of the Low Density Residential zone to accommodate the flood plain qualifying matter.	Qualifying Matters A-I	Significant Natural Hazards	Support	For the reasons outlined in the original submission.
john@dymondmcain.co.nz	John Dymond Projects	1736.6 Approve the Notable Trees and Notable Groups of Trees qualifying matter.	Qualifying Matters Other	Notable Trees (D13)	Oppose	For the reasons outlined in the original submission.
yu.yi@synergyplanningassociates.com	Wenguang Liu	1738.10 Approve Notable Trees and Notable Groups of Trees as a qualifying matter	Qualifying Matters Other	Notable Trees (D13)	Oppose	For the reasons outlined in the original submission.
david@davidwren.co.nz	KMB Construction Ltd	1768.1 Remove flood plains as a qualifying matter.	Qualifying Matters A-I	Appropriateness of QMs (A-I)	Support	For the reasons outlined in the original submission.
		1774.3 Delete all the provisions from within the Mixed Housing Urban Zone or any other zone concerning sites subject to the significant ecological area overlay including; a. Objective H5.2.9 b. Policy H5.3.15 c. Table H5.4.1(A2A) d. Table H5.4.1(A2B) e. H5.6.10(2) f. H5.7.1 Matters for Control g. H5.7.2 Assessment Criteria	Residential Zones	Residential Zones		For the reasons outlined in the
NRivai@propertygroup.co.nz	Porteous Properties Limited	1801.3 Remove the Flood Plains QM from 174 Pook Road, Ranui.	Qualifying Matters A-I	(General or other) Significant Natural Hazards	Support	original submission.
delilah@civix.co.nz	The One Longhorn Limited	1803.6 Reject the inclusion of natural hazards, in particular flood plains as a qualifying matter and rely on the existing AUP standards to manage intensification in these areas.	Qualifying Matters A-I	Appropriateness of QMs (Other)	Support	For the reasons outlined in the original submission.
markb@mhg.co.nz	Richard Donaldson	1808.2 Remove from 29 Shelly Bay Road (Lot 1 DP19656) and the surrounding properties, Beachlands the Flood Plain QM [inferred to include 31 Shelley Bay Road, 33 Shelley Bay Road, 35 Shelley Bay Road, 26 Shelley Bay Road, 28 Shelley Bay Road and 30 Shelley Bay Road]	Qualifying Matters A-I	Significant Natural Hazards	Support	For the reasons outlined in the original submission.
markb@mhg.co.nz	M & K Atkins Limited	1809.4 [Inferred] Remove the Flood Plain QM from the following properties: 192 Henderson Valley Road, 194 Henderson Valley Road, 196 Henderson Valley Road, 198 Henderson Valley Road, 200 Henderson Valley Road and 200A Henderson Valley Road, Henderson].	Qualifying Matters A-I	Significant Natural Hazards	Support	For the reasons outlined in the original submission.
ablomfield@bentley.co.nz	Dilworth Trust Board	1811.1 Delete the proposed amendments to Chapter D14 which seek to insert and support proposed standards for building coverage, landscaped area, yards, and earthworks within the Height Sensitive Area overlay, including: • All amendments to the name of 'Height Sensitive Area' to 'Height and Building Sensitive Area'; • Policy D14.3(SA); • Rules D14.4.1 (A7A), (A7B), (A7C) and (A7D); • Standard D14.6.5; • Standard D14.6.6; • Standard D14.6.7; • Matters of discretion at D14.8.1(2); and • Assessment criteria at D14.8.2(2).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive	Support	original submission.
ipcassidy@hotmail.com	Ian Peter Cassidy	1814.3 Accept the qualifying matters identified by the Council such as Viewshafts, historic heritage and Notable Trees	Qualifying Matters A-I	Areas (D14) Appropriateness of QMs (A-I)	Support	original submission.
alvin@civix.co.nz	James Hu	1850.4 Remove the Remove Regional Maunga Viewshafts and Height and Building Sensitive Areas Overlay as qualifying matters from 116 Bassett Road, Remuera and instead rely on the existing rules within the AUP to manage intensification in these areas.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive	Oppose	For the reasons outlined in the original submission.
mingo@footprintsurvey.nz	Mingo Alexander Innes	1862.6 Approve Notable Trees and Notable Groups of trees as a QM.	Qualifying Matters Other	Areas (D14) Appropriateness of QMs (A-I)	Support	original submission.
nicky@nsplanning.co.nz	Nicola Spencer	1862.8 Approve Flood Plains as a QM	Qualifying Matters A-I	Appropriateness of QMs (A-I)	Oppose	For the reasons outlined in the original submission.
alvin@civix.co.nz	Sweet New Zealand Partnership Limited	1865.18 Approve Standard H3A.6.4 Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone	Oppose	For the reasons outlined in the original submission.
chris@trippandrews.co.nz	Tripp Andrews Surveyors Limited	1876.1 Approve the MHU zone applied to 19A, 21 Verran Road and 25 Verran Road (northern portion) and 19 West Glade Cres, Birkenhead.	Plan making and procedural	General	Support	For the reasons outlined in the original submission.
		1878.11 Delete the following Standards: -H5.6.3B, H5.6.3C, H5.6.19, H5.6.20 These standards are in the MHU zone and the correct references are in the THAB zone and reasons column of the submission:- H6.6.4B, Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps -H6.6.4C, Dwellings within the Infrastructure - Stormwater Disposal Constraints Control -H6.6.20, Deep soil area and canopy tree -H6.6.22 Residential waste management and those parts of standards that have different requirements for up to 3 dwellings and 4 or more dwellings.	Terrace Housing and Apartment Buildings	H6 Standards THAB		For the reasons outlined in the
zita.talaic-burgess@ccl.co.nz	Ulrich Peter Hess	1879.2 Delete Flood plains as a qualifying matter	Zone provisions	Zone	Support	original submission.
chrisandpipmules@gmail.com	South Epsom Planning Group	1893.5 Approve Notable Trees as a QM.	Qualifying Matters A-I	Significant Natural Hazards	Support	For the reasons outlined in the original submission.
matthew.wansbone@gmail.co	Matthew Wansbone	1953.63 Review application of some existing viewshafts, excluding those of national significance and/or of significance to iwi, as a QM	Qualifying Matters A-I	Appropriateness of QMs (A-I) Maunga Viewshafts and Height Sensitive Areas (D14)	Oppose	For the reasons outlined in the original submission.
m					Support	original submission.

jessica@civix.co.nz	Aedifice Property Group	1962.100 Delete activity H.6.4.1(A2B).[infer means H5.4.1].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU		For the reasons outlined in the original submission.
		1962.116 Delete H5.6.10(2) Building Coverage	Mixed Housing Urban Zone provisions	H5 Activity Table MHU	Support	For the reasons outlined in the original submission.
		1962.134 Delete activity H.6.4.1(A2A)	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB	Support	For the reasons outlined in the original submission.
		1962.135 Delete activity H.6.4.1(A2B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB	Support	For the reasons outlined in the original submission.
		1962.16 Delete the QM relating to flood plains.	Qualifying Matters A-I	Significant Natural Hazards	Support	For the reasons outlined in the original submission.
		1962.23 Delete the QM relating to Notable Trees.	Qualifying Matters Other	Notable Trees (D13)	Support	For the reasons outlined in the original submission.
		1962.8 Approve the QM relating to the Regional/Local Maunga Viewshafts and Height and Building Sensitive Areas overlay.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Oppose	For the reasons outlined in the original submission.
		1962.99 Delete Activity H.6.4.1(A2A).[infer means H5.4.1].	Mixed Housing Urban Zone provisions	H5 Activity Table	Support	For the reasons outlined in the original submission.
karlc@barker.co.nz	University of Auckland	1980.11 Delete the Infrastructure – Combined Wastewater Network Control within the Learning Precinct from the planning maps	Qualifying Matters - Infrastructure Precincts - NPSUD	MHU Zone Infrastructure - Combined wastewater network	Support	For the reasons outlined in the original submission.
info@subdivision.co.nz	The Surveying Company Ltd	1980.9 Delete the Infrastructure – Combined Wastewater Network Control within the Learning Precinct from the planning maps	MDRS Response	I207 Learning Precinct	Support	For the reasons outlined in the original submission.
		1984.21 Amend the definition of a canopy tree to include a reduced minimum mature height and canopy diameter in recognition that the canopy tree is required to be planted in a built up urban environment and can result in reduced daylight and sunlight access to dwellings (both on the site and on adjoining sites).	Plan making and	Definitions		For the reasons outlined in the original submission.
Burnette@theipc.co.nz	Robyn Alexander and Katherine Heatley	1988.5 Review the application of the Flood plain qualifying matter for 3 Matakana Road, Warkworth in light of section 77L and 77K of the RMA.	procedura	Significant Natural Hazards	Support	For the reasons outlined in the original submission.
dominic.wilson@aucklandcoun	Tūpuna Maunga o Tāmaki Makaurau Authority	1991.10 Approve Standard D14.6.1 Height as notified	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Oppose	For the reasons outlined in the original submission.
cil.govt.nz		1991.12 Approve Standards D14.6.5 - D14.6.8. [D14.6.5 Building coverage, Standard D14.6.6 Landscaped area, Standard D14.6.7 Earthworks] as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Oppose	For the reasons outlined in the original submission.
		1991.13 Approve D14.8 Assessment - restricted discretionary activities as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Oppose	For the reasons outlined in the original submission.
		1991.2 Approve Tūpuna Maunga as a qualifying matter of national importance in zones, overlays and Auckland-wide provisions in Table A1.4.8.1.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Oppose	For the reasons outlined in the original submission.
		1991.5 Approve D14.1 overlay description as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Oppose	For the reasons outlined in the original submission.
		1991.6 Approve Objective D14.2(3) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Oppose	For the reasons outlined in the original submission.
		1991.7 Approve D14.3 Policies as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Oppose	For the reasons outlined in the original submission.

1991.8	Approve D14.4 activity table activities (A3), (A4), (A5), (A6), (A7), (A8), (A10) and (A11) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Oppose	original submission.
1991.9	Approve D14.4 Activity table activities (A7), (A7B), (A7C) and (A7D) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Oppose	original submission.
2033	2033.25 Delete A2A from within H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban	H5 Activity Table MHU	Support	original submission.
	2033.26 Delete A2B and A33B from the H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons)	Mixed Housing Urban	H5 Activity Table MHU	Support	original submission.
	2033.32 Delete H5.6.3B - Dwellings within the Infrastructure – Combined Wastewater Network Control as effects already managed by Chapter E8.	Mixed Housing Urban	H5 Activity Table MHU	Support	original submission.
	2033.5 Delete the additional activities in activity Table D14.5, being A7A, A7B, A7C and A7D (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Support	original submission.
	2033.97 Delete activity H6.4 (A2A) as effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings	H6 Activity Table THAB	Support	original submission.
2036	2033.98 Delete activities (A2B) and (A32B) As effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings	H6 Activity Table THAB	Support	original submission.
	2036.25 Delete A2A from within H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban	H5 Activity Table MHU	Support	original submission.
	2036.26 Delete A2B and A33B from the H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons)	Mixed Housing Urban	H5 Activity Table MHU	Support	original submission.
	2036.32 Delete H5.6.3B - Dwellings within the Infrastructure – Combined Wastewater Network Control as effects already managed by Chapter E8.	Mixed Housing Urban	H5 Activity Table MHU	Support	original submission.
	2036.5 Delete the additional activities in activity Table D14.5, being A7A, A7B, A7C and A7D (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Support	original submission.
2040	2036.6 Delete proposed Standards D14.6.5 – D14.6.8 (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Support	original submission.
	2036.97 Delete activity H6.4 (A2A) as effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings	H6 Activity Table THAB	Support	original submission.
	2036.98 Delete activities (A2B) and (A32B) As effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings	H6 Activity Table THAB	Support	original submission.
	2040.2 Delete the additional activities in activity Table D14.5, being A7A, A7B, A7C and A7D (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Support	original submission.
	2040.22 Delete A2A from within H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban	H5 Activity Table MHU	Support	original submission.
2040	2040.23 Delete A2B and A33B from the H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban	H5 Activity Table MHU Zone	Support	original submission.
	2040.29 Delete H5.6.3B - Dwellings within the Infrastructure – Combined Wastewater Network Control as effects already managed by Chapter E8.	Mixed Housing Urban	H5 Activity Table MHU Zone	Support	original submission.
		Zone provisions	MHU Zone	Support	original submission.

	2040.3 Delete proposed Standards D14.6.5 – D14.6.8 (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Support	original submission. For the reasons outlined in the
	2040.94 Delete activity H6.4 (A2A) as effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone	Support	original submission. For the reasons outlined in the
	2040.95 Delete activities (A2B) and (A32B) As effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone	Support	original submission. For the reasons outlined in the
Michael@campbellbrown.co.nz Neilston Homes	2041.25 Delete A2A from within H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban	H5 Activity Table	Support	original submission. For the reasons outlined in the
2041	2041.26 Delete A2B and A33B from the H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Zone provisions	MHU Zone	Support	original submission. For the reasons outlined in the
	2041.32 Delete H5.6.3B - Dwellings within the Infrastructure – Combined Wastewater Network Control as effects already managed by Chapter E8.	Mixed Housing Urban	H5 Activity Table	Support	original submission. For the reasons outlined in the
	2041.5 Delete the additional activities in activity Table D14.5, being A7A, A7B, A7C and A7D (and any other consequential changes that would give effect to the relief sought in this submission).	Zone provisions	MHU Zone	Support	original submission. For the reasons outlined in the
	2041.6 Delete proposed Standards D14.6.5 – D14.6.8 (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Support	original submission. For the reasons outlined in the
	2041.97 Delete activity H6.4 (A2A) as effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone	Support	original submission. For the reasons outlined in the
	2041.98 Delete activities (A2B) and (A32B) As effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone	Support	original submission. For the reasons outlined in the
bella.burgess@pestfreekaipatiki.org.nz Pest Free Kaipatiki	2064.2 Approve inclusion of qualifying matters that give protection to wetland areas, significant ecological areas (SEAs), notable trees, outstanding natural features and areas of outstanding natural character	Qualifying Matters A-I	appropriateness of QMs (A-I)	Oppose	original submission. For the reasons outlined in the
i.org.nz	2083.19 Delete activity A2A from the activity table.	Mixed Housing Urban	H5 Activity Table	Support	original submission. For the reasons outlined in the
Michael@campbellbrown.co.nz Universal Homes	2083	Zone provisions	MHU Zone	Support	original submission. For the reasons outlined in the
	2083.20 Delete activities A2B and A33B from the activity table.	Mixed Housing Urban	H5 Activity Table	Support	original submission. For the reasons outlined in the
	2083.2 Delete the additional activities in activity table D14.5, being A7A, A7B, A7C and A7D.	Zone provisions	MHU Zone	Support	original submission. For the reasons outlined in the
	2083.25 Delete Standard H5.6.3B.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Support	original submission. For the reasons outlined in the
	2083.3 Delete proposed Standards D14.6.5 – D14.6.8.	Mixed Housing Urban	H5 Activity Table	Support	original submission. For the reasons outlined in the
	2083.33 Delete the proposed text changes in Standard H5.6.10(2) relating to the SEA.	Zone provisions	MHU Zone	Support	original submission. For the reasons outlined in the
	2083.86 Delete activity H6.4(A2A).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)	Support	original submission. For the reasons outlined in the
	2083.87 Delete activities H6.4(A2B) and A32B).	Mixed Housing Urban	H5 Standards MHU	Support	original submission. For the reasons outlined in the
	2208.2 Delete the Flood Plain Overlay from 57 Maungakiekie Avenue, One Tree Hill as the land is elevated and not in a flood plain.	Zone provisions	Zone H6 Activity Table	Support	original submission. For the reasons outlined in the
paulsousa@xtra.co.nz Craig Anderson	2208	Terrace Housing and Apartment Buildings Zone provisions	THAB Zone H6 Activity Table	Support	original submission. For the reasons outlined in the
		Zone provisions	THAB Zone	Support	original submission. For the reasons outlined in the
		Qualifying Matters A-I	Significant Natural Hazards	Support	original submission. For the reasons outlined in the

mark.vinall@tattico.co.nz	Stuart P.C. Ltd	2248.26 Delete from H5.4.A Activity Table rules (A2A), (A2B), (A14A), (A14B), (A14C), (A30A), (A31A), (A32A), (A32B), or if retained, change to not refer to 'sites' subject to a SEA overlay, but 'development proposed within' a SEA.	Mixed Housing Urban	H5 Activity Table		Support	For the reasons outlined in the original submission.
		2248.31 Delete from H5.6.3B the following purpose statement: 'Purpose: to restrict development in any area served by a combined sewer network where public sewer separation has not occurred while enabling new dwellings where separation is in progress and the new dwelling can connect to a separated local stormwater pipe that is part of the public stormwater network' and also H5.6.3B (1).	Zone provisions Mixed Housing Urban	MHU Zone H5 Activity Table		Support	For the reasons outlined in the original submission.
		2248.92 Delete H6.4.1(A2A) and H6.4.1(A2B), or if retained, remove reference to limiting development on 'sites' subject to an SEA and focus on managing works 'within' the SEA.	Zone provisions Terrace Housing and Apartment Buildings	MHU Zone H6 Activity Table		Support	For the reasons outlined in the original submission.
aaron@civilplan.co.nz	CivilPlan Consultants Limited	2272.101 Amend Standard H6.6.21 to merge the requirements with the windows to private vehicle and pedestrian accessways standard	Zone provisions Terrace Housing and Apartment Buildings	THAB Zone H6 Activity Table		Support	For the reasons outlined in the original submission.
		2272.180 Relocate Activity H5.4.1(A2A) to Section D9.	Zone provisions Mixed Housing Urban	THAB Zone H5 Activity Table		Oppose	For the reasons outlined in the original submission.
		2272.181 Relocate Activity H5.4.1(A2B) to Section D9.	Zone provisions Mixed Housing Urban	MHU Zone H5 Activity Table		Oppose	For the reasons outlined in the original submission.
		2272.186 Relocate Standard H5.6.3B to New Infrastructure Constraints Overlay.	Zone provisions Mixed Housing Urban	MHU Zone H5 Standards MHU		Oppose	For the reasons outlined in the original submission.
		2272.189 Relocate Standard H5.6.10(2) to Section D9.	Zone provisions Mixed Housing Urban	Zone H5 Standards MHU		Oppose	For the reasons outlined in the original submission.
		2272.200 Relocate Activity H6.4.1(A2A) to Section D9.	Zone provisions Terrace Housing and Apartment Buildings	Zone H6 Activity Table		Oppose	For the reasons outlined in the original submission.
		2272.3 Ensure definitions for 'building' and building coverage' in Chapter J of the AUP are amended in accordance with the Definitions List in 14 of the National Planning Standards.	Zone provisions Plan making and	THAB Zone Definitions		Oppose	For the reasons outlined in the original submission.
aaron@civilplan.co.nz	Aaron Grey	2273.205 Relocate Activity H5.4.1(A2A) to Section D9.	procedural Mixed Housing Urban	H5 Activity Table		Support	For the reasons outlined in the original submission.
		2273.206 Relocate Activity H5.4.1(A2B) to Section D9.	Zone provisions Mixed Housing Urban	MHU Zone H5 Activity Table		Oppose	For the reasons outlined in the original submission.
		2273.211 Relocate Standard H5.6.3B to New Infrastructure Constraints Overlay.	Zone provisions Mixed Housing Urban	MHU Zone H5 Standards MHU		Oppose	For the reasons outlined in the original submission.
		2273.214 Relocate Standard H5.6.10(2) to Section D9	Zone provisions Mixed Housing Urban	Zone H5 Standards MHU		Oppose	For the reasons outlined in the original submission.
		2273.225 Relocate Activity H6.4.1(A2A) to Section D9.	Zone provisions Terrace Housing and Apartment Buildings	Zone H6 Activity Table		Oppose	For the reasons outlined in the original submission.
		2273.226 Relocate Activity H6.4.1(A2B) to Section D9.	Zone provisions Terrace Housing and Apartment Buildings	THAB Zone H6 Activity Table		Oppose	For the reasons outlined in the original submission.
		2273.41 Delete Standard D14.6.7 and reference to this standard in section D14.8.1(2) and D14.8.2(2) (and undertake consequential amendments to section E12.8.2(f)) on the basis that they are unnecessary and applicable provisions to this effect are already provided for in E12.	Zone provisions Qualifying Matters A-I	THAB Zone Maunga Viewshafts and Height Sensitive Areas (D14)		Oppose	For the reasons outlined in the original submission.
cta@civictrustauckland.org.nz	Civic Trust Auckland	2286.4 Supports the nomination of Height Sensitive Areas. Local Views, Notable Trees, and	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas		Support	For the reasons outlined in the original submission.
		2286 Volcanic Viewshafts as qualifying matters		(D14)		Oppose	For the reasons outlined in the original submission.
mark.vinall@tattico.co.nz	Templeton Group	2303.34 Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to page 29 of submission for further details].	Mixed Housing Urban	H5 Standards MHU		Oppose	For the reasons outlined in the original submission.
		2303.77 Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to submission for further details].	Zone provisions Mixed Housing Urban	Zone H5 Assessment MHU		Support	For the reasons outlined in the original submission.
			Zone provisions	Zone		Support	original submission.

chia.mhawish@gmail.com admin@epsconsulting.co.nz alvin@civix.co.nz karl_flavell@hotmail.com	Clarke McKinney EPS Consulting Group Ltd Sanctum Projects Ngāti Te Ata Waiohua	2303.86	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone	Support	For the reasons outlined in the original submission.
		2303.87	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone	Support	For the reasons outlined in the original submission.
		2303.97	Remove reference to limiting development on 'sites' subject to a SEA [if H6.4.1(A2A) and H6.4.1(A2B) are retained] [refer to page 64 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone	Support	For the reasons outlined in the original submission.
		2303.98	Delete proposed provisions under H6.6.13 (Outlook space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB	Support	For the reasons outlined in the original submission.
		2327	2327.2 Rezone 1 and 5 Claret Place Henderson, and 60 and 69 Spence Road, Henderson to Mixed Housing Urban zone	Urban Environment	Zone Single or small area rezoning proposal	Support	For the reasons outlined in the original submission.
		2347	2347.12 Remove Flood plain only as a qualifying matter, natural hazard including flooding and overland flow path has been regulated under chapter E36	Qualifying Matters A-I	Significant Natural Hazards	Support	For the reasons outlined in the original submission.
		2371	2371.1 Remove Flood Plain as a qualifying matter for 35 The Parade, St Heliers.	Qualifying Matters A-I	Significant Natural Hazards	Support	For the reasons outlined in the original submission.
		2392	2392.17 Supports proposed Low Density zoning for Pararēkau Island. As a qualifying matter RMA Section 6(e) is relevant, as well as the current basis of coastal erosion.	Plan making and procedural	General	Oppose	For the reasons outlined in the original submission.

From: Sarah Robson <Sarah.Robson@ckl.co.nz>
Sent: Friday, 20 January 2023 11:44 am
To: Unitary Plan
Subject: [#CKL S3279] Further Submission on Plan Change 78 - Auckland Unitary Plan
Attachments: Further Submission - PC78 - Apec Equity Ltd.pdf; Further Submitter Table - Apec Equity Ltd.pdf

Good morning,

Please find attached further submissions on Plan Change 78 made on behalf of Apec Equity Ltd. Details of each further submission is provided in the attached table, with contact details etc provided in the form.

Kind regards,

Sarah Robson

Principal Planner-Bplan Int. NZPI

DDI 09 220 5964 | P 09 524 7029 | M 022 070 8256 | Sarah.Robson@ckl.co.nz

L2, 25 Broadway, PO Box 99463, Newmarket, Auckland, 1149 | www.ckl.co.nz



Planning | Surveying | Engineering | Environmental

Further Submission in support of, or opposition to, a notified proposed plan change or variation

Clause 8 of Schedule 1, Resource Management Act 1991
FORM 6



Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to :

Attn: Planning Technician
Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only

Further Submission No:

Receipt Date:

Further Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Sarah Robson, CKL NZ Ltd

Organisation Name (if further submission is made on behalf of Organisation)

on behalf of Apec Equity Ltd

Address for service of Further Submitter

L2, 25 Broadway, PO Box 99463, Newmarket, Auckland, 1149

Telephone:

220708256

Fax/Email:

Sarah.Robson@ccl.co.nz

Contact Person: (Name and designation, if applicable)

Scope of Further Submission

This is a further submission in support of (or opposition to) a submission on the following proposed plan change / variation:

Plan Change/Variation Number

PC 78

Plan Change/Variation Name

Intensification

I support : ☐ Oppose ☐ (tick one) the submission of:

(Original Submitters Name and Address)

(Please identify the specific parts of the original submission)

Submission Number

Point-Number

Please see attachment 1

(containing multiple further submissions)

The reasons for my support / opposition are:

Please see attachment 1 (containing multiple further submissions)

I seek that:

the whole : ☐

or part ☐ (describe precisely which part) _____

of the original submission be **allowed** ☐

disallowed ☐

I wish to be heard in support of my submission ☐

I do not wish to be heard in support of my submission ☐

If others make a similar submission, I will consider presenting a joint case with them at a hearing ☐

S J ROBSON (on behalf of Apec Equity Ltd)

01/20/2023

Signature of Further Submitter
(or person authorised to sign on behalf of further submitter)

Date

PLEASE COMPLETE THE FOLLOWING SECTION

Please tick one

☐ I am a person representing a relevant aspect of the public interest. (Specify upon what grounds you come within this category)

☒ I am a person who has an interest in the proposal that is greater than the interest that the general public has. (Specify on what grounds you come within this category)

Apec Equity Ltd is an original submitter (1470) and owns land
directly affected by the plan change (52 Sunnyheights Road, Orewa)

Notes to person making submission:

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority

If you are making a submission to the Environmental Protection Authority, you should use Form 16C.

ATTACHMENT 1 – FURTHER SUBMISSIONS

Original Submitters Name & Address	Submission Numbers/Points	Topic	Support or Oppose	Reasons for Support / Opposition	Outcome Sought
Jeremy Adams david@davidwren.co.nz	694.3	Significantly Ecological Areas and Mixed Housing Urban Zone	Support	The submission aligns with the relief sought under submission 1470	Submission point 694.3 be allowed
Iain McManus iain@civitas.co.nz	812.6, 812.7, 812.8, 812.9, 812.10, 812.11, 812.13 & 812.14	Infrastructure - Water and wastewater constraints	Support	As above	Submission points 812.6, 812.7, 812.8, 812.9, 812.10, 812.11, 812.13 & 812.14 be allowed
Russell Property Group Vijay.lala@tattico.co.nz	839.136	Floodplains	Support	As above	Submission point 839.136 be allowed
Kāinga Ora developmentplanning@kaingaora.govt.nz	873.49	Infrastructure - Water and wastewater constraints	Support in Part	As above	Submission point 873.49 be allowed in part, specifically the deletion of the Infrastructure - Water and/or Wastewater Constraints Control
Metlifecare Limited bianca.tree@minterellison.co.nz	901.17 & 901.17	Infrastructure - Water and wastewater constraints	Support	As above	Submission points 901.17 & 901.17 be allowed
New Zealand Housing Foundation michael@campbellbrown.co.nz	938.19, 938.20 & 938.33	Significantly Ecological Areas and Mixed Housing Urban Zone	Support	As above	Submission points 938.19, 938.20 & 938.33 be allowed
Shildon Ltd madeleine@sallygepp.co.nz	944.2, 944.3, 944.5, 944.8, 944.9, 944.11, 944.12, 944.19, 944.49,	I530 Orewa 2 Precinct	Support	As above	Submission points 944.2, 944.3, 944.5, 944.8, 944.9, 944.11, 944.12, 944.19, 944.49, 944.50,

	944.50, 944.51, 944.52, 944.53, 944.54, 944.55, 944.56, 944.57, 944.58 & 944.59	Infrastructure - Water and wastewater constraints			944.51, 944.52, 944.53, 944.54, 944.55, 944.56, 944.57, 944.58 & 944.59 be allowed
Piper Properties Consultants Limited Tom.Morgan@Tattico.co.nz layne@bastiongroup.co.nz	949.155	Floodplains	Support	As above	Submission point 949.155 be allowed
Kester Ko Queen's Home Limited kester@rockhopper.co.nz	1018.3, 1018.4, 1018.5, 1018.6 & 1018.7	I530 Orewa 2 Precinct	Support	As above	Submission points 1018.3, 1018.4, 1018.5, 1018.6 & 1018.7 be allowed
Avant Group Limited and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited mark.vinall@tattico.co.nz	1066.71	Significantly Ecological Areas and Mixed Housing Urban Zone	Support	As above	Submission point 1066.71 be allowed
The Coalition for More Homes morehomesnz@gmail.com	1079.71	Infrastructure - Water and wastewater constraints	Support	As above	Submission point 1079.71 be allowed
Fletcher Residential Limited kbergin@frl.co.nz	1080.262	Infrastructure - Water and wastewater constraints	Support	As above	Submission point 1080.262 be allowed
Melia Development Ltd delilah@civix.co.nz	1230.3	Infrastructure - Water and wastewater constraints	Support	As above	Submission point 1230.3 be allowed

Bobby Gong tara@avantplanning.co.nz	1258.3	Infrastructure - Water and wastewater constraints	Support	As above	Submission point 1258.3 be allowed
Janette Jiayi Yan and Mark mark@planco.co.nz	1304.5 & 1304.61	Infrastructure - Water and wastewater constraints Significantly Ecological Areas and Mixed Housing Urban Zone	Support	As above	Submission points 1304.5 & 1304.61 be allowed
D Bow et al g.datt@avantplanning.co.nz	1338.3	Infrastructure - Water and wastewater constraints	Support	As above	Submission point 1338.3 be allowed
KMB Construction Ltd david@davidwren.co.nz	1774.3	Significantly Ecological Areas and Mixed Housing Urban Zone	Support	As above	Submission point 1774.3 be allowed
Aedifice Property Group jessica@civix.co.nz	1962.17 & 1962.119	Infrastructure - Water and wastewater constraints Significantly Ecological Areas and Mixed Housing Urban Zone	Support	As above	Submission point 1962.17 & 1962.119 be allowed
Universal Homes Michael@campbellbrown.co.nz	2083.34	Significantly Ecological Areas and Mixed Housing Urban Zone	Support	As above	Submission point 2083.34 be allowed
Scott Lamason scott@engineous.co.nz	2398.1 & 2398.2	Infrastructure - Water and wastewater constraints	Support	As above	Submission points 2398.1 & 2398.2 be allowed

From: Newhook, Judge <Newhook@courts.govt.nz>
Sent: Friday, 20 January 2023 12:20 pm
To: Unitary Plan
Subject: Further submission attached
Attachments: PC78 Further submission.docx

Kia ora, planning team at Auckland Council.

I attach a further submission, in part supporting some original submissions, and in part opposing some.
I will provide copies to the relevant original submitters next week.

Nga mihi,
Laurie Newhook.

**FURTHER SUBMISSION IN PART SUPPORT AND PART OPPOSITION TO SUBMISSIONS ON
PUBLICLY NOTIFIED PLAN CHANGE UNDER CLAUSE 8 OF FIRST SCHEDULE OF THE
RESOURCE MANAGEMENT ACT 1991**

TO: Auckland Council and to the primary submitters specified in the attached Appendix

NAME: Mr Laurence Newhook and Mrs Judith Newhook
Mr Tony Eede and Mrs Carolyn Eede
Dr Anne Bollard
Mr Tony Garnier
Mr Peter Sargisson and Mrs Hannah Sargisson
Mr Wayne Hughes and Mrs Jane Hughes
(together called “our group” or “we”).

FURTHER SUBMISSION ON: Plan Change 78 (“**PC78**”) (called by the council “Intensification”).

1. Our group made a submission on PC78 (number 411) and its members own land that is the subject of numerous submissions including those in the Appendix to this document; as such we have a greater interest than the general public has.

Scope of further submission

2. This is a further submission in support of some, and opposition to others of submissions on PC78 outlined in the attached **Appendix**.

Reasons for further submission

3. For the submissions that are supported, the reasons for this further submission are that we consider the supported submissions:
 - (a) will promote sustainable management of resources, and therefore will achieve the purpose and principles of the Resource Management Act 1991 (“**RMA**”);
 - (b) are not contrary to Part 2 and other provisions of the RMA;
 - (c) will meet the reasonably foreseeable needs of future generations;
 - (d) will enable social, economic and cultural wellbeing;
 - (e) are consistent with the purposes and provisions of the Act and other relevant planning documents including the National Policy Statement on Urban Development 2020 (“**NPS-UD**”);
 - (f) are appropriate and consistent with the purpose and principles of the RMA;
 - (g) are necessary to avoid, remedy or mitigate the adverse effects of the proposed activity; and

- (h) represent the most appropriate way to achieve the objectives of the RMA, the objectives of the Auckland Unitary Plan ("**AUP**") and/or development objectives of the Medium Density Residential Standards.
4. For the submissions that are opposed, the reasons for this further submission are that we consider the opposed submissions:
- (a) will not promote sustainable management of resources, and therefore will not achieve the purpose and principles of the RMA;
 - (b) are contrary to Part 2 and other provisions of the RMA;
 - (c) will not meet the reasonably foreseeable needs of future generations;
 - (d) will not enable social, economic and cultural wellbeing;
 - (e) are contrary to the purposes and provisions of the Act and other relevant planning documents including the NPS-UD;
 - (f) are inappropriate and inconsistent with the purpose and principles of the RMA;
 - (g) are not necessary to avoid, remedy or mitigate the adverse effects of the proposed activity; and
 - (h) do not represent the most appropriate way to achieve the objectives of the RMA, the objectives of the NPS-UD or development objectives of the Medium Density Residential Standards.

Specific reasons for our further submission

5. Without limiting the generality of paragraphs 3 and 4 above, the specific reasons for the further submission are outlined in the attached **Appendix**.

Decisions sought

6. We seek that the supported submissions be allowed, and the opposed submissions be disallowed as set out in the attached **Appendix** to this further submission.
7. We wish to be heard in support of this further submission.
8. We would consider presenting a joint case at any hearing with others that make a similar submission



The group by its agent and contact person Laurence Newhook

Date: 20 January 2023

Address for Service: C/- Laurence Newhook
41 Federal Street,
Auckland 1010

Telephone: 0274 997105

Email: laurencenewhook@gmail.com

TO: Auckland Council
And to Original submitters

APPENDIX

SPECIFIC REASONS FOR FURTHER SUBMISSION by OUR GROUP

WALKABLE CATCHMENT AND RELATED ISSUES

Submitter number	Submitter name	Topic	Summary of decisions requested	Support or Oppose	Reason for support / opposition	Decision Sought
113	Iain Butler	Walkable catchments ("WC") General - Methodology	Amend the 1200m walkable catchments to 1500 metres at a minimum.	Oppose	For the reasons outlined in our group's primary submission (411), and because a blanket figure defining a walkable catchment is overly blunt, unscientific and lacking ground-truthing, it would result in poor planning outcomes. In addition, in the context of Parnell, the city centre should not be measured from the Port Precinct or SH16 (The Strand and Quay Park), which are not in themselves destinations for pedestrians and do not reflect the reality of the "city centre" and destinations pedestrians walk to. Where density is enabled within unrealistic walkable catchments it will not contribute to a well- functioning urban environment, contributing to for example increased traffic congestion and pressure on infrastructure.	The submission be disallowed.
838	Parnell East Community Group	WC City Centre - Extent and methodology	Amend the City Centre Walkable Catchment extent to remove East Parnell as defined in the submission for the reasons advanced including constraints to walkability, physical barriers to pedestrian connectivity, and special character and heritage values of Parnell East	Support in part (we take no position on the Queen Victoria precinct but otherwise support the submission)	This submission is supported for the reasons advanced in it which we as a group support.	The submission be allowed to the extent we indicate here.
515	Liam Appleton	WC General - Methodology	Expand walkable catchments to no less than 1500m, with provision for further expansion, to allow for more efficient intensification around existing public transport routes.	Oppose	For the reasons outlined above concerning submission 113	The submission be disallowed.

Submitter number	Submitter name	Topic	Summary of decisions requested	Support or Oppose	Reason for support / opposition	Decision Sought
836	North Eastern Investments Limited	WC City Centre - Extent	Retain a walkable catchment of 1200 metres or more for the city centre	Oppose	For the reasons outlined above concerning submission 113.	The submission be disallowed.
840	Auckland City Centre Residents Group	WC General - Methodology	Apply a standard walkable catchment length of 2,000 metres applies across all areas of Auckland rather than three different walkable catchments with three different distances.	Oppose	For the reasons outlined above concerning submission 113	The submission be disallowed.
909	Bill and Christine Endean	WC City Centre - Extent	Approve the city centre walkable catchment of 1200m but consider all properties within the catchment including 11 Judge Street, Parnell should be zoned THAB.	Oppose	For the reasons outlined above concerning submission 113.	The submission be disallowed.

Submitter number	Submitter name	Topic	Summary of decisions requested	Support or Oppose	Reason for support / opposition	Decision Sought
939	Auckland Council	WC RTN Parnell	Refine the walkable catchment based on updated information about station entrances, and as shown in Attachment 2. Seek consequential changes to proposed zoning as identified (unless a QM is proposed which requires a zoning response)	Oppose	For the reasons set out in our primary submission 411, the walkable catchment area and methodology, and corresponding zoning, needs to better reflect the topography, typography and streetscape of the area. A reduced walkable catchment area is appropriate for Parnell with appropriately lower density zoning to reflect this.	The submission be disallowed.
1645	Parnell Community Committee	Single or small area rezoning proposal	Amend the City Centre walkable catchment to run only to the east [west?] side of The Parnell Rose Gardens and Gladstone Road, and no more than 1200m measured east from Spark Arena, as the closest city amenity to Parnell.	Support	For the reasons outlined in our primary submission 411, and because the edge of the city centre should be measured from a destination that is pedestrian appropriate, rather than the Port Precinct or SH16 (The Strand and Quay Park).	The submission be allowed.
1762	The Rosanne Trust	WC City Centre - Extent	None of Eastern Parnell should be identified as being within the walkable catchment of the city centre. Amend the “edge” of the city centre zone for the purpose of PC78, relevant access points to it and the extent of the city centre “walkable catchment” in the vicinity of Eastern Parnell, to be generally as provisionally shown on the plan attached to the submission as Annexure B. If the “edge” of the city centre zone is not accepted as being generally as provisionally shown in "Annexure B" to the submission, and the city centre “edge” is instead extended towards Gladstone Road, Parnell, then the extent of the city centre “walkable catchment” from that new “edge” should be correspondingly reduced, so that it still extends only as far as currently provisionally shown in Annexure B to the submission. None of Eastern Parnell should be identified as being within the walkable catchment of the Parnell train station.	Support	For the reasons set out in our primary submission 411, the walkable catchment area and methodology, and corresponding zoning, needs to better reflect the topography, typography and streetscape of the area. A reduced walkable catchment area is appropriate for Parnell with appropriately lower density zoning to reflect this.	The submission be allowed.

Submitter number	Submitter name	Topic	Summary of decisions requested	Support or Oppose	Reason for support / opposition	Decision Sought
1823	Parnell Heritage Inc	WC General	Reconsider the methodology applied to determine the threshold (66% and 75%) for whether parts of the Special Character Areas that fall within walkable catchments should retain the Special Character Overlay. Properties rated 4 and 5 should be included.	Support	The methodology for calculating the walkable catchment requires refinement to retain those areas outlined in our primary submission 411 within the Special Character Overlay.	The submission be allowed.
1953	Matthew Wansbone	WC RTN Parnell	Amend WC for RTN stops on the isthmus to 1600m [Parnell].	Oppose	For the reasons outlined in our primary submission 411, and because the walkable catchment identified in PC78 as notified provides an appropriate level of density near to Parnell train station.	The submission be disallowed.
1962	Aedifice Property Group	WC RTN Parnell	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Parnell].	Oppose	For the reasons outlined in our primary submission 411, and because the walkable catchment identified in PC78 as notified provides an appropriate level of density near to Parnell train station.	The submission be disallowed.
2356	Matthew Olsen	WC City Centre - Extent	Allow intensification in area close to the city centre, including Ponsonby, Eden Terrace and Parnell.	Oppose	For the reasons outlined in our primary submission 411, and because a blunt approach to intensification based solely on physical proximity to the city centre will lead to poor planning outcomes as discussed above concerning submission 113. In the context of Parnell, the city centre should not be measured from the Port Precinct or SH16 (The Strand and Quay Park), which are not in themselves destinations for pedestrians and do not reflect the reality of the "city centre" and destinations pedestrians walk to.	The submission be disallowed.

REZONING

Submitter number	Submitter name	Topic	Summary of decisions requested	Support or Oppose	Reason for support / opposition	Decision Sought
554	Patrick Howard Castle	Single or small area rezoning proposal	Approve the proposed THAB zoning on the western side of St Stephens Avenue from Bridgewater Road to Judge Street and on the south side of Judge Street in Parnell East, including 130 St Stephens Avenue, 128 St Stephens Avenue, 126 St Stephens Avenue, 124B St Stephens Avenue, 124A St Stephens Avenue, 124 St Stephens Avenue, 122 St Stephens Avenue, 120 St Stephens Avenue, 118 St Stephens Avenue, 114 St Stephens Avenue, 112 St Stephens Avenue, 10 Judge Street, 8 Judge Street, 6 Judge Street and 4 Judge Street, Parnell.	Oppose	This submission is opposed as it does not recognise the appropriate zoning in the Eastern Parnell area. LDRZ is appropriate these properties to protect the character of the area for the reasons outlined in our submission 411.	The submission be disallowed.
909	Bill and Christine Endean	Larger rezoning proposal	Approve the city centre walkable catchment of 1200m but consider all properties within the catchment including 11 Judge Street, Parnell should be zoned THAB.	Oppose	This submission is opposed as it fails to consider the inappropriateness in which the "walkable catchment" was measured. Furthermore, LDRZ zoning is appropriate and should be retained in the Eastern Parnell area regardless of the walkable catchment, based on the application of the Special Character Overlay as a qualifying matter as sought in our primary submission 411. Also see our reasons concerning submission 113 above.	The submission be disallowed.

GENERAL

Submitter number	Submitter name	Topic	Summary of decisions requested	Support or Oppose	Reason for support / opposition	Decision Sought
323	Jennifer Goldsack	Qualifying Matters - Special Character	Retain as a Qualifying Matter areas in Auckland with long-term significant infrastructure constraints	Support	Long term infrastructure constraints are a critical consideration in determining what areas to enable higher density in, as those areas must have the infrastructure to support greater density.	The submission be allowed.
873	Kāinga Ora		Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Epsom, Newmarket, Parnell, Remuera and Ōrākei. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Newmarket, Parnell, Remuera and Ōrākei. Refer to Appendix 2, Map 072 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Arney Crescent, Arney Road, Bell Road, Darwin Lane, Hiriri Avenue, Lucerne Road, Mahoe Avenue, Seaview Road, and Upland Road, Remuera.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alberon Place, Alberon Street, Aorere Street, Avon Street, Awatea Road, Ayr Street, Bath Street, Bradford Street, Brighton Road, Burrows Avenue, Canterbury Place, Cathedral Place, Churton Street, Cleveland Road, Corunna Avenue, Cracroft Street, Crescent Road, Earle Street, Elam Street, Falcon Street,	Oppose in part specifically as to the dimensions of WCs and generally	Expressly employing our reasons relating walkable catchments from submission 113 above. More generally (although we may not have the resources to engage in detail), the balance of the submission seeking to enable intensification beyond the scope of the plan change and seeks an unsubstantiated right to build a high rise building on any site which will impact existing zoning and communities. The changes sought by Kainga Ora go beyond the enabling housing supply provisions of the Resource Management Act and the NPS-UD, particularly in relation to height variation control, reference to transit stops and single house zoning. The Special housing areas managed and/or owned by Kāinga Ora are already identified and provided for within the AUP as notified. It is not appropriate for Kainga Ora to be using PC78 to essentially rezone much of Auckland, nor does this approach align with the objectives and policies of the NPS-UD. As notified, PC78 recognises special character and historic heritage as qualifying matters that provide a nuanced approach to intensification that protects significant special character and heritage values. The level of density is also commensurate	The submission be disallowed to the extent that it seeks to alter the extent of WCs, upzone any area of Eastern Parnell, including all areas identified in our primary submission 411.

Submitter number	Submitter name	Topic	Summary of decisions requested	Support or Oppose	Reason for support / opposition	Decision Sought
			Freemont Street, Garfield Street, Gibraltar Crescent, Gladstone Road, Glanville Terrace, Heather Street, Judge Street, Laurie Avenue, Lee Street, Lichfield Road, Logan Terrace, Papahia Street, Parnell Road, Ruskin Street, Scarborough Terrace, St Stephens Avenue, Staffa Street, Stanwell Street, Stratford Street, Takutai Street, Tohunga Crescent, Waitoa Street, and Windsor Street, Parnell] Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within a 1200m (approx. 15 minutes) walkable catchment from a RTS [This is assumed to mean an RTN station] as set out in Appendices 2 and 3 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number		with distance to city centre zones and rapid transit networks based on walkable catchments identified. The changes sought by Kainga Ora provide an overly blunt approach to intensification that fails to take into account appropriate walkable catchment distances, and other qualifying matters recognised and provided for in accordance with the NPS-UD. In the context of Parnell, the upzoning contemplated would undermine the purpose of the Special Character Overlay as a qualifying matter, and result in a significant loss of special character values for areas that are not appropriate for the level of density contemplated by Kainga Ora in any event, due to their location in relation to the city centre and rapid transport network.	
1762	The Rosanne Trust	General	Further intensification within Eastern Parnell must be done in a way which enhances and further contributes to the existing character and amenity of the area.	Support	As outlined in our primary submission 411, a key way to ensure intensification occurs in a manner that enhances and further contributes to existing character and amenity of the area is through the application of the Special Character and Historic Heritage Overlays. Eastern Parnell holds significant special character and historic heritage values and must retain these through PC78	The submission be allowed.

From: developmentplanning <developmentplanning@kaingaora.govt.nz>
Sent: Friday, 20 January 2023 12:01 pm
Subject: Kāinga Ora - Further submission on Plan Change 78
Attachments: Kainga Ora Further Submission PC78.pdf

Kia ora

Please find attached a further submission on Plan Change 78 from Kāinga Ora - Homes and Communities.

This email serves to provide notice (pursuant to Schedule 1 Clause 8A of the RMA 1991) that a further submission has been made on one or more of your submission points.

Please do not hesitate to contact me should you wish to discuss any aspects of this further submission.

Ngā mihi | Kind regards
Jennifer

Jennifer Chivers

Team Leader – Auckland/Northland
Development Planning
Urban Planning and Design

Mobile: 021 274 2434

Email: jennifer.chivers@kaingaora.govt.nz

Freephone: 0800 801 601 | Kāinga Ora - Homes and Communities

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www.govt.nz - your guide to finding and using New Zealand government services

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Please:

- (1) reply promptly to that effect, and remove this email, any attachment and the reply from your system;
- (2) do not use, disclose or act on this email in any other way. Thank you.

**Further Submission on Plan Change 78 Intensification on
the Auckland Unitary Plan (Operative in Part)
by Kāinga Ora – Homes and Communities**

Clause 8 of Schedule 1 to the Resource Management Act 1991

To: Auckland Council
Private Bag 92300
Auckland
1142
Submitted via email to: unitaryplan@aucklandcouncil.govt.nz

Name of Further Submitter: Kāinga Ora – Homes and Communities

1. **Kāinga Ora – Homes and Communities** (“**Kāinga Ora**”) makes this further submission on the **Plan Change 78 Intensification** (“**PC78**”) in support of/in opposition to original submissions to the **PC78**.
2. Kāinga Ora has an interest in PC78 that is greater than the interest the general public has, being an original submitter on the PC78 with respect to its interests as Crown entity responsible for the provision of public housing, and its housing portfolio in the Auckland region.
3. Kāinga Ora makes this further submission in respect of submissions by third parties to the PC78.

Reasons for further submission

4. The submissions that Kāinga Ora supports or opposes are set out in the table attached as **Appendix A** to this further submission.

5. The reasons for this further submission are:
 - (a) The reasons set out in the Kāinga Ora primary submission on the PC78.
 - (b) In the case of the Primary Submissions that are opposed:
 - (i) The Primary Submissions do not promote the sustainable management of natural and physical resources and are otherwise inconsistent with the purpose and principles of the Resource Management Act 1991 ("**RMA**");
 - (ii) The relief sought in the Primary Submissions is not the most appropriate in terms of section 32 of the RMA;
 - (iii) Rejecting the relief sought in the Primary Submissions opposed would more fully serve the statutory purpose than would implementing that relief; and
 - (iv) The Primary Submissions are inconsistent with the policy intent of the Kāinga Ora primary submission.
 - (c) In the case of Primary Submissions that are supported:
 - (i) The Primary Submissions promote the sustainable management of natural and physical resources and are consistent with the purpose and principles of the RMA and with section 32 of the RMA;
 - (ii) The reasons set out in the Primary Submissions; and
 - (iii) Allowing the relief sought in the Primary Submissions supported would more fully serve the statutory purpose than would disallowing that relief.
6. Without limiting the generality of the above, the specific relief in respect of each Primary Submission that is supported or opposed is set out in **Appendix A**.
7. Kāinga Ora wishes to be heard in support of its further submission.

8. If others make a similar submission, Kāinga Ora will consider presenting a joint case with them at a hearing.

DATED 19th January 2023

Kāinga Ora – Homes and Communities



Gurb Singh

Manager – Development Planning (Acting)

ADDRESS FOR SERVICE:

Kāinga Ora – Homes and Communities

PO Box 74598

Greenlane, Auckland

Attention: Development Planning Team

Email: developmentplanning@kaingaora.govt.nz

Appendix A – Further Submission Table

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Plan Making and Procedural – Definitions	Ara Poutama Aotearoa the Department of Corrections	896.1	Replace the definition of 'community corrections facility' (AUP Chapter J1 Definitions) with a new definition of 'community corrections activity' in order to be consistent with National Planning Standards definition. Refer to submission table, page 6 of 9 for details of sought definition.	Support	Kāinga Ora supports submission point 896.1 insofar as recognising and incorporating 'community corrections activities' within the District Plan framework. In particular, Kāinga Ora supports adopting the National Planning Standard definition.	Allow
Plan Making and Procedural – General	Ara Poutama Aotearoa the Department of Corrections	896.2	Replace all references to 'community corrections facility' throughout the AUP with 'community corrections activity' in order to be consistent with National Planning Standards definition.	Support	Kāinga Ora supports submission point 896.2 insofar as recognising and incorporating 'community corrections activities' within the District Plan framework. In particular, Kāinga Ora supports adopting the National Planning Standard definition.	Allow
Plan Making and Procedural – Definitions	Ara Poutama Aotearoa the Department of Corrections	896.5	Insert within AUP Chapter J1 Definitions a new definition of 'Residential Unit' and 'Household' and delete the definition of 'Dwelling'.	Support in part	Kāinga Ora generally support the replacement of the term 'dwelling' with the term 'residential unit,' consistent with national planning standards. However, it seeks clarity on how the definition for 'household' relates to other defined activities within the Auckland Unitary Plan e.g. community activities, rehabilitation facilities, boarding houses etc.	Allow in part
Mixed Housing Urban Zone provisions – H5 Obs & Pols MHU Zone	Auckland Council	939.1	Amend objective H5.2(9) to: Development is enabled on sites <u>within subject to</u> significant ecological areas where it provides for the protection and management of the significant ecological values.	Oppose	Kāinga Ora opposes the proposed objective in its entirety, and considers SEAs are most appropriately managed via overlays as opposed to the underlying zone.	Disallow
Plan Making and Procedural – Definitions	Auckland Council	939.12	Amend definition of 'rear site' and Figure J1.4.8 relating for rear site to remove reference to site width.	Support	Kāinga Ora supports submission point 939.12 to amend the definition of 'rear site' to align with the MDRS provisions (subject to final wording).	Allow
Plan Making and Procedural - Definitions	Auckland Council	939.20	Amend [Chapter J - definition of 'Landscaped area'] to: Landscaped area can include pervious paths with a <u>maximum width of 1.5m</u> provided they do not make up more than 10 per cent of the landscaped area.	Oppose	Kāinga Ora opposes the proposed amendment to the definition of 'landscaped area' and seeks that the operative definition is retained as is.	Disallow
Qualifying Matters A-I – ONL and ONF (D10)	Auckland Council	939.21	Amend [D10.9] to include a special information requirement for a landscape assessment for subdivision and development in ONLs	Oppose	Kāinga Ora opposes submission point 939.21 as it is inconsistent with the relief sought in its' submission. It is considered that these are not required.	Disallow
Mixed Housing Urban Zone provisions – H5 Standards MHU Zone	Auckland Council	939.45	Amend the H5 MHU density standard [glazing control related to front façade] (including purpose statement) to clarify whether glazing control applies to all of the front façade or just the one closest to the road or access	Support in part	Kāinga Ora supports, in part submission point 939.45 insofar as clarifying how the glazing control applies to the front façade of a building. However, Kāinga Ora seeks the introduction of a new definition for 'street-facing façade' to clarify glazing standards and when they apply within residential zones.	Allow in part

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Terrace Housing and Apartment Buildings Zone provisions – H6 Standards THAB Zone	Auckland Council	939.46	Amend the H6 THAB density standard [glazing control related to front façade] (including purpose statement) to clarify whether glazing control applies to all of the front façade or just the one closest to the road or access	Support in part	Kāinga Ora supports, in part submission point 939.46 insofar as clarifying how the glazing control applies to the front façade of a building. However, Kāinga Ora seeks the introduction of a new definition for 'street-facing façade' to clarify glazing standards and when they apply within residential zones.	Allow in part
Mixed Housing Urban Zone provisions – H5 Standards MHU Zone	Auckland Council	939.47	Amend H5.6.12(6) to read - "Outlook spaces may be <u>over driveways</u> within the site, over a public street, or other public open space" to be consistent with MDRS and avoid poor quality outlook over carparks that would not meet the purpose of the standard	Oppose	Kāinga Ora opposes submission point 939.47 insofar as the proposed amendments remove flexibility regarding the location of outlook spaces.	Disallow
Terrace Housing and Apartment Buildings Zone provisions – H6 Standards THAB Zone	Auckland Council	939.48	Amend H6.6.13(6) to read - "Outlook spaces may be <u>over driveways</u> within the site, over a public street, or other public open space" to be consistent with MDRS and avoid poor quality outlook over carparks that would not meet the purpose of the standard	Oppose	Kāinga Ora opposes submission point 939.48 insofar as the proposed amendments remove flexibility regarding the location of outlook spaces.	Disallow
Mixed Housing Urban Zone provisions – H5 Assessment MHU Zone	Auckland Council	939.57	H5.6.11 - Recommend that an assessment criterion relating to the quality of the landscaped area should be included for all applications for 4 or more dwellings.	Oppose	Kāinga Ora opposes submission point 939.57 as it is considered that the "quality" of a landscaped area is subjective and therefore, in the absence of any proposed wording for the criterion, is not considered an appropriate approach to ensure a consistent assessment.	Disallow
Terrace Housing and Apartment Buildings Zone provisions – H6 Assessment THAB Zone	Auckland Council	939.58	H6.6.12 - Recommend that an assessment criterion relating to the quality of the landscaped area should be included for all applications for 4 or more dwellings.	Oppose	Kāinga Ora opposes submission point 939.58 as it is considered that the "quality" of a landscaped area is subjective and therefore, in the absence of any proposed wording for the criterion, is not considered an appropriate approach to ensure a consistent assessment.	Disallow
Mixed Housing Urban Zone provisions – H5 Assessment MHU Zone	Auckland Council	939.64	Amend H5.8.2(1)(f) to read: "The extent to which the adjacent road network provides safe pedestrian movements, <u>including</u> : i. <u>Footpaths of a least 1.8m in width</u> ii. <u>Facilities to safely and conveniently cross the road including pram crossings, and tactile paving</u> iii. <u>Narrowed pedestrian crossing distances of vehicle carriageways</u> iv. <u>Front berms to separate pedestrians from traffic.</u> "	Oppose	Kāinga Ora opposes H5.8.2(1)(f) in its entirety and considers that many of the criteria proposed relate to obligations of the Council and Auckland Transport (as opposed to applicants).	Disallow
Mixed Housing Urban Zone provisions – H5 Assessment MHU Zone	Auckland Council	939.65	Amend H5.8.2(2)(i) to read: "The extent to which the adjacent road network provides safe pedestrian movements, <u>including</u> : i. <u>Footpaths of at least 1.8m in width</u> ii. <u>Facilities to safely and conveniently cross the road including pram crossings, and tactile paving</u> iii. <u>Narrowed pedestrian crossing distances of vehicle carriageways</u> iv. <u>Front berms to separate pedestrians from traffic.</u> "	Oppose	Kāinga Ora opposes H5.8.2(1)(f) in its entirety and considers that many of the criteria proposed relate to obligations of the Council and Auckland Transport (as opposed to applicants).	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Qualifying Matters A-I – Significant Natural Hazards	Auckland Council	939.70	The floodplain (i) layer in the notified Plan Change 78 viewer is incorrectly displayed. Extraneous data has been loaded into the viewer and mismatches the flooding layer in Auckland Council's publicly available geomaps. Amend maps by updating floodplain maps by removing extraneous data, and matching the flooding (i) dataset within Plan Change 78 map viewer with that available Auckland Council's publicly available geomaps.	Oppose	Consistent with its primary submission, Kāinga Ora seeks that flood modelling data remains outside of the Unitary Plan as a non-statutory layer and that flood matters continue to be assessed through resource consenting process via the operative framework in Chapter E36.	Disallow
Plan Making and Procedural – Mapping – Errors (transcription)	Auckland Council	939.71	The floodplain (i) layer in the notified Plan Change 78 viewer is incorrectly displayed. Extraneous data has been loaded into the viewer and mismatches the flooding layer in Auckland Council's publicly available geomaps. Amend maps by updating floodplain maps by removing extraneous data, and matching the flooding (i) dataset within Plan Change 78 map viewer with that available Auckland Council's publicly available geomaps.	Oppose	Consistent with its primary submission, Kāinga Ora seeks that flood modelling data remains outside of the Unitary Plan as a non-statutory layer and that flood matters continue to be assessed through resource consenting process via the operative framework in Chapter E36.	Disallow
Plan Making and Procedural – Mapping – Errors (transcription)	Auckland Council	939.76	Amend maps to re-zone land from Residential MHU zone or THAB zone to Residential Low Density Residential zone, where a zoning response for flood QM is required. This will only apply to land currently zoned Residential Single House in the AUP.	Oppose	Consistent with its primary submission, Kāinga Ora opposes the 'downzoning' of all sites impacted by the 1% AEP floodplain (as modelled).	Disallow
Qualifying Matters A-I – Significant Natural Hazards	Auckland Council	939.77	Amend maps to re-zone land from Residential MHU zone or THAB zone to Residential Low Density Residential zone, where a zoning response for flood QM is required. This will only apply to land currently zoned Residential Single House in the AUP.	Oppose	Consistent with its primary submission, Kāinga Ora opposes the 'downzoning' of all sites impacted by the 1% AEP floodplain (as modelled).	Disallow
Plan Making and Procedural - Definitions	Auckland Council	939.7	Provide definition of 'landscaped area' for less than four dwellings.	Oppose	Kāinga Ora opposes submission point 939.7 to introduce a second definition of 'landscaped area'. The constituents of a 'landscaped area' should be consistent irrespective of how many dwellings are proposed on a site.	Disallow
Mixed Housing Urban Zone provisions – H5 Activity Table MHU Zone	Auckland Council	939.96	Amend H5.4.1(A14B) to read: “One dwelling per site in the <u>Infrastructure-Combined Wastewater network Control or the Infrastructure-Water and Wastewater constraints control...</u> ”	Oppose	Kāinga Ora opposes submission point 939.96 as it is inconsistent with its primary submission. Kāinga Ora seeks that reference to 'Infrastructure - Combined Wastewater Network Control' not be included within the zone chapter. Instead, such controls should be located within the appropriate Overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach would ensure consistency with the National Planning Standards.	Disallow
Mixed Housing Urban Zone provisions – H5 Activity Table MHU Zone	Auckland Council	939.97	Amend H4.4.1(A14C) to read: “ Two or more More than one dwelling per site in the <u>Infrastructure Combined Wastewater Network Control or the Infrastructure-Water and Wastewater Constraints Control...</u> ”	Oppose	Kāinga Ora opposes submission point 939.97 as it is inconsistent with its primary submission. Kāinga Ora seeks that reference to 'Infrastructure - Combined Wastewater Network Control' not be included within the zone chapter. Instead, such controls should be located within the appropriate Overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach would ensure consistency with the National Planning Standards.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Mixed Housing Urban Zone provisions – H5 Activity Table MHU Zone	Auckland Council	939.98	Amend H5.4.1 to include: (A14D) More than one dwelling per site in the Infrastructure – Combined Wastewater Network Control complying with Standard H5.6.3B Status = Permitted	Oppose	Kāinga Ora opposes submission point 939.98 as it is inconsistent with its primary submission. Kāinga Ora seeks that reference to 'Infrastructure - Combined Wastewater Network Control' not be included within the zone chapter. Instead, such controls should be located within the appropriate Overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach would ensure consistency with the National Planning Standards.	Disallow
Mixed Housing Urban Zone provisions – H5 Activity Table MHU Zone	Auckland Council	939.99	Amend H5.4.1 to include: (A14E) More than one dwelling per site in the Infrastructure – Combined Wastewater Network Control not complying with Standard H5.6.3B Status: RD	Oppose	Kāinga Ora opposes submission point 939.99 as it is inconsistent with its primary submission. Kāinga Ora seeks that reference to 'Infrastructure - Combined Wastewater Network Control' not be included within the zone chapter. Instead, such controls should be located within the appropriate Overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach would ensure consistency with the National Planning Standards.	Disallow
Terrace Housing and Apartment Buildings Zone provisions – H6 Activity Table THAB Zone	Auckland Council	939.104	Amend H6.4.1(A3B) to read “One dwelling per site in the <u>Infrastructure - Combined Wastewater Network Control</u> or the <u>Infrastructure Water and Wastewater Constraints Control</u> ”	Oppose	Kāinga Ora opposes submission point 939.104 as it is inconsistent with its primary submission. Kāinga Ora seeks that reference to 'Infrastructure - Combined Wastewater Network Control' not be included within the zone chapter. Instead, such controls should be located within the appropriate Overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach would ensure consistency with the National Planning Standards.	Disallow
Terrace Housing and Apartment Buildings Zone provisions – H6 Activity Table THAB Zone	Auckland Council	939.105	Amend H6.4.1(A3C) to read: “ <u>More than one dwelling per site in the Infrastructure - Combined Wastewater Network Control</u> or the <u>Infrastructure - Water and Wastewater Constraints Control</u> ”	Oppose	Kāinga Ora opposes submission point 939.105 as it is inconsistent with its primary submission. Kāinga Ora seeks that reference to 'Infrastructure - Combined Wastewater Network Control' not be included within the zone chapter. Instead, such controls should be located within the appropriate Overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach would ensure consistency with the National Planning Standards.	Disallow
Terrace Housing and Apartment Buildings Zone provisions – H6 Activity Table THAB Zone	Auckland Council	939.106	Amend H6.4.1 to include new rule as follows: (A3D) More than one dwelling per site in the Infrastructure – Combined Wastewater Network Control complying with Standard H6.6.4B Status = Permitted	Oppose	Kāinga Ora opposes submission point 939.106 as it is inconsistent with its primary submission. Kāinga Ora seeks that reference to 'Infrastructure - Combined Wastewater Network Control' not be included within the zone chapter. Instead, such controls should be located within the appropriate Overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach would ensure consistency with the National Planning Standards.	Disallow
Terrace Housing and Apartment Buildings Zone provisions – H6 Activity Table THAB Zone	Auckland Council	939.107	Amend H6.4.1 to include new rule as follows: (A3E) More than one dwelling per site in the Infrastructure – Combined Wastewater Network Control not complying with Standard H6.6.4B Status: RD	Oppose	Kāinga Ora opposes submission point 939.107 as it is inconsistent with its primary submission. Kāinga Ora seeks that reference to 'Infrastructure - Combined Wastewater Network Control' not be included within the zone chapter. Instead, such controls should be located within the appropriate Overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach would ensure consistency with the National Planning Standards.	Disallow
Residential Zones – Residential Zones (General or other)	Auckland International Airport Limited ("Auckland Airport")	870.18	Removal of MHU and THAB zoning sought within the HANA and MANA areas (see Rows 34-35 of submission). The objectives and policies of these zones are opposed as they do not address need for lower density development in the case of the Aircraft Noise Overlay.	Oppose	Kāinga Ora broadly opposes an approach to downzone residential areas where potential for 'reverse sensitivity effects' may occur. Moreover, Kāinga Ora broadly opposes a proposed approach of using a 'default' low density zone without tailored provisions that directly mitigate the potential effect / issue. Therefore, Kāinga Ora opposes the proposed downzoning of residential areas in the absence of a robust evidence base to justify the proposed approach to mitigating potential reverse sensitivity effects.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Business Zones Provisions – Metropolitan Centre Zone - Provisions	Auckland International Airport Limited ("Auckland Airport")	870.20	Amend objective 9 Metropolitan Centre Zone to "Metropolitan centres enable building heights and density of urban form to reflect demand for housing and business use <u>unless a qualifying matter applies which requires reduced height or density.</u> "	Oppose	Kāinga Ora broadly opposes an approach to reduce building heights and density within the Business - Metropolitan Centre Zone to mitigate potential 'reverse sensitivity effects' that may arise from aircraft noise. Kāinga Ora query how reducing heights and densities is an appropriate approach to mitigating "potential reverse sensitivity effects." Therefore, Kāinga Ora opposes the proposed reduction in height and density in the absence of a robust evidence base to justify this proposed approach to mitigating potential reverse sensitivity effects.	Disallow
Business Zones Provisions – Metropolitan Centre Zone - Provisions	Auckland International Airport Limited ("Auckland Airport")	870.21	Retain Metropolitan Zone policies 2, 12A and 14 which are supported. Amend policy (13) and new policy (15A) to reflect any necessary qualifying matters which would justify lower heights or density within the zone: Add to (13) (zaa) " <u>is consistent with a qualifying matter that requires reduced height and/or density</u> "; amend (15A) "Enable greater building heights and density of urban form in metropolitan centres, than in town, local or neighbourhood centres, to reinforce their role as regional focal points (<u>unless a qualifying matter applies which requires reduced heights and/or density</u>)."	Oppose	Kāinga Ora broadly opposes an approach to reduce building heights and density within the Business - Metropolitan Centre Zone to mitigate potential 'reverse sensitivity effects' that may arise from aircraft noise. Kāinga Ora query how reducing heights and densities is an appropriate approach to mitigating "potential reverse sensitivity effects." Therefore, Kāinga Ora opposes the proposed reduction in height and density in the absence of a robust evidence base to justify this proposed approach to mitigating potential reverse sensitivity effects.	Disallow
Urban Environment – Larger rezoning proposal	Auckland International Airport Limited ("Auckland Airport")	870.34	Rezone all THAB or Mixed Housing Urban sites within HANA to Low Density Residential zone (LDR). Auckland Airport opposes residential upzoning in the HANA as it creates an unclear and inconsistent planning framework for property owners in that the underlying zoning suggests intensification can occur but the Aircraft Noise Overlay prohibits it [refer to planning maps for extent of HANA]. [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport HANA from Residential - Terrace Housing and Apartment Buildings Zone to Residential - Low Density Residential Zone, including: Clendon Avenue, Puhinui Road, Ranfurly Road, Ballance Avenue, Seddon Avenue, Atkinson Avenue, Freyberg Avenue, Stafford Avenue, Wyllie Road, and Milan Road, Papatoetoe; Burrell Avenue, Plunket Avenue, and Noel Burnside Road, Manukau Central] [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport HANA from Residential - Mixed Housing Urban Zone to Residential - Low Density Residential Zone, including Puhinui Road, Papatoetoe]	Oppose	Consistent with its primary submission, Kāinga Ora seeks deletion of the Low Density Residential Zone in its entirety. Kāinga Ora broadly opposes an approach to downzone residential areas where potential for 'reverse sensitivity effects' may occur. Moreover, Kāinga Ora broadly opposes a proposed approach of using a 'default' low density zone without tailored provisions that directly mitigate the potential effect / issue. Therefore, Kāinga Ora opposes the proposed downzoning of residential areas in the absence of a robust evidence base to justify the proposed approach to mitigating potential reverse sensitivity effects.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Urban Environment – Larger rezoning proposal	Auckland International Airport Limited ("Auckland Airport")	870.35	Rezone all THAB or Mixed Housing Urban sites within MANA to Low Density Residential zone (LDR). The increased intensification encouraged by these zones would promote thousands of additional people living within this area of significant aircraft noise which Auckland Airport considers is inappropriate [refer to planning maps for extent of MANA]. [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport MANA from Residential - Terrace Housing and Apartment Buildings Zone to Residential - Low Density Residential Zone, including Puhinui Road, Pettit Place, Fitzroy Street, Bledisloe Street, Brooks Way, Reagan Road, Lipscombe Avenue, Hayward Road, Raymond Road, Clendon Avenue, Carruth Road, Windoma Circle, Milan Road, Isola Place, Cambridge Terrace, Wallace Road, Ranfurly Road, Meadowcourt Drive, Kenderdine Road, Bridge Street, Tutere Road, Great South Road, Wyllie Road, Freyberg Avenue, Albert Road, York Road, Chestnut Road, Tavistock Street, and Rito Place, Papatoetoe; Leith Court, Norman Spencer Drive, Ihaka Place, and Lambie Drive, Manukau Central; Penion Drive, Othello Drive, Zelda Avenue, and Dawson Road, Otara; Te Irirangi Drive, Sikkim Crescent, Diorella Drive, and Jontue Place, Clover Park; Nuneaton Drive, Dawson Road, Dissmeyer Drive, Caldecote Place, and Titchmarsh Crescent, Flat Bush] [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport MANA from Residential - Mixed Housing Urban Zone to Residential - Low Density Residential Zone, including Naylor's Drive, Chayward Place, Waldos Way, Jaylo Place, Tidal Road, Shah Lane, Portage Road, Nga Waka Place, Peninsula Road, Sid Place, Te Hiko Way, Westney Road, and Waterbury Place, Mangere; Skipton Street, Appleby Place, Tomlin Place, Walden Place, and Cramond Drive, Mangere East; Claude Avenue, Lendenfeld Drive, Park Avenue, Hillside Road, Margaret Road, Holden Place, Fitzroy Street, Gifford Road, Rito Place, Windoma Circle, Bledisloe Street, Malte Brun Place, Portage Road, Winspear Place, Grantham Road, Wyllie Road, King Street, Puhinui Road, McDonald Road, Reagan Road, Azara Place, Sabi Place, York Road, Quintal Place, Millennium Place, Edorvale Avenue, Magellan Place, Treagon Place, Abelia Place, Albert Road, Esperanto Road, Allenby Road, Selfs Road, and Tavistock Street, Papatoetoe; Boundary Road, Aria Place, Awatere Street, Rimini	Oppose	Kāinga Ora broadly opposes an approach to downzone residential areas where potential for 'reverse sensitivity effects' may occur. Moreover, Kāinga Ora broadly opposes a proposed approach of using a 'default' low density zone without tailored provisions that directly mitigate the potential effect / issue. Therefore, Kāinga Ora opposes the proposed downzoning of residential areas in the absence of a robust evidence base to justify the proposed approach to mitigating potential reverse sensitivity effects.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
			Place, Israel Avenue, Preston Road, and Flat Bush School Road, Otara; Te Irirangi Drive, Espada Place, Charntay Avenue, Sikkim Crescent, Jontue Place, Lowburn Place, Constance Place, Seton Place, Almay Place, Diorella Drive, Greenstone Place, Courant Place, Arden Court, Dapple Place, Hollyford Drive, Oreti Place, Chamade Place, Rakaia Rise, Aspiring Avenue, Astral Place, Pulman Place, Mataura Place, Shalimar Place, Rotoma Rise, Leila Place, Ultima Place, Kepler Place, Eterna Place, Lyell Court, and Sentosa Place, Clover Park; Koropa Road, Puoro Street, Hariata Street, Louis Braille Lane, Sunblade Grove, Bruckless Drive, Andrusa Place, Slipper Avenue, Makau Road, Springside Drive, Sunshine Lane, Laquinta Place, McKittrick Avenue, Donegal Park Drive, Drumbuoy Drive, Rohi Place, Gortnest Place, Tims Crescent, John Broad Place, PiriHonga Road, Ksenia Drive, Raphoe Road, Falcarragh Crescent, Hughs Way, Wallen Road, Whakahoki Road, Timmer Road, Castlebane Drive, Drumbeg Close, Rashni Road, Cahir Place, Peihinga Road, Quattro Avenue, Frisken Road, Hikuawa Road, Oakhurst Avenue, Riviera Drive, Piringa Street, Urney Drive, Hakinakina Drive, Eastfield Avenue, Charlestown Drive, Clady Drive, Skanda Crescent, Ballindrait Drive, Bokeen Lane, Veneta Close, Dunkineely Road, Sycamore Street, Casheltown Way, Ormiston Road, Flat Bush School Road, Drover Close, Ngaki Street, Beltany Drive, Murphys Road, Teelin Place, Tinaku Road, Serpent Road, Tipu Road, Carrickdawson Drive, Taketonga Road, Broadhurst Road, Azzurro Way, Haku Road, Ballykerrigan Road, Innisowen Place, Ballyholey Drive, Tamure Road, Arranmore Drive, Riwai Street, Horsefields Drive, Thomas Road, Killarney Drive, Tir Conaill Avenue, Coolaghy Drive, Hangahai Road, Valderama Drive, Listack Drive, Argento Avenue, Helianthus Avenue, Dromoland Drive, Chapel Road, Creeve Place, Nightingale Road, Killeen Place, Shepherds Lane, Arahanga Road, Creggan Crescent, Dunaff Place, Heavenly Way, Carrick Glen Avenue, Cloghfin Place, Liscooly Place, Kilcooley Road, Kerrykeel Drive, Matatahi Road, Brookview Drive, Earnslaw Crescent, Hinoki Way, Drumfad Road, Shandon Street, Sai Street, Fong Road, Genesis Place, Dishys Road, Mullafin Road, Barnesmore Road, and Palazzo Close, Flat Bush; Obelus Road, Howick]			

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Qualifying Matters A-I – Aircraft Noise (D24)	Auckland International Airport Limited ("Auckland Airport")	870.36	Rezone all THAB or Mixed Housing Urban sites within HANA to Low Density Residential zone (LDR). Auckland Airport opposes residential upzoning in the HANA as it creates an unclear and inconsistent planning framework for property owners in that the underlying zoning suggests intensification can occur but the Aircraft Noise Overlay prohibits it [refer to planning maps for extent of HANA]. [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport HANA from Residential - Terrace Housing and Apartment Buildings Zone to Residential - Low Density Residential Zone, including: Clendon Avenue, Puhinui Road, Ranfurly Road, Ballance Avenue, Seddon Avenue, Atkinson Avenue, Freyberg Avenue, Stafford Avenue, Wyllie Road, and Milan Road, Papatoetoe; Burrell Avenue, Plunket Avenue, and Noel Burnside Road, Manukau Central] [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport HANA from Residential - Mixed Housing Urban Zone to Residential - Low Density Residential Zone, including Puhinui Road, Papatoetoe]	Oppose	Consistent with its primary submission, Kāinga Ora seeks deletion of the Low Density Residential Zone in its entirety. Kāinga Ora broadly opposes an approach to downzone residential areas where potential for 'reverse sensitivity effects' may occur. Moreover, Kāinga Ora broadly opposes a proposed approach of using a 'default' low density zone without tailored provisions that directly mitigate the potential effect / issue. Therefore, Kāinga Ora opposes the proposed downzoning of residential areas in the absence of a robust evidence base to justify the proposed approach to mitigating potential reverse sensitivity effects.	Disallow
Qualifying Matters A-I – Aircraft Noise (D24)	Auckland International Airport Limited ("Auckland Airport")	870.37	Rezone all THAB or Mixed Housing Urban sites within MANA to Low Density Residential zone (LDR). The increased intensification encouraged by these zones would promote thousands of additional people living within this area of significant aircraft noise which Auckland Airport considers is inappropriate [refer to maps for extent of MANA]. [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport MANA from Residential - Terrace Housing and Apartment Buildings Zone to Residential - Low Density Residential Zone, including Puhinui Road, Pettit Place, Fitzroy Street, Bledisloe Street, Brooks Way, Reagan Road, Lipscombe Avenue, Hayward Road, Raymond Road, Clendon Avenue, Carruth Road, Windoma Circle, Milan Road, Isola Place, Cambridge Terrace, Wallace Road, Ranfurly Road, Meadowcourt Drive, Kenderdine Road, Bridge Street, Tutere Road, Great South Road, Wyllie Road, Freyberg Avenue, Albert Road, York Road, Chestnut Road, Tavistock Street, and Rito Place, Papatoetoe; Leith Court, Norman Spencer Drive, Ihaka Place, and Lambie Drive, Manukau Central; Penion Drive, Othello Drive, Zelda Avenue, and Dawson Road, Otara; Te Irirangi Drive, Sikkim Crescent, Diorella Drive, and Jontue Place, Clover Park; Nuneaton Drive, Dawson Road, Dissmeyer Drive, Caldecote	Oppose	Kāinga Ora broadly opposes an approach to downzone residential areas where potential for 'reverse sensitivity effects' may occur. Moreover, Kāinga Ora broadly opposes a proposed approach of using a 'default' low density zone without tailored provisions that directly mitigate the potential effect / issue. Therefore, Kāinga Ora opposes the proposed downzoning of residential areas in the absence of a robust evidence base to justify the proposed approach to mitigating potential reverse sensitivity effects.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
			Place, and Titchmarsh Crescent, Flat Bush] [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport MANA from Residential - Mixed Housing Urban Zone to Residential - Low Density Residential Zone, including Naylor's Drive, Chayward Place, Waldos Way, Jaylo Place, Tidal Road, Shah Lane, Portage Road, Nga Waka Place, Peninsula Road, Sid Place, Te Hiko Way, Westney Road, and Waterbury Place, Mangere; Skipton Street, Appleby Place, Tomlin Place, Walden Place, and Cramond Drive, Mangere East; Claude Avenue, Lendenfeld Drive, Park Avenue, Hillside Road, Margaret Road, Holden Place, Fitzroy Street, Gifford Road, Rito Place, Windoma Circle, Bledisloe Street, Malte Brun Place, Portage Road, Winspear Place, Grantham Road, Wyllie Road, King Street, Puhinui Road, McDonald Road, Reagan Road, Azara Place, Sabi Place, York Road, Quintal Place, Millennium Place, Edorvale Avenue, Magellan Place, Treagon Place, Abelia Place, Albert Road, Esperanto Road, Allenby Road, Selfs Road, and Tavistock Street, Papatoetoe; Boundary Road, Aria Place, Awatere Street, Rimini Place, Israel Avenue, Preston Road, and Flat Bush School Road, Otara; Te Irirangi Drive, Espada Place, Charntay Avenue, Sikkim Crescent, Jontue Place, Lowburn Place, Constance Place, Seton Place, Almay Place, Diorella Drive, Greenstone Place, Courant Place, Arden Court, Dapple Place, Hollyford Drive, Oreti Place, Chamade Place, Rakaia Rise, Aspiring Avenue, Astral Place, Pulman Place, Mataura Place, Shalimar Place, Rotoma Rise, Leila Place, Ultima Place, Kepler Place, Eterna Place, Lyell Court, and Sentosa Place, Clover Park; Koropa Road, Puoro Street, Hariata Street, Louis Braille Lane, Sunblade Grove, Bruckless Drive, Andrusa Place, Slipper Avenue, Makau Road, Springside Drive, Sunshine Lane, Laquinta Place, McKittrick Avenue, Donegal Park Drive, Drumbuoy Drive, Rohi Place, Gortnest Place, Tims Crescent, John Broad Place, Pirihonga Road, Ksenia Drive, Raphoe Road, Falcarragh Crescent, Hughs Way, Wallen Road, Whakahoki Road, Timmer Road, Castlebane Drive, Drumbeg Close, Rashni Road, Cahir Place, Peihinga Road, Quattro Avenue, Frisken Road, Hikuawa Road, Oakhurst Avenue, Riviera Drive, Piringa Street, Urney Drive, Hakinakina Drive, Eastfield Avenue, Charlestown Drive, Clady Drive, Skanda Crescent, Ballindrait Drive, Bokeen Lane, Veneta Close, Dunkineely Road, Sycamore Street,			

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
			Casheltown Way, Ormiston Road, Flat Bush School Road, Drover Close, Ngaki Street, Beltany Drive, Murphys Road, Teelin Place, Tinaku Road, Serpent Road, Tipu Road, Carrickdawson Drive, Taketonga Road, Broadhurst Road, Azzurro Way, Haku Road, Ballykerrigan Road, Innisowen Place, Ballyholey Drive, Tamure Road, Arranmore Drive, Riwai Street, Horsefields Drive, Thomas Road, Killarney Drive, Tir Conaill Avenue, Coolaghy Drive, Hangahai Road, Valderama Drive, Listack Drive, Argento Avenue, Helianthus Avenue, Dromoland Drive, Chapel Road, Creeve Place, Nightingale Road, Killeen Place, Shepherds Lane, Arahanga Road, Creggan Crescent, Dunaff Place, Heavenly Way, Carrick Glen Avenue, Cloghfin Place, Liscooly Place, Kilcooley Road, Kerrykeel Drive, Matatahi Road, Brookview Drive, Earnslaw Crescent, Hinoki Way, Drumfad Road, Shandon Street, Sai Street, Fong Road, Genesis Place, Dishys Road, Mullafin Road, Barnesmore Road, and Palazzo Close, Flat Bush; Obelus Road, Howick]			
Height – Metropolitan Centre WC Intensification response	Auckland International Airport Limited ("Auckland Airport")	870.38	Retain Metropolitan Zone policies 2, 12A and 14 which are supported. Amend policy (13) and new policy (15A) to reflect any necessary qualifying matters which would justify lower heights or density within the zone: Add to (13) (zaa) " <u>is consistent with a qualifying matter that requires reduced height and/or density</u> "; amend (15A) "Enable greater building heights and density of urban form in metropolitan centres, than in town, local or neighbourhood centres, to reinforce their role as regional focal points (<u>unless a qualifying matter applies which requires reduced heights and/or density</u>)."	Oppose	Kāinga Ora broadly opposes an approach to reduce building heights and density within the Business - Metropolitan Centre Zone to mitigate potential 'reverse sensitivity effects' that may arise from aircraft noise. Kāinga Ora query how reducing heights and densities is an appropriate approach to mitigating "potential reverse sensitivity effects." Therefore, Kāinga Ora opposes the proposed reduction in height and density in the absence of a robust evidence base to justify this proposed approach to mitigating potential reverse sensitivity effects.	Disallow
Qualifying Matters A-I – Aircraft Noise (D24)	Auckland International Airport Limited ("Auckland Airport")	870.5	Retain policy D24.3(3) but amend (b) to include reference to "reduced building heights" as a method to address effects.	Oppose	Kāinga Ora broadly opposes an approach to downzone residential areas (including through reduction in building height) where potential for 'reverse sensitivity effects' may occur. Kāinga Ora query how reducing the height of a building is an appropriate approach to mitigating "potential reverse sensitivity effects" associated with aircraft noise. Therefore, Kāinga Ora opposes the proposed amendment to D24.3(3)(b) to reference "reduced building heights", as proposed.	Disallow
Qualifying Matters A-I – Aircraft Noise (D24)	Auckland International Airport Limited ("Auckland Airport")	870.6	Retain Table D24.4.3 Activity Table as notified.	Oppose	Consistent with its primary submission, Kāinga Ora opposes use of blanket density restrictions to mitigate potential 'reverse sensitivity effects' that may arise from aircraft noise.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Residential Zones – Residential Zones (General or other)	Board of Airline Representatives New Zealand Inc	1083.18	Removal of MHU and THAB zoning sought within the HANA and MANA areas (see Rows 34-35 of submission). The objectives and policies of these zones are opposed as they do not address need for lower density development in the case of the Aircraft Noise Overlay.	Oppose	Kāinga Ora broadly opposes an approach to downzone residential areas where potential for 'reverse sensitivity effects' may occur. Moreover, Kāinga Ora broadly opposes a proposed approach of using a 'default' low density zone without tailored provisions that directly mitigate the potential effect / issue. Therefore, Kāinga Ora opposes the proposed downzoning of residential areas in the absence of a robust evidence base to justify the proposed approach to mitigating potential reverse sensitivity effects.	Disallow
Business Zones provisions – Metropolitan Centre Zone – Provisions	Board of Airline Representatives New Zealand Inc	1083.20	Amend objective 9 Metropolitan Centre Zone to "Metropolitan centres enable building heights and density of urban form to reflect demand for housing and business use unless a qualifying matter applies which requires reduced height or density."	Oppose	Kāinga Ora broadly opposes an approach to reduce building heights and density within the Business - Metropolitan Centre Zone to mitigate potential 'reverse sensitivity effects' that may arise from aircraft noise. Kāinga Ora query how reducing heights and densities is an appropriate approach to mitigating "potential reverse sensitivity effects." Kainga Ora also considers that qualifying matters are most appropriately addressed through overlay provisions rather than provisions of the underlying zone. Therefore, Kāinga Ora opposes the proposed reduction in height and density in the absence of a robust evidence base to justify this proposed approach to mitigating potential reverse sensitivity effects.	Disallow
Business Zones provisions – Metropolitan Centre Zone – Provisions	Board of Airline Representatives New Zealand Inc	1083.21	Retain Metropolitan Zone policies 2, 12A and 14 which are supported. Amend policy (13) and new policy (15A) to reflect any necessary qualifying matters which would justify lower heights or density within the zone: Add to (13) (zaa) "is consistent with a qualifying matter that requires reduced height and/or density"; amend (15A) "Enable greater building heights and density of urban form in metropolitan centres, than in town, local or neighbourhood centres, to reinforce their role as regional focal points (unless a qualifying matter applies which requires reduced heights and/or density)."	Oppose	Kāinga Ora broadly opposes an approach to reduce building heights and density within the Business - Metropolitan Centre Zone to mitigate potential 'reverse sensitivity effects' that may arise from aircraft noise. Kāinga Ora query how reducing heights and densities is an appropriate approach to mitigating "potential reverse sensitivity effects." Kainga Ora also considers that qualifying matters are most appropriately addressed through overlay provisions rather than provisions of the underlying zone. Therefore, Kāinga Ora opposes the proposed reduction in height and density in the absence of a robust evidence base to justify this proposed approach to mitigating potential reverse sensitivity effects.	Disallow
Precincts – NPSUD MDRS Response – I412 Flat Bush Precinct	Board of Airline Representatives New Zealand Inc	1083.32	Retain the maximum allowable density limits within the MANA of Table I412.6.1.1.1 Density requirements.	Oppose	Consistent with its primary submission, Kāinga Ora opposes use of blanket density restrictions to mitigate potential 'reverse sensitivity effects' that may arise from aircraft noise.	Disallow
Precincts – NPSUD MDRS Response – I412 Flat Bush Precinct	Board of Airline Representatives New Zealand Inc	1083.33	Retain Table I412.6.2.1.1 Minimum and average lot sizes within the MANA for Sub-Precinct A	Oppose	Consistent with its primary submission, Kāinga Ora opposes use of blanket density restrictions to mitigate potential 'reverse sensitivity effects' that may arise from aircraft noise.	Disallow
Urban Environment – Larger rezoning proposal	Board of Airline Representatives New Zealand Inc	1083.34	Rezone all THAB or Mixed Housing Urban sites within HANA to Low Density Residential zone (LDR). BARNZ opposes residential upzoning in the HANA as it creates an unclear and inconsistent planning framework for property owners in that the underlying zoning suggests intensification can occur but the Aircraft Noise Overlay prohibits it [refer to the planning maps for the extent of the HANA]. [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport	Oppose	Consistent with its primary submission, Kāinga Ora seeks deletion of the Low Density Residential Zone in its entirety. Kāinga Ora broadly opposes an approach to downzone residential areas where potential for 'reverse sensitivity effects' may occur. Moreover, Kāinga Ora broadly opposes a proposed approach of using a 'default' low density zone without tailored provisions that directly mitigate the potential effect / issue. Therefore, Kāinga Ora opposes the proposed downzoning of residential areas in the absence of a robust evidence base to justify the proposed approach to mitigating potential reverse sensitivity effects.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
			HANA from Residential - Terrace Housing and Apartment Buildings Zone to Residential - Low Density Residential Zone, including: Clendon Avenue, Puhinui Road, Ranfurly Road, Ballance Avenue, Seddon Avenue, Atkinson Avenue, Freyberg Avenue, Stafford Avenue, Wyllie Road, and Milan Road, Papatoetoe; Burrell Avenue, Plunket Avenue, and Noel Burnside Road, Manukau Central] [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport HANA from Residential - Mixed Housing Urban Zone to Residential - Low Density Residential Zone, including Puhinui Road, Papatoetoe]			
Urban Environment – Larger rezoning proposal	Board of Airline Representatives New Zealand Inc	1083.35	Rezone all THAB or Mixed Housing Urban sites within MANA to Low Density Residential zone (LDR). The increased intensification encouraged by these zones would promote thousands of additional people living within this area of significant aircraft noise which BARNZ considers is inappropriate(refer to planning maps for extent of the MANA). [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport MANA from Residential - Terrace Housing and Apartment Buildings Zone to Residential - Low Density Residential Zone, including Puhinui Road, Pettit Place, Fitzroy Street, Bledisloe Street, Brooks Way, Reagan Road, Lipscombe Avenue, Hayward Road, Raymond Road, Clendon Avenue, Carruth Road, Windoma Circle, Milan Road, Isola Place, Cambridge Terrace, Wallace Road, Ranfurly Road, Meadowcourt Drive, Kenderdine Road, Bridge Street, Tutere Road, Great South Road, Wyllie Road, Freyberg Avenue, Albert Road, York Road, Chestnut Road, Tavistock Street, and Rito Place, Papatoetoe; Leith Court, Norman Spencer Drive, Ihaka Place, and Lambie Drive, Manukau Central; Penion Drive, Othello Drive, Zelda Avenue, and Dawson Road, Otara; Te Irirangi Drive, Sikkim Crescent, Diorella Drive, and Jontue Place, Clover Park; Nuneaton Drive, Dawson Road, Dissmeyer Drive, Caldecote Place, and Titchmarsh Crescent, Flat Bush] [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport MANA from Residential - Mixed Housing Urban Zone to Residential - Low Density Residential Zone, including Naylor's Drive, Chayward Place, Waldos Way, Jaylo Place, Tidal Road, Shah Lane, Portage Road, Nga Waka Place, Peninsula Road, Sid Place, Te Hiko Way, Westney Road, and Waterbury Place, Mangere; Skipton Street, Appleby Place, Tomlin	Oppose	Kāinga Ora broadly opposes an approach to downzone residential areas where potential for 'reverse sensitivity effects' may occur. Moreover, Kāinga Ora broadly opposes a proposed approach of using a 'default' low density zone without tailored provisions that directly mitigate the potential effect / issue. Therefore, Kāinga Ora opposes the proposed downzoning of residential areas in the absence of a robust evidence base to justify the proposed approach to mitigating potential reverse sensitivity effects.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
			Place, Walden Place, and Cramond Drive, Mangere East; Claude Avenue, Lendenfeld Drive, Park Avenue, Hillside Road, Margaret Road, Holden Place, Fitzroy Street, Gifford Road, Rito Place, Windoma Circle, Bledisloe Street, Malte Brun Place, Portage Road, Winspear Place, Grantham Road, Wyllie Road, King Street, Puhinui Road, McDonald Road, Reagan Road, Azara Place, Sabi Place, York Road, Quintal Place, Millennium Place, Edorvale Avenue, Magellan Place, Treagon Place, Abelia Place, Albert Road, Esperanto Road, Allenby Road, Selfs Road, and Tavistock Street, Papatoetoe; Boundary Road, Aria Place, Awatere Street, Rimini Place, Israel Avenue, Preston Road, and Flat Bush School Road, Otara; Te Irirangi Drive, Espada Place, Charntay Avenue, Sikkim Crescent, Jontue Place, Lowburn Place, Constance Place, Seton Place, Almay Place, Diorella Drive, Greenstone Place, Courant Place, Arden Court, Dapple Place, Hollyford Drive, Oreti Place, Chamade Place, Rakaia Rise, Aspiring Avenue, Astral Place, Pulman Place, Mataura Place, Shalimar Place, Rotoma Rise, Leila Place, Ultima Place, Kepler Place, Eterna Place, Lyell Court, and Sentosa Place, Clover Park; Koropa Road, Puoro Street, Hariata Street, Louis Braille Lane, Sunblade Grove, Bruckless Drive, Andrusha Place, Slipper Avenue, Makau Road, Springside Drive, Sunshine Lane, Laquinta Place, McKittrick Avenue, Donegal Park Drive, Drumbuoy Drive, Rohi Place, Gortnest Place, Tims Crescent, John Broad Place, Pirihonga Road, Ksenia Drive, Raphoe Road, Falcarragh Crescent, Hughs Way, Wallen Road, Whakahoki Road, Timmer Road, Castlebane Drive, Drumbeg Close, Rashni Road, Cahir Place, Peihinga Road, Quattro Avenue, Frisken Road, Hikuawa Road, Oakhurst Avenue, Riviera Drive, Piringa Street, Urney Drive, Hakinakina Drive, Eastfield Avenue, Charlestown Drive, Clady Drive, Skanda Crescent, Ballindrait Drive, Bokeen Lane, Veneta Close, Dunkineely Road, Sycamore Street, Casheltown Way, Ormiston Road, Flat Bush School Road, Drover Close, Ngaki Street, Beltany Drive, Murphys Road, Teelin Place, Tinaku Road, Serpent Road, Tipu Road, Carrickdawson Drive, Taketonga Road, Broadhurst Road, Azzurro Way, Haku Road, Ballykerrigan Road, Innisowen Place, Ballyholey Drive, Tamure Road, Arranmore Drive, Riwai Street, Horsefields Drive, Thomas Road, Killarney Drive, Tir Conaill Avenue, Coolaghy Drive, Hangahai Road, Valderama Drive, Listack Drive, Argento Avenue,			

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
			Helianthus Avenue, Dromoland Drive, Chapel Road, Creeve Place, Nightingale Road, Killeen Place, Shepherds Lane, Arahanga Road, Creggan Crescent, Dunaff Place, Heavenly Way, Carrick Glen Avenue, Cloghfin Place, Liscooly Place, Kilcooley Road, Kerrykeel Drive, Matatahi Road, Brookview Drive, Earnslaw Crescent, Hinoki Way, Drumfad Road, Shandon Street, Sai Street, Fong Road, Genesis Place, Dishys Road, Mullafin Road, Barnesmore Road, and Palazzo Close, Flat Bush; Obelus Road, Howick]			
Qualifying Matters A-I – Aircraft Noise (D24)	Board of Airline Representatives New Zealand Inc	1083.36	Retain the ANNA on the planning maps.	Support	Kāinga Ora supports the retention of the Airport Noise Notification Area in its current form.	Allow
Qualifying Matters A-I – Aircraft Noise (D24)	Board of Airline Representatives New Zealand Inc	1083.37	Rezone all THAB or Mixed Housing Urban sites within HANA to Low Density Residential zone (LDR). BARNZ opposes residential upzoning in the HANA as it creates an unclear and inconsistent planning framework for property owners in that the underlying zoning suggests intensification can occur but the Aircraft Noise Overlay prohibits it [refer to planning maps for the extent of the HANA].[inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport HANA from Residential - Terrace Housing and Apartment Buildings Zone to Residential - Low Density Residential Zone, including: Clendon Avenue, Puhinui Road, Ranfurly Road, Ballance Avenue, Seddon Avenue, Atkinson Avenue, Freyberg Avenue, Stafford Avenue, Wyllie Road, and Milan Road, Papatoetoe; Burrell Avenue, Plunket Avenue, and Noel Burnside Road, Manukau Central][inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport HANA from Residential - Mixed Housing Urban Zone to Residential - Low Density Residential Zone, including Puhinui Road, Papatoetoe]	Oppose	Consistent with its primary submission, Kāinga Ora seeks deletion of the Low Density Residential Zone in its entirety. Kāinga Ora broadly opposes an approach to downzone residential areas where potential for 'reverse sensitivity effects' may occur. Moreover, Kāinga Ora broadly opposes a proposed approach of using a 'default' low density zone without tailored provisions that directly mitigate the potential effect / issue. Therefore, Kāinga Ora opposes the proposed downzoning of residential areas in the absence of a robust evidence base to justify the proposed approach to mitigating potential reverse sensitivity effects.	Disallow
Qualifying Matters A-I – Aircraft Noise (D24)	Board of Airline Representatives New Zealand Inc	1083.38	Rezone all THAB or Mixed Housing Urban sites within MANA to Low Density Residential zone (LDR). The increased intensification encouraged by these zones would promote thousands of additional people living within this area of significant aircraft noise which BARNZ considers is inappropriate [refer to planning maps for the extent of the MANA]. [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport MANA from Residential - Terrace Housing and Apartment Buildings Zone to Residential - Low Density Residential Zone, including Puhinui Road,	Oppose	Kāinga Ora broadly opposes an approach to downzone residential areas where potential for 'reverse sensitivity effects' may occur. Moreover, Kāinga Ora broadly opposes a proposed approach of using a 'default' low density zone without tailored provisions that directly mitigate the potential effect / issue. Therefore, Kāinga Ora opposes the proposed downzoning of residential areas in the absence of a robust evidence base to justify the proposed approach to mitigating potential reverse sensitivity effects.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
			Pettit Place, Fitzroy Street, Bledisloe Street, Brooks Way, Reagan Road, Lipscombe Avenue, Hayward Road, Raymond Road, Clendon Avenue, Carruth Road, Windoma Circle, Milan Road, Isola Place, Cambridge Terrace, Wallace Road, Ranfurly Road, Meadowcourt Drive, Kenderdine Road, Bridge Street, Tutere Road, Great South Road, Wyllie Road, Freyberg Avenue, Albert Road, York Road, Chestnut Road, Tavistock Street, and Rito Place, Papatoetoe; Leith Court, Norman Spencer Drive, Ihaka Place, and Lambie Drive, Manukau Central; Penion Drive, Othello Drive, Zelda Avenue, and Dawson Road, Otara; Te Irirangi Drive, Sikkim Crescent, Diorella Drive, and Jontue Place, Clover Park; Nuneaton Drive, Dawson Road, Dissmeyer Drive, Caldecote Place, and Titchmarsh Crescent, Flat Bush] [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport MANA from Residential - Mixed Housing Urban Zone to Residential - Low Density Residential Zone, including Naylor's Drive, Chayward Place, Waldos Way, Jaylo Place, Tidal Road, Shah Lane, Portage Road, Nga Waka Place, Peninsula Road, Sid Place, Te Hiko Way, Westney Road, and Waterbury Place, Mangere; Skipton Street, Appleby Place, Tomlin Place, Walden Place, and Cramond Drive, Mangere East; Claude Avenue, Lendenfeld Drive, Park Avenue, Hillside Road, Margaret Road, Holden Place, Fitzroy Street, Gifford Road, Rito Place, Windoma Circle, Bledisloe Street, Malte Brun Place, Portage Road, Winspear Place, Grantham Road, Wyllie Road, King Street, Puhinui Road, McDonald Road, Reagan Road, Azara Place, Sabi Place, York Road, Quintal Place, Millennium Place, Edorvale Avenue, Magellan Place, Treagon Place, Abelia Place, Albert Road, Esperanto Road, Allenby Road, Selfs Road, and Tavistock Street, Papatoetoe; Boundary Road, Aria Place, Awatere Street, Rimini Place, Israel Avenue, Preston Road, and Flat Bush School Road, Otara; Te Irirangi Drive, Espada Place, Charntay Avenue, Sikkim Crescent, Jontue Place, Lowburn Place, Constance Place, Seton Place, Almay Place, Diorella Drive, Greenstone Place, Courant Place, Arden Court, Dapple Place, Hollyford Drive, Oreti Place, Chamade Place, Rakaia Rise, Aspiring Avenue, Astral Place, Pulman Place, Mataura Place, Shalimar Place, Rotoma Rise, Leila Place, Ultima Place, Kepler Place, Eterna Place, Lyell Court, and Sentosa Place, Clover Park; Koropa Road, Puoro Street, Hariata Street, Louis Braille			

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
			Lane, Sunblade Grove, Bruckless Drive, Andrusha Place, Slipper Avenue, Makau Road, Springside Drive, Sunshine Lane, Laquinta Place, McKittrick Avenue, Donegal Park Drive, Drumbuoy Drive, Rohi Place, Gortnest Place, Tims Crescent, John Broad Place, Pirihoa Road, Ksenia Drive, Raphoe Road, Falcarragh Crescent, Hughs Way, Wallen Road, Whakahoki Road, Timmer Road, Castlebane Drive, Drumbeg Close, Rashni Road, Cahir Place, Peihinga Road, Quattro Avenue, Frisken Road, Hikuawa Road, Oakhurst Avenue, Riviera Drive, Piringa Street, Urney Drive, Hakinakina Drive, Eastfield Avenue, Charlestown Drive, Clady Drive, Skanda Crescent, Ballindrait Drive, Bokeen Lane, Veneta Close, Dunkineely Road, Sycamore Street, Casheltown Way, Ormiston Road, Flat Bush School Road, Drover Close, Ngaki Street, Beltany Drive, Murphys Road, Teelin Place, Tinaku Road, Serpent Road, Tipu Road, Carrickdawson Drive, Taketonga Road, Broadhurst Road, Azzurro Way, Haku Road, Ballykerrigan Road, Innisowen Place, Ballyholey Drive, Tamure Road, Arranmore Drive, Riwai Street, Horsefields Drive, Thomas Road, Killarney Drive, Tir Conaill Avenue, Coolaghy Drive, Hangahai Road, Valderama Drive, Listack Drive, Argento Avenue, Helianthus Avenue, Dromoland Drive, Chapel Road, Creeve Place, Nightingale Road, Killeen Place, Shepherds Lane, Arahanga Road, Creggan Crescent, Dunaff Place, Heavenly Way, Carrick Glen Avenue, Cloghfin Place, Liscoolly Place, Kilcooley Road, Kerrykeel Drive, Matatahi Road, Brookview Drive, Earnslaw Crescent, Hinoki Way, Drumfad Road, Shandon Street, Sai Street, Fong Road, Genesis Place, Dishys Road, Mullafin Road, Barnesmore Road, and Palazzo Close, Flat Bush; Obelus Road, Howick]			
Height – Metropolitan Centre WC Intensification response	Board of Airline Representatives New Zealand Inc	1083.39	Retain Metropolitan Zone policies 2, 12A and 14 which are supported. Amend policy (13) and new policy (15A) to reflect any necessary qualifying matters which would justify lower heights or density within the zone: Add to (13) (zaa) " <u>is consistent with a qualifying matter that requires reduced height and/or density</u> "; amend (15A) "Enable greater building heights and density of urban form in metropolitan centres, than in town, local or neighbourhood centres, to reinforce their role as regional focal points <u>(unless a qualifying matter applies which requires reduced heights and/or density)</u> ."	Oppose	Kāinga Ora broadly opposes an approach to reduce building heights and density within the Business - Metropolitan Centre Zone to mitigate potential 'reverse sensitivity effects' that may arise from aircraft noise. Kāinga Ora query how reducing heights and densities is an appropriate approach to mitigating "potential reverse sensitivity effects." Kāinga Ora also considers that qualifying matters are most appropriately addressed through overlay provisions rather than provisions of the underlying zone. Therefore, Kāinga Ora opposes the proposed reduction in height and density in the absence of a robust evidence base to justify this proposed approach to mitigating potential reverse sensitivity effects.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Qualifying Matters A-I – Aircraft Noise (D24)	Board of Airline Representatives New Zealand Inc	1083.5	Retain policy D24.3(3) but amend (b) to include reference to "reduced building heights" as a method to address effects.	Oppose	Kāinga Ora broadly opposes an approach to downzone residential areas (including through reduction in building height) where potential for 'reverse sensitivity effects' may occur. Kāinga Ora query how reducing the height of a building is an appropriate approach to mitigating "potential reverse sensitivity effects" associated with aircraft noise. Therefore, Kāinga Ora opposes the proposed amendment to D24.3(3)(b) to reference "reduced building heights", as proposed.	Disallow
Low Density Residential Zone provisions – H3A Obs & Pals Low Density Residential Zone	Board of Airline Representatives New Zealand Inc	1083.8	Amend H3A.1. Low Density Residential zone Description to include consideration of nationally significant infrastructure as qualifying matters for the application of the zone to these areas. Add the following bullet point to the first paragraph: <u>protect nationally significant infrastructure from reverse sensitivity effects in order to ensure its ongoing safe and efficient operation.</u>	Oppose	Kāinga Ora opposes the Low Density Residential Zone in its entirety and considers that qualifying matters are most appropriately addressed through overlays, rather than by the underlying zone.	Disallow
Plan Making and Procedural – General	Channel Terminal Services Ltd	1071.1	Requests that the intensification/'up-zoning' proposed by the plan change not apply to any property within 40m of the nominal centreline of the high-pressure fuel Marsden Point to Auckland Pipeline, which runs from Marsden Point to the Wiri Oil terminal. This 80m corridor aligns with the Emergency Management Area control currently provided for in the AUP [Refer to maps 1, 2 and 3 appended to the submission for pipeline location and corridor from the centreline].	Oppose	Kāinga Ora broadly opposes this blanket approach to downzone residential areas within 40m of the pipeline. Kāinga Ora considers that the existing designations - which have already been identified (ID6500, 6501) as qualifying matters - are the most appropriate way to manage the issues / risk. Kāinga Ora considers that a thorough evidence base is required to expand any existing qualifying matter in accordance with the requirements of the Housing Supply Act.	Disallow
Urban Environment – Larger rezoning proposal	Channel Terminal Services Ltd	1071.2	Requests that the intensification/'up-zoning' proposed by the plan change not apply to any property within 40m of the nominal centreline of the high-pressure fuel Marsden Point to Auckland Pipeline, which runs from Marsden Point to the Wiri Oil terminal. This 80m corridor aligns with the Emergency Management Area control currently provided for in the AUP [Refer to maps 1, 2 and 3 appended to the submission for pipeline location and corridor from the centreline].	Oppose	Kāinga Ora broadly opposes this blanket approach to downzone residential areas within 40m of the pipeline. Kāinga Ora considers that the existing designations - which have already been identified (ID6500, 6501) as qualifying matters - are the most appropriate way to manage the issues / risk. Kāinga Ora considers that a thorough evidence base is required to expand any existing qualifying matter in accordance with the requirements of the Housing Supply Act.	Disallow
Qualifying Matters A-I – Emergency Management Area – Hazardous Facilities and Infrastructure: Wiri Terminal and Wiri LPG Depot	Channel Terminal Services Ltd	1071.3	Requests that the intensification/'up-zoning' proposed by the plan change not apply to any property within 40m of the nominal centreline of the high-pressure fuel Marsden Point to Auckland Pipeline, which runs from Marsden Point to the Wiri Oil terminal. This 80m corridor aligns with the Emergency Management Area control currently provided for in the AUP [Refer to maps 1, 2 and 3 appended to the submission for pipeline location and corridor from the centreline].	Oppose	Kāinga Ora broadly opposes this blanket approach to downzone residential areas within 40m of the pipeline. Kāinga Ora considers that the existing designations - which have already been identified (ID6500, 6501) as qualifying matters - are the most appropriate way to manage the issues / risk. Kāinga Ora considers that a thorough evidence base is required to expand any existing qualifying matter in accordance with the requirements of the Housing Supply Act.	Disallow
MDRS response – MDRS – request change to MDRS (out of scope)	Channel Terminal Services Ltd	1071.4	Remove all MDRS from all properties within 40m of the nominal centreline of the high-pressure fuel Marsden Point to Auckland Pipeline, which runs from Marsden Point to the Wiri Oil terminal. [Refer to maps 1, 2 and 3 appended to the submission for pipeline location and corridor from the pipeline centreline].	Oppose	Kāinga Ora broadly opposes this blanket approach to downzone residential areas within 40m of the pipeline. Kāinga Ora considers that the existing designations - which have already been identified (ID6500, 6501) as qualifying matters - are the most appropriate way to manage the issues / risk. Kāinga Ora considers that a thorough evidence base is required to expand any existing qualifying matter in accordance with the requirements of the Housing Supply Act.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Plan Making and Procedural – General	Channel Terminal Services Ltd	1071.5	Remove all MDRS from all properties within 40m of the nominal centreline of the high-pressure fuel Marsden Point to Auckland Pipeline, which runs from Marsden Point to the Wiri Oil terminal. [Refer to maps 1, 2 and 3 appended to the submission for pipeline location and corridor from the pipeline centreline].	Oppose	Kāinga Ora broadly opposes this blanket approach to downzone residential areas within 40m of the pipeline. Kāinga Ora considers that the existing designations - which have already been identified (ID6500, 6501) as qualifying matters - are the most appropriate way to manage the issues / risk. Kāinga Ora considers that a thorough evidence base is required to expand any existing qualifying matter in accordance with the requirements of the Housing Supply Act.	Disallow
Urban Environment – Larger rezoning proposal	Channel Terminal Services Ltd	1071.6	Remove all MDRS from all properties within 40m of the nominal centreline of the high-pressure fuel Marsden Point to Auckland Pipeline, which runs from Marsden Point to the Wiri Oil terminal. [Refer to maps 1, 2 and 3 appended to the submission for pipeline location and corridor from the pipeline centreline].	Oppose	Kāinga Ora broadly opposes this blanket approach to downzone residential areas within 40m of the pipeline. Kāinga Ora considers that the existing designations - which have already been identified (ID6500, 6501) as qualifying matters - are the most appropriate way to manage the issues / risk. Kāinga Ora considers that a thorough evidence base is required to expand any existing qualifying matter in accordance with the requirements of the Housing Supply Act.	Disallow
Urban Environment – Larger rezoning proposal	Channel Terminal Services Ltd	1071.7	Reinstate the operative (pre-plan change) zone equivalent where properties are proposed to be 'up-zoned' as a result of the NPS-UD within 40m of the centreline of the high-pressure fuel Marsden Point to Auckland Pipeline, which runs from Marsden Point to the Wiri Oil Terminal. [refer to maps 1, 2 and 3 appended to the submission for pipeline location and corridor from the pipeline centreline].	Oppose	Kāinga Ora broadly opposes this blanket approach to downzone residential areas within 40m of the pipeline. Kāinga Ora considers that the existing designations - which have already been identified (ID6500, 6501) as qualifying matters - are the most appropriate way to manage the issues / risk. Kāinga Ora considers that a thorough evidence base is required to expand any existing qualifying matter in accordance with the requirements of the Housing Supply Act.	Disallow
Plan Making and Procedural – General	Channel Terminal Services Ltd	1071.8	Reinstate the operative (pre-plan change) zone equivalent where properties are proposed to be 'up-zoned' as a result of the NPS-UD within 40m of the centreline of the high-pressure fuel Marsden Point to Auckland Pipeline, which runs from Marsden Point to the Wiri Oil terminal. [refer to maps 1, 2 and 3 appended to the submission for pipeline location and corridor from the pipeline centreline].	Oppose	Kāinga Ora broadly opposes this blanket approach to downzone residential areas within 40m of the pipeline. Kāinga Ora considers that the existing designations - which have already been identified (ID6500, 6501) as qualifying matters - are the most appropriate way to manage the issues / risk. Kāinga Ora considers that a thorough evidence base is required to expand any existing qualifying matter in accordance with the requirements of the Housing Supply Act.	Disallow
Mixed Housing Urban Zone provisions – H5 Assessment MHU Zone	CivilPlan Consultants Limited	2272.104	Approve removal of “building intensity” from the matters of discretion in sections H5.8.1(1)(b)(i), H5.8.1(2)(a)(i) and the assessment criteria in section H5.8.2(1)(b). Delete “building intensity” from the matter of discretion in section H5.8.1(3)(a)(i).	Support	Kāinga Ora supports the removal of 'building intensity' from the matters of discretion within MHU and THAB Zones, and considers that its removal will support the intent of the NPS-UD.	Allow
Terrace Housing and Apartment Buildings Zone provisions – H6 Assessment THAB Zone	CivilPlan Consultants Limited	2272.105	Approve removal of “building intensity” from the matters of discretion in sections H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i) and the assessment criteria in section H6.8.2(1)(b).	Support	Kāinga Ora supports the removal of 'building intensity' from the matters of discretion within MHU and THAB Zones, and considers that its removal will support the intent of the NPS-UD.	Allow
Qualifying Matters – Additional	Counties Energy Limited	2020.1	Introduce a qualifying matter for electricity distribution at the resource consent stage; or other mechanism (at the building consent stage), requiring developers to consult with Counties Energy Limited to ensure compliance with NZECP34 can be achieved where new development will be near existing overhead lines in the road corridor or other existing equipment listed in NZECP34.	Oppose	Kāinga Ora opposes submission point 2020.1 to the extent that a new qualifying matter is proposed. It is considered that further evidence is required to justify whether the proposed 'electricity distribution' qualifying matter proposed meets the requirements set out in the NPS-UD.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Plan Making and Procedural – Consultation and engagement - general	Counties Energy Limited	2020.2	Add requirement for developers to first consult with Counties Energy Limited where transformers and switch gear must be installed within new developments to provide for the increased demand for electricity in an area, in order to establish the layout and maximum number of dwellings that can be established, while ensuring access to and the safe operation of network equipment.	Oppose	Kāinga Ora opposes submission point 2020.2 insofar as requiring all developments to consult with Counties Energy Limited where transformers and switch gear must be installed through the RMA process.	Disallow
Urban Environment – Single or small area rezoning proposal	Ellerslie Residents' Association	2332.1	Remove the underlying Terrace Housing and Apartment zone from Findlay Street and replace with Low Density Residential zone, as is the case for the rest of the properties within the Lawry Settlement Historic Heritage Area.	Oppose	Consistent with its primary submission, Kāinga Ora opposes blanket approaches to 'downzoning' of sites which may be subject to a qualifying matter, and considers that these matters are most appropriately addressed through overlay provisions. Kāinga Ora also considers further evidence is required to determine whether the proposed Lawry Settlement HHA warrants historic heritage protection in its proposed extent and form.	Disallow
Qualifying Matters A-I – Appropriateness of QMs (A-I)	First Gas Group Ltd	1868.1	Approve Gas transmission pipelines as a QM.	Oppose in part	Kāinga Ora broadly opposes, in part, submission point 1868.1 insofar as it considers that the existing designations (ID 9100, 9101, 9102 and 9104) which have been identified as qualifying matters are the most appropriate way to manage the issues / risks identified. Any expansion of the qualifying matter would need to be justified through appropriate evidence as required by the Housing Supply Act.	Disallow
Qualifying Matters A-I – Gas transmission pipelines	First Gas Group Ltd	1868.2	Introduce a minimum pipeline setback of 30m to provide separation between residential development and high-pressure pipelines.	Oppose in part	Kāinga Ora broadly opposes, in part, submission point 1868.2 insofar as it considers that the existing designations (ID 9100, 9101, 9102 and 9104) which have been identified as qualifying matters are the most appropriate way to manage the issues / risks identified. Any expansion of the qualifying matter would need to be justified through appropriate evidence as required by the Housing Supply Act.	Disallow
Qualifying Matters – Infrastructure - Appropriateness of QM (infrastructure)	Foodstuffs North Island Limited	941.1	Amend PC 78 to include infrastructure capacity constraints as a qualifying matter that constrains the extent which intensification may occur outside the existing City Centre, Metropolitan Centre, Town Centre and Local Centre zones. [Refer to the full submission for examples of how this could be accomplished including zoning extent, conditional rezonings, additional infrastructure capacity standard (paragraph 4(b)(i-iii) pages 4 and 5)].	Oppose	Kāinga Ora broadly opposes the introduction of infrastructure controls into the zone provisions. Kāinga Ora also opposes this as a qualifying matter in general as Kāinga Ora do not consider that it is supported by the necessary evidential basis as required by the Housing Supply Act.	Disallow
Urban Environment – Larger rezoning proposal	Freemans Bay Residents Association Incorporated	2201.7	Provide for the Low Density Residential Zone as the underlying zone to be applied on all land covered by the Special Character Area Overlay. [Inferred] includes some or all of the properties on streets including College Hill, Victoria Street West, Franklin Road, Scotland Street, Ireland Street, Spring Street, Cascade Street, Runnell Street, Middle Street, England Street, Wood Street, Georgina Street, Costley Street, Renall Street, Russell Street, Elizabeth Street, Arthur Street, Margaret Street, Pember Reeves Street, Ponsonby Road, Collingwood Street, Heke Street, Anglesea Street, Winn Road, Paget Street, Picton Street, Barrie Street, Hepburn Street, Smith Street, Tahuna Street,	Oppose	Kāinga Ora opposes submission point 2201.7, to the extent in is contrary to the relief sought in Kāinga Ora's primary submission.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
			Beresford Street West, Hopetoun Street, Howe Street, Beresford Street Central, Wellington Street, Pratt Street, Gwilliam Place, Napier Street, Napier Lane, Foundries Lane, Sheridan Lane, Grattan Place, Weld Street and Wilkins Street, Freemans Bay.			
Plan Making and Procedural – General	Greater Auckland	2025.1	Better align the plan change through hearings process with Councils own strategic direction, especially the Transport Emissions Reduction Pathway work and the Auckland Plan 2050 which proposes a quality compact urban form and strong integration between land use and transport, with growth focused in areas with good travel options.	Support in part	Kāinga Ora supports the general intent of submission point 2025.1, which seeks to enable a quality compact urban form.	Allow
Walkable Catchments – WC RTN Other	Greater Auckland	2025.10	Add New North Road to the list of rapid transit services/stops.	Support	Kāinga Ora supports the general intent of the submission, which seeks the additional identification of rapid transit services and routes in order to appropriately give effect to the intensification requirements of the NPS-UD.	Allow
Walkable Catchments – WC RTN Other	Greater Auckland	2025.11	Add Great South Road to the list of rapid transit services/stops.	Support	Kāinga Ora supports the general intent of the submission, which seeks the additional identification of rapid transit services and routes in order to appropriately give effect to the intensification requirements of the NPS-UD.	Allow
Walkable Catchments – WC RTN Other	Greater Auckland	2025.12	Add Remuera Road to the list of rapid transit services/stops.	Support	Kāinga Ora supports the general intent of the submission, which seeks the additional identification of rapid transit services and routes in order to appropriately give effect to the intensification requirements of the NPS-UD.	Allow
Walkable Catchments – WC RTN Other	Greater Auckland	2025.13	Add Sandringham Road to the list of rapid transit services/stops.	Support	Kāinga Ora supports the general intent of the submission, which seeks the additional identification of rapid transit services and routes in order to appropriately give effect to the intensification requirements of the NPS-UD.	Allow
Walkable Catchments – WC RTN Other	Greater Auckland	2025.14	Add Dominion Road to the list of rapid transit services/stops.	Support	Kāinga Ora supports the general intent of the submission, which seeks the additional identification of rapid transit services and routes in order to appropriately give effect to the intensification requirements of the NPS-UD.	Allow
Walkable Catchments – WC RTN Other	Greater Auckland	2025.15	Add Manukau Road to the list of rapid transit services/stops.	Support	Kāinga Ora supports the general intent of the submission, which seeks the additional identification of rapid transit services and routes in order to appropriately give effect to the intensification requirements of the NPS-UD.	Allow
Walkable Catchments – WC RTN Other	Greater Auckland	2025.16	Add as a walkable catchment Rapid Transit Stop the Eastern Busway which now has a confirmed design.	Support	Kāinga Ora supports the general intent of the submission, which seeks the additional identification of rapid transit services and routes in order to appropriately give effect to the intensification requirements of the NPS-UD.	Allow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Walkable Catchments – WC RTN Other	Greater Auckland	2025.17	Add as a walkable catchment Rapid Transit Stop the Northwest Rapid Transit, which has an interim upgrade underway and appears on Auckland Transport's rapid transit maps.	Support	Kāinga Ora supports the general intent of the submission, which seeks the additional identification of rapid transit services and routes in order to appropriately give effect to the intensification requirements of the NPS-UD.	Allow
Walkable Catchments – WC RTN Other	Greater Auckland	2025.18	Add as a walkable catchment Rapid Transit Stop the Airport to Botany corridor, which has a confirmed design and some funding in the Regional LongTerm Plan for interim improvements ahead of a longer-term major investment.	Support	Kāinga Ora supports the general intent of the submission, which seeks the additional identification of rapid transit services and routes in order to appropriately give effect to the intensification requirements of the NPS-UD.	Allow
Walkable Catchments – WC RTN Methodology	Greater Auckland	2025.8	Recognise that bus corridors with bus lanes/ transit lanes for most of their length and carry Frequent Transit Network services meet the criteria to be considered 'rapid transit' under the NPS UD.	Support	Kāinga Ora supports the general intent of the submission, which seeks the additional identification of rapid transit services and routes in order to appropriately give effect to the intensification requirements of the NPS-UD.	Allow
Walkable Catchments – WC RTN Other	Greater Auckland	2025.9	Add Great North Road to the list of rapid transit services/stops.	Support	Kāinga Ora supports the general intent of the submission, which seeks the additional identification of rapid transit services and routes in order to appropriately give effect to the intensification requirements of the NPS-UD.	Allow
Qualifying Matters – Special Character Residential – Methodology / scoring system	Heritage New Zealand Pouhere Taonga	872.16	Reject the methodology used to reassess, survey, and revise the extent of Special Character Areas.	Support in part	Kāinga Ora supports, in part, submission point 872.16 to the extent that the Special Character Areas should be reassessed / revised. It is considered that further evidence and assessments are necessary to justify identified Special Character Areas meet the qualifying matters thresholds pursuant to the requirements of the NPS-UD and the Housing Supply Act.	Allow
Qualifying Matters – Special Character Residential – add new property/area to SCAR	Heritage New Zealand Pouhere Taonga	872.17	Reject the proposed extent of Special Character Areas Residential as a Qualifying Matter and retain all Special Character Areas as they stand in the AUP as a Qualifying Matter.	Oppose	Kāinga Ora opposes submission point 872.17 to the extent that the existing Special Character Areas area are retained and automatically default as a qualifying matter. It is considered that further evidence and assessments are necessary to justify that Special Character Areas meet the qualifying matters thresholds pursuant to the requirements of the NPS-UD and the Housing Supply Act.	Disallow
Qualifying Matters – Special Character Business – add new property/area to SCAB	Heritage New Zealand Pouhere Taonga	872.18	Reject the proposed extent of Special Character Areas Business as a Qualifying Matter and retain all Special Character Areas as they stand in the AUP as a Qualifying Matter.	Oppose	Kāinga Ora opposes submission point 872.17 to the extent that the existing Special Character Areas area are retained and automatically default as a qualifying matter. It is considered that further evidence and assessments are necessary to justify that Special Character Areas meet the qualifying matters thresholds pursuant to the requirements of the NPS-UD and the Housing Supply Act.	Disallow
Qualifying Matters A-I – Historic Heritage (D17)	Heritage New Zealand Pouhere Taonga	872.19	Add more Historic Heritage Areas which might have been identified while evaluating Special Character Areas.	Support in part	Kāinga Ora supports, in part, submission point 872.19 to the extent that any additional Historic Heritage Areas will need to be sufficiently justified as a qualifying matter pursuant to the requirements of the NPS-UD and the Housing Supply Act. Any additional or new historic heritage areas to be inserted into the Plan will need to meet the requirements of the Act.	Allow
Qualifying Matters – Special Character – Appropriateness of QM (Special Character)	Heritage New Zealand Pouhere Taonga	872.4	Approve inclusion of Special Character Areas (Residential and Business) as a Qualifying Matter	Oppose in part	Kāinga Ora opposes submission point 872.4 to the extent that the existing Special Character Areas area are retained and automatically default as a qualifying matter. It is considered that further evidence and assessments are necessary to justify that Special Character Areas meet the qualifying matters thresholds pursuant to the requirements of the NPS-UD and the Housing Supply Act.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Qualifying Matters A-I – Strategic Transport Corridors	KiwiRail	2069.10	Insert new standard in all other zones listed in Chapter H [H18 - H21 and H23 - H30] as follows: <u>HX.X Strategic Transport Corridor Zone setback A building or parts of a building or structure must be set back 5m from the boundary of a site adjoining the Strategic Transport Corridor Zone.</u> Or alternatively insert similar standard in E27 - Transport on a region wide basis.	Oppose	Kāinga Ora opposes submission point 2069.10, which seeks the general application of a rail safety setback within adjoining, privately owned properties. Kāinga Ora generally considers that the proposed setback is inconsistent with the intent of s771(e) and that it would unnecessarily restrict development on adjoining sites.	Disallow
Qualifying Matters A-I – Strategic Transport Corridors	KiwiRail	2069.11	Insert new standard in all precincts adjoining the rail corridor [inferred all Precincts listed in Chapter I] as follows: <u>HX.X Strategic Transport Corridor Zone setback A building or parts of a building or structure must be set back 5m from the boundary of a site adjoining the Strategic Transport Corridor Zone.</u> Or alternatively insert similar standard in E27 - Transport on a region wide basis.	Oppose	Kāinga Ora opposes submission point 2069.11, which seeks the general application of a rail safety setback within adjoining, privately owned properties. Kāinga Ora generally considers that the proposed setback is inconsistent with the intent of s771(e) and that it would unnecessarily restrict development on adjoining sites.	Disallow
Qualifying Matters A-I – Strategic Transport Corridors	KiwiRail	2069.12	Amend matters of discretion in all Precincts adjoining the rail corridor [inferred all Precincts listed in Chapter I] for activities that do not comply with the new permitted activity rule requiring buildings and structures to be setback at least 5m from the rail corridor as follows: <u>(X) The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u> Or alternatively insert similar standard in E27 - Transport on a region wide basis.	Oppose	Kāinga Ora opposes submission point 2069.12, which seeks the general application of a rail safety setback within adjoining, privately owned properties. Kāinga Ora generally considers that the proposed setback is inconsistent with the intent of s771(e) and that it would unnecessarily restrict development on adjoining sites.	Disallow
Qualifying Matters A-I – Strategic Transport Corridors	KiwiRail	2069.13	Amend matters of discretion in all City Centre, Metropolitan Centre, Town Centre, Local Centre, Neighbourhood Centre, Mixed Use, General Business, Business Park, Heavy Industry and Light Industry zones for activities that do not comply with the new permitted activity rule requiring buildings and structures to be setback at least 5m from the rail corridor as follows: <u>(X) The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u> Or alternatively insert similar standard in E27 - Transport on a region wide basis.	Oppose	Kāinga Ora opposes submission point 2069.13, which seeks the general application of a rail safety setback within adjoining, privately owned properties. Kāinga Ora generally considers that the proposed setback is inconsistent with the intent of s771(e) and that it would unnecessarily restrict development on adjoining sites.	Disallow
Qualifying Matters A-I – Strategic Transport Corridors	KiwiRail	2069.14	Amend matters of discretion in all other zones listed in Chapter H [H18 - H21 and H23 - H30] for activities that do not comply with the new permitted activity rule requiring buildings and structures to be setback at least 5m from the rail corridor as follows: <u>(X) The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u> Or alternatively insert similar standard in E27 - Transport on a region wide basis.	Oppose	Kāinga Ora opposes submission point 2069.14, which seeks the general application of a rail safety setback within adjoining, privately owned properties. Kāinga Ora generally considers that the proposed setback is inconsistent with the intent of s771(e) and that it would unnecessarily restrict development on adjoining sites.	Disallow

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Plan Making and Procedural – Plan Interpretation (Chapter A and C)	KiwiRail	2069.15	Amend Chapter A Table A1.4.8.1 (Qualifying matters in zones, overlays and Auckland-wide provisions) to include land adjacent to the rail corridor as an area subject to a qualifying matter. [Refer to page 8 of submission for proposed plan text].	Oppose	Kāinga Ora opposes submission point 2069.15 and considers further justification and evidence is required to determine whether the proposed meets the criteria for a qualifying matter under the Housing Supply Act.	Disallow
Residential Zones – Residential Zones (General or other)	KiwiRail	2069.15	Amend all Yard standards in all Residential - Single House, Low Density Residential, Mixed Housing Suburban, Mixed Housing Urban and Terraced Housing and Apartment Buildings zones to require all buildings and structures to be setback 5m from a boundary with a rail corridor/5m from the edge of the Strategic Transport Corridor Zone. Or insert similar amendment in Chapter E27 - Transport to have region wide effect.	Oppose	Kāinga Ora opposes submission point 2069.16, which seeks the general application of a rail safety setback within adjoining, privately owned properties. Kāinga Ora generally considers that the proposed setback is inconsistent with the intent of s771(e) and that it would unnecessarily restrict development on adjoining sites.	Disallow
Residential Zones – Residential Zones (General or other)	KiwiRail	2069.16	Amend Matters of Discretion in all Residential - Single House, Low Density Residential, Mixed Housing Suburban, Mixed Housing Urban and Terraced Housing and Apartment Buildings zones for activities that do not comply with the requested 5m yard setback to consider <u>the effects on the safe and efficient operation of neighbouring infrastructure</u> . Or amend matters of discretion in E27 - Transport on a region-wide basis.	Oppose	Kāinga Ora opposes submission point 2069.17, which seeks the general application of a rail safety setback within adjoining, privately owned properties. Kāinga Ora generally considers that the proposed setback is inconsistent with the intent of s771(e) and that it would unnecessarily restrict development on adjoining sites.	Disallow
Residential Zones – Residential Zones (General or other)	KiwiRail	2069.17	Insert new standard in all City Centre, Metropolitan Centre, Town Centre, Local Centre, Neighbourhood Centre, Mixed Use, General Business, Business Park, Heavy Industry and Light Industry zones as follows: <u>HX.X Strategic Transport Corridor Zone setback A building or parts of a building or structure must be set back 5m from the boundary of a site adjoining the Strategic Transport Corridor Zone</u> . Or alternatively insert similar standard in E27 - Transport on a region wide basis.	Oppose	Kāinga Ora opposes submission point 2069.18, which seeks the general application of a rail safety setback within adjoining, privately owned properties. Kāinga Ora generally considers that the proposed setback is inconsistent with the intent of s771(e) and that it would unnecessarily restrict development on adjoining sites.	Disallow
Business Zones provisions – Business Zones (General or other)	KiwiRail	2069.18	Insert new standard in all City Centre, Metropolitan Centre, Town Centre, Local Centre, Neighbourhood Centre, Mixed Use, General Business, Business Park, Heavy Industry and Light Industry zones as follows: <u>HX.X Strategic Transport Corridor Zone setback A building or parts of a building or structure must be set back 5m from the boundary of a site adjoining the Strategic Transport Corridor Zone</u> . Or alternatively insert similar standard in E27 - Transport on a region wide basis.	Oppose	Kāinga Ora opposes submission point 2069.19, which seeks the general application of a rail safety setback within adjoining, privately owned properties. Kāinga Ora generally considers that the proposed setback is inconsistent with the intent of s771(e) and that it would unnecessarily restrict development on adjoining sites.	Disallow
Residential Zones – Residential Zones (General or other)	KiwiRail	2069.19	Insert new standard in all other zones listed in Chapter H [H18 - H21 and H23 - H30] as follows: <u>HX.X Strategic Transport Corridor Zone setback A building or parts of a building or structure must be set back 5m from the boundary of a site adjoining the Strategic Transport Corridor Zone</u> . Or alternatively	Oppose	Kāinga Ora opposes submission point 2069.20, which seeks the general application of a rail safety setback within adjoining, privately owned properties. Kāinga Ora generally considers that the proposed setback is inconsistent with the intent of s771(e) and that it would unnecessarily restrict development on adjoining sites.	Disallow

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			insert similar standard in E27 - Transport on a region wide basis.			
Qualifying Matters A-I – Strategic Transport Corridors	KiwiRail	2069.2	Amend Chapter A Table A1.4.8.1 (Qualifying matters in zones, overlays and Auckland-wide provisions) to include land adjacent to the rail corridor as an area subject to a qualifying matter. [Refer to page 8 of submission for proposed plan text].	Oppose	Kāinga Ora opposes submission point 2069.2 and considers further evidence base is required to determine whether the proposed meets the criteria for a qualifying matter under the Act.	Disallow
Precincts – NPSUD MDRS Response – Chapter I Precincts – General (Other)	KiwiRail	2069.20	Insert new standard in all precincts adjoining the rail corridor [inferred all Precincts listed in Chapter I] as follows: <u>HX.X Strategic Transport Corridor Zone setback A building or parts of a building or structure must be set back 5m from the boundary of a site adjoining the Strategic Transport Corridor Zone.</u> Or alternatively insert similar standard in E27 - Transport on a region wide basis.	Oppose	Kāinga Ora opposes submission point 2069.21, which seeks the general application of a rail safety setback within adjoining, privately owned properties. Kāinga Ora generally considers that the proposed setback is inconsistent with the intent of s771(e) and that it would unnecessarily restrict development on adjoining sites.	Disallow
Precincts – NPSUD MDRS Response – Chapter I Precincts – General (Other)	KiwiRail	2069.22	Amend matters of discretion in all Precincts adjoining the rail corridor [inferred all Precincts listed in Chapter I] for activities that do not comply with the new permitted activity rule requiring buildings and structures to be setback at least 5m from the rail corridor as follows: <u>(X) The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u> Or alternatively insert similar standard in E27 - Transport on a region wide basis.	Oppose	Kāinga Ora opposes submission point 2069.22, which seeks the general application of a rail safety setback within adjoining, privately owned properties. Kāinga Ora generally considers that the proposed setback is inconsistent with the intent of s771(e) and that it would unnecessarily restrict development on adjoining sites.	Disallow
Business Zones provisions – Business Zones (General or other)	KiwiRail	2069.23	Amend matters of discretion in all City Centre, Metropolitan Centre, Town Centre, Local Centre, Neighbourhood Centre, Mixed Use, General Business, Business Park, Heavy Industry and Light Industry zones for activities that do not comply with the new permitted activity rule requiring buildings and structures to be setback at least 5m from the rail corridor as follows: <u>(X) The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u> Or alternatively insert similar standard in E27 - Transport on a region wide basis.	Oppose	Kāinga Ora opposes submission point 2069.23, which seeks the general application of a rail safety setback within adjoining, privately owned properties. Kāinga Ora generally considers that the proposed setback is inconsistent with the intent of s771(e) and that it would unnecessarily restrict development on adjoining sites.	Disallow
Residential Zones – Residential Zones (General or other)	KiwiRail	2069.24	Amend matters of discretion in all other zones listed in Chapter H [H18 - H21 and H23 - H30] for activities that do not comply with the new permitted activity rule requiring buildings and structures to be setback at least 5m from the rail corridor as follows: <u>(X) The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail</u>	Oppose	Kāinga Ora opposes submission point 2069.24, which seeks the general application of a rail safety setback within adjoining, privately owned properties. Kāinga Ora generally considers that the management of any such safety concerns should be adequately provided for within the designated railway corridor.	Disallow

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			corridor. Or alternatively insert similar standard in E27 - Transport on a region wide basis.			
Qualifying Matters A-I – Strategic Transport Corridors	KiwiRail	2069.3	Add new standard: E25.6.10A (Noise levels for noise sensitive spaces in all zones adjoining the Strategic Transport Corridor) [see pages 8-10 of submission for full proposed plan text]. Or alternatively insert requested standards in all zones and precincts adjoining the Strategic Transport Corridor Zone.	Oppose	Kāinga Ora broadly opposes an overall framework of provisions which requires sensitive activities adjoining strategic transport corridors to provide mitigation for noise and vibration effects in accordance with the standards provided in this submission, and considers that obligations for mitigation should fall on the infrastructure provider rather than individual property owners.	Disallow
Qualifying Matters A-I – Strategic Transport Corridors	KiwiRail	2069.4	Amend E25.6.30 (Vibration) (4)-(5) to include new vibration controls to apply to sensitive uses within 60m of the legal boundary of the Strategic Transport Corridor Zone [refer to page 10-11 for full proposed plan text]. Or alternatively insert these standards in all zones and precincts adjoining the Strategic Transport Corridor Zone.	Oppose	Kāinga Ora broadly opposes an overall framework of provisions which requires sensitive activities adjoining strategic transport corridors to provide mitigation for noise and vibration effects in accordance with the standards provided in this submission, and considers that obligations for mitigation should fall on the infrastructure provider rather than individual property owners.	Disallow
Qualifying Matters A-I – Strategic Transport Corridors	KiwiRail	2069.5	Amend E25.8.1 (Matters of discretion) to provide for the new noise and vibration standards sought elsewhere in submission [refer to page 11 for full proposed plan text]. Or alternatively insert requested changes in all zones and precincts adjoining the Strategic Transport Corridor Zone.	Oppose	Kāinga Ora broadly opposes an overall framework of provisions which requires sensitive activities adjoining strategic transport corridors to provide mitigation for noise and vibration effects in accordance with the standards provided in this submission, and considers that obligations for mitigation should fall on the infrastructure provider rather than individual property owners.	Disallow
Qualifying Matters A-I – Strategic Transport Corridors	KiwiRail	2069.6	Amend E25.8.2 (Assessment criteria to provide for the new noise and vibration standards) sought elsewhere in submission [see page 11-12 for full details]. Or insert requested changes in all zones and precincts adjoining the Strategic Transport Corridor Zone.	Oppose	Kāinga Ora broadly opposes an overall framework of provisions which requires sensitive activities adjoining strategic transport corridors to provide mitigation for noise and vibration effects in accordance with the standards provided in this submission, and considers that obligations for mitigation should fall on the infrastructure provider rather than individual property owners.	Disallow
Qualifying Matters A-I – Strategic Transport Corridors	KiwiRail	2069.7	Amend all Yard standards in all Residential - Single House, Low Density Residential, Mixed Housing Suburban, Mixed Housing Urban and Terraced Housing and Apartment Buildings zones to require all buildings and structures to be setback 5m from a boundary with a rail corridor/5m from the edge of the Strategic Transport Corridor Zone. Or insert similar amendment in Chapter E27 - Transport to have region wide effect.	Oppose	Kāinga Ora opposes submission point 2069.7, which seeks the general application of a rail safety setback within adjoining, privately owned properties. Kāinga Ora generally considers that the proposed setback is inconsistent with the intent of s771(e) and that it would unnecessarily restrict development on adjoining sites.	Disallow
Qualifying Matters A-I – Strategic Transport Corridors	KiwiRail	2069.8	Amend Matters of Discretion in all Residential - Single House, Low Density Residential, Mixed Housing Suburban, Mixed Housing Urban and Terraced Housing and Apartment Buildings zones for activities that do not comply with the requested 5m yard setback to consider <u>the effects on the safe and efficient operation of neighbouring infrastructure</u> . Or amend matters of discretion in E27 - Transport on a region-wide basis.	Oppose	Kāinga Ora opposes submission point 2069.8, which seeks the general application of a rail safety setback within adjoining, privately owned properties. Kāinga Ora generally considers that the proposed setback is inconsistent with the intent of s771(e) and that it would unnecessarily restrict development on adjoining sites.	Disallow

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Qualifying Matters A-I – Strategic Transport Corridors	KiwiRail	2069.9	Insert new standard in all City Centre, Metropolitan Centre, Town Centre, Local Centre, Neighbourhood Centre, Mixed Use, General Business, Business Park, Heavy Industry and Light Industry zones as follows: <u>HX.X Strategic Transport Corridor Zone setback A building or parts of a building or structure must be set back 5m from the boundary of a site adjoining the Strategic Transport Corridor Zone.</u> Or alternatively insert similar standard in E27 - Transport on a region wide basis.	Oppose	Kāinga Ora opposes submission point 2069.9, which seeks the general application of a rail safety setback within adjoining, privately owned properties. Kāinga Ora generally considers that the proposed setback is inconsistent with the intent of s771(e) and that it would unnecessarily restrict development on adjoining sites.	Disallow
Mixed Housing Urban Zone provisions – H5 Activity Table MHU Zone	Mike Greer Developments	2040.27	Amend the notification standard in H5.5 to make it clear that restricted discretionary matters such as earthworks, contamination, flood plains and technical parking infringements do not remove the notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particularly restricted discretionary status and the associated matters for discretion for those particular consent matters.	Support	Kāinga Ora supports the general intent of submission point 2040.27, which seeks to provide alignment across the Unitary Plan regarding notification provisions applying to Restricted Discretionary Activities.	Allow
Terrace Housing and Apartment Buildings Zone provisions – H6 Standards THAB Zone	Mike Greer Developments	2040.97	Delete standards not identified within the MDRS in relation to H6.5. Notification. Amend notification standard to make it clear restricted discretionary matters such as earthworks, contamination, flood plains, and technical parking infringements do not remove notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particular restricted discretionary status and the associated matters for discretion for those consent matters.	Support in part	Kāinga Ora supports the general intent of submission point 2040.97, which seeks to provide alignment across the Unitary Plan regarding notification provisions applying to Restricted Discretionary Activities. Kāinga Ora considers that strengthening notification preclusion provisions where development is in line with planned outcomes of the zone is in keeping with the intent of the NPS-UD and the Housing Supply Act.	Allow
Plan Making and Procedural – Definitions	New Zealand Defence Force	1069.1	Add new definition of 'nationally significant infrastructure' that includes Defence Facilities.	Oppose	Kāinga Ora opposes submission point 1069.1 to the extent that a new qualifying matter is proposed. It is considered that further justification and evidence is required to determine whether the proposed is a qualifying matter required 'for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure.' Importantly, Kāinga Ora considers that 'reverse sensitivity' does not meet the intent of s771(e).	Disallow
Plan making and Procedural – General	New Zealand Defence Force	1069.2	Include matters required for the purpose of ensuring the safe or efficient operation of this Nationally Significant infrastructure, including specific provisions to protect against reverse sensitivity effects [refer to page 3 of submission for details].	Oppose	Kāinga Ora opposes submission point 1069.2 to the extent that a new qualifying matter is proposed. It is considered that further justification and evidence is required to determine whether the proposed is a qualifying matter required 'for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure.' Importantly, Kāinga Ora considers that 'reverse sensitivity' does not meet the intent of s771(e).	Disallow
Qualifying Matters – Additional	New Zealand Defence Force	1069.3	Add Defence Facilities and surrounding areas as a QM in column 2 table A1.4.8.1 next to 'Matters required for ensuring the safe or efficient operation of nationally significant infrastructure'. [If nationally significant infrastructure definition is retained] [refer	Oppose	Kāinga Ora opposes submission point 1069.3 to the extent that a new qualifying matter is proposed. It is considered that further justification and evidence is required to determine whether the proposed is a qualifying matter required 'for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure.' Importantly, Kāinga Ora considers	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
			to page 3 of submission for details].		that 'reverse sensitivity' does not meet the intent of s771(e).	
Qualifying Matters – Additional	New Zealand Defence Force	1069.6	Include matters required for the purpose of ensuring the safe or efficient operation of this Nationally Significant infrastructure [as a QM if Defence Facilities is added to nationally significant infrastructure definition as requested in submission], including specific provisions to protect against reverse sensitivity effects [refer to page 3 of submission for details].	Oppose	Kāinga Ora opposes submission point 1069.6 to the extent that a new qualifying matter is proposed. It is considered that further justification and evidence is required to determine whether the proposed is a qualifying matter required 'for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure.' Importantly, Kāinga Ora considers that 'reverse sensitivity' does not meet the intent of s771(e).	Disallow
Plan making and Procedural – General	New Zealand Defence Force	1069.7	Amend the [plan change] policy framework to include objectives and policies that specifically manage reverse sensitivity effects on nationally significant infrastructure, including through the registration of no-complaint covenants.	Oppose	Kāinga Ora opposes submission point 1069.7 to the extent that a new qualifying matter is proposed. It is considered that further justification and evidenced base is required to determine whether the proposed is a qualifying matter required 'for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure.' Importantly, Kāinga Ora considers that 'reverse sensitivity' does not meet the intent of s771(e).	Disallow
Plan making and Procedural – General	New Zealand Defence Force	1069.8	Require no-complaints covenants in favour of New Zealand Defence Force on new development authorised by the plan change that surrounds New Zealand Defence Force facilities. Ensuring that reverse sensitivity can be considered a matter of control or discretion when considering a consent application for intensification of property surrounding defence force facilities. [refer to page 4 of submission for details].	Oppose	Kāinga Ora opposes submission point 1069.8 to the extent that a new qualifying matter is proposed. It is considered that further justification and evidenced base is required to determine whether the proposed is a qualifying matter required 'for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure.' Importantly, Kāinga Ora considers that 'reverse sensitivity' does not meet the intent of s771(e).	Disallow
Walkable Catchments – WC RTN Methodology	New Zealand Housing Foundation	938.155	Amend PC 78 to so that the definition of rapid transit service includes frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys. The identified corridors are: Great North Road (from Pt Chevalier to Ponsonby Road), Sandringham Road (from Mt Albert Road to New North Road), Dominion Road (from Denbigh Avenue to View Road), Mt Eden Road (from Mount Albert Road to Symonds Street), Manukau Road (from Onehunga to Broadway), Great South Road (from Ellerslie Main Highway to Broadway).	Support	Kāinga Ora supports the general intent of the submission, which seeks the additional identification of rapid transit services and routes in order to appropriately give effect to the intensification requirements of the NPS-UD.	Allow
Mixed Housing Urban Zone provisions – H5 Standards MHU Zone	Ockham Group Ltd	830.17	Amend notification standards for H5.4.1 so that where exclusions from notification are already specified in the rules, that such exclusions incorporate proposals where other reasons for consent arise and have a restricted discretionary activity status. [for further detail and examples refer to page 8 and 9 of submission].	Support	Kāinga Ora generally supports the intent of submission point 830.17, which seeks to align notification requirements from associated restricted discretionary activities identified in the Unitary Plan. It is considered that these notification preclusion provisions should be applied to all residential zones and not just the MHU zone.	Allow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Terrace Housing and Apartment Buildings Zone provisions – H6 Standards THAB Zone	Ockham Group Ltd	830.18	Amend notification standards for H6.4.1 so that where exclusions from notification are already specified in the rules, that such exclusions incorporate proposals where other reasons for consent arise and have a restricted discretionary activity status. [for further detail and examples refer to page 8 and 9 of submission].	Support	Kāinga Ora generally supports the intent of submission point 830.18, which seeks to align notification requirements from associated restricted discretionary activities identified in the Unitary Plan. It is considered that these notification preclusion provisions should be applied to all residential zones and not just the THAB zone.	Allow
Urban Environment – Larger rezoning proposal	Ockham Group Ltd	830.2	Amend the extents of THAB zone to apply more widely by way of integrating areas that interconnect with the walkable catchments [removing perceived zoning anomalies; Avondale (figure 2) and Greenlane-Ellerslie (figure 3) illustrated as examples in submission].	Support	Kāinga Ora supports the general intent of submission point 830.2, to the extent it is consistent with the Kāinga Ora primary submission. In particular, Kāinga Ora supports upzoning (to THAB) alongside frequent bus routes.	Allow
Urban Environment – Larger rezoning proposal	Ockham Group Ltd	830.3	Rezone abutting land adjacent to primary bus routes and arterial roads as THAB, and within walkable catchments. [Blockhouse Bay (figure 4) and figure 5 illustrated as examples in submission].	Support in part	Kāinga Ora supports the general intent of submission point 830.3, to the extent it is consistent with the Kāinga Ora primary submission.	Allow
Qualifying Matters – Additional	Radio New Zealand Limited (RNZ)	2206.1	Add the following new qualifying matter: 'Radiocommunication Transmission – requires <u>modification to permitted building and structure heights to manage the effects of electromagnetic radiation</u> '. Primary effect to introduce height limit of 10m as opposed to 11m permitted under MDRS. [Refer to figure 2, page 9 for extent of proposed QM].	Oppose	Kāinga Ora opposes submission point 2206.1 to the extent that a new qualifying matter is proposed. It is considered that further evidence is required to justify whether the proposed 'Radiocommunication Transmission' qualifying matter proposed meets the requirements set out in the NPS-UD.	Disallow
Mixed Housing Urban Zone provisions – H5 Obs & Pols MHU Zone	Radio New Zealand Limited (RNZ)	2206.2	Add new policy as follows 'Building height is <u>restricted near Radio New Zealand's radiocommunication Facilities to manage safety risks associated with taller structures absorbing and re-radiating energy from the Facilities</u> '.	Oppose	Kāinga Ora opposes submission point 2206.2. It is considered that further evidence is required to justify whether the proposed 'Radiocommunication Transmission' qualifying matter meets the requirements set out in the NPS-UD and, therefore, the whether the subsequent policy framework is appropriate for inclusion within the Plan.	Disallow
Terrace Housing and Apartment Buildings Zone provisions – H6 Obs & Pols THAB Zone	Radio New Zealand Limited (RNZ)	2206.5	Add new policy as follows 'Building height is <u>restricted near Radio New Zealand's radiocommunication Facilities to manage safety risks associated with taller structures absorbing and re-radiating energy from the Facilities</u> '.	Oppose	Kāinga Ora opposes submission point 2206.5. It is considered that further evidence is required to justify whether the proposed 'Radiocommunication Transmission' qualifying matter meets the requirements set out in the NPS-UD and, therefore, the whether the subsequent policy framework is appropriate for inclusion within the Plan.	Disallow
Plan Making and Procedural – Mapping – general, clarity of rezoning	Radio New Zealand Limited (RNZ)	2206.7	Amend planning maps to identify sites subject to RNZ's proposed Radiocommunication Transmission qualifying matter [submission point 2206.1]. The spatial extent is shown on page 15 of the submission.	Oppose	Kāinga Ora opposes submission point 2206.7. It is considered that further evidence is required to justify whether the proposed 'Radiocommunication Transmission' qualifying matter meets the requirements set out in the NPS-UD and, therefore, the whether the subsequent mapping amendments are appropriate for inclusion within the Plan.	Disallow
Qualifying Matters – Special Character – Resident – Provisions	Society of Mary Trust Board	2390.4	Approve rule D18.4(3) as notified.	Oppose in part	Kāinga Ora opposes the submission point in part, to the extent that further evidence is required to justify whether Special Character Areas (and the proposed 'visual catchment of a SCA') meet the threshold for a qualifying matter proposed pursuant to the requirements set out in the NPS-UD and Housing Supply Act.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Qualifying Matters – Additional	South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand	1082.1	Add a new Qualifying Matter on the basis of the points raised in the submission.	Oppose in part	Kāinga Ora opposes submission point 1082.1 to the extent that further evidence is required to confirm whether the proposed meets the criteria for a qualifying matter under the Act.	Disallow
Qualifying Matters A-I – SEAs (D9)	South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand	1082.2	Extend and strengthen SEA to cover all local forest remnants in the Hillpark Special Character zone that have to date been overlooked, including vegetation overlapping from reserves into private properties.	Oppose in part	Kāinga Ora opposes submission point 1082.1 to the extent that further evidence is required to confirm whether the proposed meets the criteria for a qualifying matter under the Act.	Disallow
Qualifying Matters – Special Character – Appropriateness of QM (Special Character)	South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand	1082.3	Add most appropriate overlay to cover the entire Hillpark area to protect the significant natural environment, perhaps including some form of covenanting. Intention would be to protect the character of Hillpark and ensure any further development is in keeping with this and does not threaten the native trees and the varied wildlife that depends on them.	Oppose in part	Kāinga Ora opposes submission point 1082.1 to the extent that further evidence is required to confirm whether the proposed meets the criteria for a qualifying matter under the Act.	Disallow
Qualifying Matters – Additional	South Epsom Planning Group	1893.24	Provide a new qualifying matter for properties within a visual catchment of a SCA (with options for alternative zone and overlay provisions, and to provide for the addition of new properties to existing SCA's).	Oppose	Kāinga Ora opposes submission point 1093.24 to the extent that a new qualifying matter is proposed. It is considered that further evidence is required to justify whether Special Character Areas (and the proposed 'visual catchment of a SCA') meet the threshold for a qualifying matter proposed pursuant to the requirements set out in the NPS-UD and Housing Supply Act. Any such inclusion needs to meet the requirements of the Act.	Disallow
Centres – NPS-UD Policy 3d response – Ponsonby Town Centre – extent of intensification	St Mary's Bay Association Incorporated	2193.9	Delete any reference to any walkable catchment extending into St Mary's Bay, measured from the Ponsonby Road Town Centre western edge or elsewhere.	Oppose	Kāinga Ora opposes submission point 2193.9 and considers the relief sought is contrary to the intensification requirements of the NPS-UD.	Disallow
Qualifying Matters – Special Character – Appropriateness of QM (Special Character)	Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development	899.1	Review the costs of the proposed SCA restrictions and review the extent of the SCA in light of costs and S771 to S77M (in particular 77L) of RMA. Expect this to result in more enabling provisions and/or a more limited spatial extent for the SCA areas.	Support	Kāinga Ora supports the submission point 899.1 insofar as reviewing the Special Character Area overlay and, in particular, its spatial extent. Kāinga Ora considers further investigations are required to determine whether identified Special Character Areas warrant qualifying matter status.	Allow
Outside of Plan Change Area – Light Rail Corridor – Excluded from IPI PC	Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development	899.2	The proposed light rail corridor [excluded from PC78 ALR Exclusion] is appropriately considered and rezoned as required under the RMA and NPS-UD	Support	Kāinga Ora supports the general intent of submission point 899.2, noting it is consistent with the Kāinga Ora primary submission.	Allow
Outside Urban Environment – SHA Precincts	Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development	899.3	Review the former SHAs and rezone and amend the provisions in these areas as necessary to comply with the requirements of the RMA and NPS-UD. [Does not agree with Assessment that SHA cannot be considered under Amendment Act].	Support	Kāinga Ora supports the general intent of submission point 899.3, noting it is consistent with the Kāinga Ora primary submission.	Allow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Qualifying Matters – Infrastructure – Appropriateness of QM (Infrastructure)	Te Waihanga, New Zealand Infrastructure Commission	2082.1	Remove the Qualifying Matters for infrastructure constraints [inferred].	Support	Kāinga Ora supports the general intent of submission point 2082.1, noting it is consistent with the Kāinga Ora primary submission.	Allow
Mixed Housing Urban Zone provisions – H5 Obs & Pols MHU Zone	Transpower New Zealand Limited	940.32	Add a new Objective in H5.2 as follows: 'x. <u>Development does not compromise the efficient development, operation, maintenance and upgrading of the National Grid.</u> ' Or alternatively include Unitary Plan Objective D26.2(1) in the IPI.	Oppose in part	Kāinga Ora opposes, in part, submissions point 940.32 insofar as this objective is not appropriate to be located within the zone chapter. It is considered that this is sufficiently addressed via operative Objectives and Policies in Chapter D26.	Disallow
Mixed Housing Urban Zone provisions – H5 Obs & Pols MHU Zone	Transpower New Zealand Limited	940.33	Amend Policy H5.3(A1) as follows: '(A1) Enable a variety of housing typologies with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments, <u>while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as specified by the relevant qualifying matter area provisions.</u> '	Oppose	Kāinga Ora opposes submission point 940.33 and supports the retention of the notified wording of Policy H5.3(A1), which is a policy required to be incorporated via the 'MDRS'. Moreover, Kāinga Ora opposes a general "avoid" policy approach to apply to all qualifying matters (noting the presence of a qualifying matter may simply require, in some circumstances, additional effects / matters to be considered and assessed through a development proposal).	Disallow
Mixed Housing Urban Zone provisions – H5 Obs & Pols MHU Zone	Transpower New Zealand Limited	940.35	Insert a new Policy in H5.3 to address National Grid as a qualifying matter [refer to page 22 and 23 of the submission for proposed plan text]. Or alternatively include Unitary Plan Policy D26.3(1) in the IPI.	Oppose in part	Kāinga Ora opposes, in part, submissions point 940.35 insofar as this policy is not appropriate to be located within the zone chapter. It is considered that this is addressed via operative Objectives and Policies in Chapter D26. This approach is consistent with National Planning Standards. Moreover, Kāinga Ora opposes the general intent of submission point 940.35, which seeks that the provisions / requirements under NZECP 34:2001 are duplicated / restated.	Disallow
Terrace Housing and Apartment Buildings Zone provisions – H6 Obs & Pols THAB Zone	Transpower New Zealand Limited	940.39	Add a new Objective in H6.2 as follows: 'x. <u>Development does not compromise the efficient development, operation, maintenance and upgrading of the National Grid.</u> ' Or alternatively include Unitary Plan Objective D26.2(1) in the IPI.	Oppose in part	Kāinga Ora opposes, in part, submissions point 940.39 insofar as this objective is not appropriate to be located within the zone chapter. It is considered that this is addressed via operative Objectives and Policies in Chapter D26.	Disallow
Terrace Housing and Apartment Buildings Zone provisions – H6 Obs & Pols THAB Zone	Transpower New Zealand Limited	940.40	Amend Policy H6.3(A1) as follows: '(A1) Enable a variety of housing typologies with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments, <u>while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as specified by the relevant qualifying matter area provisions.</u> '	Oppose	Kāinga Ora opposes submission point 940.40 and supports the retention of the notified wording of Policy H5.3(A1), which is a policy required to be incorporated via the 'MDRS'. Moreover, Kāinga Ora opposes a general "avoid" policy approach to apply to all qualifying matters (noting the presence of a qualifying matter may simply require, in some circumstances, additional effects / matters to be considered and assessed through a development proposal).	Disallow
Terrace Housing and Apartment Buildings Zone provisions – H6 Obs & Pols THAB Zone	Transpower New Zealand Limited	940.42	Insert a new Policy in H6.3 to address National Grid as a qualifying matter [refer to page 24 and 25 of the submission for proposed plan text]. Or alternatively include Unitary Plan Policy D26.3(1) in the IPI.	Oppose in part	Kāinga Ora opposes, in part, submissions point 940.42 insofar as this policy is not appropriate to be located within the zone chapter. It is considered that this is addressed via operative Objectives and Policies in Chapter D26. This approach is consistent with National Planning Standards. Moreover, Kāinga Ora opposes the general intent of submission point 940.35, which seeks that the provisions / requirements under NZECP 34:2001 are duplicated / restated.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Plan Making and Procedural - Definitions	Transpower New Zealand Limited	940.43	Insert a new definition of 'qualifying matter' into Chapter J [refer to page 25 and 26 of submission for proposed plan text].	Support	Kāinga Ora supports submissions point 940.43 as the proposed definition and table will provide further clarity for plan users as to what qualifying matters apply in the Region.	Allow
Plan Making and Procedural - General	Tūpuna Maunga o Tāmaki Makaurau Authority	1991.45	Analyse the effects of additional building height on Maunga to Maunga views and make any consequential amendments to Schedule 9 Maunga Viewshafts Schedule and the planning maps.	Support	Kāinga Ora considers a comprehensive review of the operative Volcanic Viewshafts and Height Sensitive Areas Overlay is required to ensure that viewshafts (and their associated origin points etc) appropriately align with, and reflect, the cultural, historic, and natural heritage values needing protection. To that end, Kāinga Ora supports further investigations into maunga to maunga viewshafts to better provide for and reflect the ancestral relationships of Mana Whenua with these natural features.	Allow
Plan Making and Procedural – Mapping – general, clarity of rezoning	Tūpuna Maunga o Tāmaki Makaurau Authority	1991.46	Analyse the effects of additional building height on Maunga to Maunga views and make any consequential amendments to Schedule 9 Maunga Viewshafts Schedule and the planning maps.	Support	Kāinga Ora considers a comprehensive review of the operative Volcanic Viewshafts and Height Sensitive Areas Overlay is required to ensure that viewshafts (and their associated origin points etc) appropriately align with, and reflect, the cultural, historic, and natural heritage values needing protection. To that end, Kāinga Ora supports further investigations into maunga to maunga viewshafts to better provide for and reflect the ancestral relationships of Mana Whenua with these natural features.	Allow
Schedules and Appendices – Schedule 9 Maunga Viewshafts Schedule	Tūpuna Maunga o Tāmaki Makaurau Authority	1991.47	Analyse the effects of additional building height on Maunga to Maunga views and make any consequential amendments to Schedule 9 Maunga Viewshafts Schedule and the planning maps.	Support	Kāinga Ora considers a comprehensive review of the operative Volcanic Viewshafts and Height Sensitive Areas Overlay is required to ensure that viewshafts (and their associated origin points etc) appropriately align with, and reflect, the cultural, historic, and natural heritage values needing protection. To that end, Kāinga Ora supports further investigations into maunga to maunga viewshafts to better provide for and reflect the ancestral relationships of Mana Whenua with these natural features.	Allow
Terrace Housing and Apartment Buildings Zone provisions – H6 Assessment THAB Zone	Universal Homes	2083.107	Amend matters of discretion H6.8.1(3) as set out in the submission.	Support in part	Kāinga Ora supports, in part, the general intent of submission point 2083.107 insofar as focusing the assessment of potential adverse effects to that part of the proposed building above the permitted height limit.	Allow
Business Zones provisions – City Centre Zone – tower dimension and setback provisions	Universal Homes	2083.125	Delete standards H8.6.24, H8.6.24A, H8.6.25 and H8.6.25A and revert to the operative AUP tower standards.	Support	Kāinga Ora supports submission point 2082.125. In particular, Kāinga Ora supports further testing and refinement of the proposed suite of tower standards to ensure that they do not act as a defacto height restriction for the City Centre Zone. Kāinga Ora echoes that these proposed tower standards should not restrict sites in the City Centre Zone from being developed to the maximum extent possible as this approach would be contrary to the direction of the NPS-UD.	Allow
Walkable Catchments – WC General – Methodology	Universal Homes	2083.144	Review the definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and upzone those sites within the walkable catchments.	Support	Kāinga Ora supports submission point 2082.144 insofar as recognising priority bus corridors as 'rapid transit services'. Specifically, Kāinga Ora supports the inclusion of those frequent bus services on key arterial corridors (being Great North Road, Sandringham Road, Dominion Road, Mt Eden Road, Manukau Road and Great South Road) within the definition of "rapid transit service", as proposed by the submitter.	Allow
Qualifying Matters A-I – Maunga Viewshafts and	Universal Homes	2083.2	Delete the additional activities in activity table D14.5, being A7A, A7B, A7C and A7D.	Support	Kāinga Ora supports the general intent of submission point 2083.2, to the extent it is consistent with the Kāinga Ora primary submission.	Allow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Height Sensitive Areas (D14)						
Qualifying Matters A-I – Maunga Viewshafts and Height Sensitive Areas (D14)	Universal Homes	2083.3	Delete proposed Standards D14.6.5 – D14.6.8.	Support	Kāinga Ora supports the general intent of submission point 2083.3, to the extent it is consistent with the Kāinga Ora primary submission.	Allow
Mixed Housing Urban Zone provisions – H5 Assessment MHU Zone	Universal Homes	2083.44	Delete matters of discretion H5.8.1(1)(c).	Support in part	Kāinga Ora supports, in part, the general intent of submission point 2083.44 insofar it is considered that the issue this assessment matter is trying to resolve matters best addressed in the Transport chapter.	Allow
Mixed Housing Urban Zone provisions – H5 Assessment MHU Zone	Universal Homes	2083.46	Amend the matters of discretion H5.8.1(3) as set out in the submission.	Support in part	Kāinga Ora supports, in part, the general intent of submission point 2083.46 insofar as focusing the assessment of potential adverse effects to that part of the proposed building above the permitted height limit.	Allow
Mixed Housing Urban Zone provisions – H5 Assessment MHU Zone	Universal Homes	2083.53	Delete the additional assessment criteria in H5.8.2(12).	Oppose	Kāinga Ora opposes submission point 2083.53. While it is agreed that there are 'no general tree protection controls' within Chapter H5, it is considered appropriate to retain consideration of the retention of existing trees as their retention (if applicable) should form part of the assessment of potential landscape effects - noting retaining trees is generally recognised as a positive effect and therefore should be considered.	Disallow
Mixed Housing Urban Zone provisions – H5 Assessment MHU Zone	Universal Homes	2083.56	Amend assessment criteria H5.8.2(15A) as set out in the submission.	Support	Kāinga Ora supports submission point 2083.56, insofar as it seeks the deletion of "accessways" from assessment criteria H5.8.2(15A).	Allow
Terrace Housing and Apartment Buildings Zone provisions – H6 Obs & Pols THAB Zone	Universal Homes	2083.75	Amend the wording of policy H6.3(1) as set out in the submission.	Support	Kāinga Ora supports submission point 2083.75, insofar as it seeks to recognise that some sites located outside of walkable catchments may still be suitable for additional intensity.	Allow
Terrace Housing and Apartment Buildings Zone provisions – H6 Obs & Pols THAB Zone	Universal Homes	2083.76	Amend the wording of policy H6.3(2) as set out in the submission.	Support in part	Kāinga Ora supports, in part, submission point 2083.76. In particular, Kāinga Ora supports those changes proposed to Clause 2(a) which provide greater flexibility as to building heights, where appropriate, to respond to local context and level of accessibility.	Allow
Terrace Housing and Apartment Buildings Zone provisions – H6 Activity Table THAB Zone	Universal Homes	2083.84	Amend activity A1 to be a Discretionary Activity.	Support	Kāinga Ora supports submission point 2083.84, insofar as it seeks to align the activity status of H9.4.1(A1) to that described in Chapter C of the AUP:OP.	Allow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Terrace Housing and Apartment Buildings Zone provisions – H6 Activity Table THAB Zone	Universal Homes	2083.85	Amend the activity table to provide for a wider range of commercial activities as permitted activities in the walkable catchments of the THAB zone. Introduce new standards for commercial activities at ground level up to 100m ² as a permitted activity.	Support	Kāinga Ora generally supports the intent of submission point 2083.85 to include more enabling provisions for non-residential activities (specifically, small-scale commercial activities) to be located within the THAB Zone, where appropriate.	Allow
Terrace Housing and Apartment Buildings Zone provisions – H6 Standards THAB Zone	Universal Homes	2083.89	Amend the notification standard to delete standards that are not identified within the MDRS and make it clear that restricted discretionary matters such as earthworks contamination, flood plains and parking infringements do not remove the notification exclusions.	Support in part	Kāinga Ora supports submission point 2082.89 to the extent that it aligns with the 'enabling' intent of the NPS-UD and the Amendment Act.	Allow
Terrace Housing and Apartment Buildings Zone provisions – H6 Standards THAB Zone	Universal Homes	2083.92	Amend Standard H6.6.6 Height in Relation to Boundary to retain the existing minor protrusion exclusions and exclusions for sites adjoining open space sites greater than 2000m ² .	Support	Kāinga Ora supports submission point 2082.92. In particular, Kāinga Ora supports the HIRB exclusion where a site adjoins an open space greater than 2,000m ² .	Allow
Terrace Housing and Apartment Buildings Zone provisions – H6 Standards THAB Zone	Universal Homes	2083.96	Amend Standard H6.6.13 to require a 6m depth at all levels and to measure the depth from the largest portion of glazing rather than the edge of the balcony.	Oppose in part	Kāinga Ora opposes, in part, submission point 2082.96. Specifically, Kāinga Ora opposes differing outlook standards depending on what building level the outlook space is located or the number of units proposed.	Disallow
Qualifying Matters - Additional	Vector Limited	1081.1	Apply the new rules [refer to submission point 1081.4-5) as a qualifying matter (relating to overhead electricity lines) in applying the MDRS and Policy 3. [refer to submission for further details].	Oppose	Kāinga Ora opposes submission point 1081.1 to the extent that a new qualifying matter is proposed. It is considered that further evidence is required to justify whether the proposed 'electricity distribution' qualifying matter proposed meets the requirements set out in the NPS-UD.	Disallow
Plan making and procedural – Mapping – general, clarity of rezoning	Vector Limited	1081.10	Amend maps, special information requirements and definitions to apply changes sought in submission [refer to submission and attachments for further details].	Oppose	Kāinga Ora opposes submission point 1081.10 to the extent that a new qualifying matter is proposed. It is considered that further evidence is required to justify whether the proposed 'electricity distribution' qualifying matter proposed meets the requirements set out in the Act.	Disallow
Qualifying Matters - Additional	Vector Limited	1081.2	Add objectives and policies to support new rules requiring minimum safe distances from electricity distribution assets. [submission identifies 4 options for the incorporation of these with E37A.2 and E37A.3 (page 25) within proposed new AUP Chapter: E37A – Electricity Distribution Safety Area the submitters preferred option; refer to the submission for further details].	Oppose	Kāinga Ora opposes submission point 1081.2 to the extent that a new qualifying matter is proposed. It is considered that further evidence is required to justify whether the proposed 'electricity distribution' qualifying matter proposed meets the requirements set out in the Act.	Disallow
Plan making and procedural – General	Vector Limited	1081.3	Add objectives and policies to support new rules requiring minimum safe distances from electricity distribution assets. [submission identifies 4 options for the incorporation of these with E37A.2 and E37A.3 (page 25) within proposed new AUP Chapter: E37A – Electricity Distribution Safety Area the submitters preferred option; refer to the submission	Oppose	Kāinga Ora opposes submission point 1081.3 to the extent that a new qualifying matter is proposed. It is considered that further evidence is required to justify whether the proposed 'electricity distribution' qualifying matter proposed meets the requirements set out in the Act.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
			for further details].			
Qualifying Matters - Additional	Vector Limited	1081.4	Add new permitted activity and non-complying activity rules with associated compliance standards for activities adjacent to electricity distribution lines [or as alternatively defined within the submission]. [Submission identifies 4 options for the incorporation of these rule with the submission attachment containing two of these options where the proposed rules and standards are listed, namely 1 - a drafted AUP Chapter: E37A – Electricity Distribution Safety Area (submitters preferred approach); and 2 - a drafted new AUP chapter D28. Electricity Distribution Corridor Overlay].	Oppose	Kāinga Ora opposes submission point 1081.4 to the extent that a new qualifying matter is proposed. It is considered that further evidence is required to justify whether the proposed 'electricity distribution' qualifying matter proposed meets the requirements set out in the Act.	Disallow
Plan making and procedural – General	Vector Limited	1081.5	Add new permitted activity and non-complying activity rules with associated compliance standards for activities adjacent to electricity distribution lines [or as alternatively defined within the submission]. [Submission identifies 4 options for the incorporation of these rule with the submission attachment containing two of these options where the proposed rules and standards are listed, namely 1 - a drafted AUP Chapter: E37A – Electricity Distribution Safety Area (submitters preferred approach); and 2 - a drafted new AUP chapter D28. Electricity Distribution Corridor Overlay].	Oppose	Kāinga Ora opposes submission point 1081.5 to the extent that a new qualifying matter is proposed. It is considered that further evidence is required to justify whether the proposed 'electricity distribution' qualifying matter proposed meets the requirements set out in the Act.	Disallow
Qualifying Matters - Additional	Vector Limited	1081.6	Add amendments requested in sub points 1081.2 - 1081.5 into the AUP either on a Auckland-wide basis [AUP Chapter: E37A – Electricity Distribution Safety Area within attachment (submitters preferred approach), or within a new Electricity Distribution Corridor Overlay, or to specified zones, or within a new Overhead Distribution Lines Overlay [AUP Chapter: D28. Electricity Distribution Corridor Overlay within attachment (submitters preferred approach)].	Oppose	Kāinga Ora opposes submission point 1081.6 to the extent that a new qualifying matter is proposed. It is considered that further evidence is required to justify whether the proposed 'electricity distribution' qualifying matter proposed meets the requirements set out in the Act.	Disallow
Plan making and procedural – General	Vector Limited	1081.7	Add amendments requested in sub points 1081.2 - 1081.5 into the AUP either on a Auckland-wide basis [AUP Chapter: E37A – Electricity Distribution Safety Area within attachment (submitters preferred approach), or within a new Electricity Distribution Corridor Overlay, or to specified zones, or within a new Overhead Distribution Lines Overlay [AUP Chapter: D28. Electricity Distribution Corridor Overlay within attachment].	Oppose	Kāinga Ora opposes submission point 1081.7 to the extent that a new qualifying matter is proposed. It is considered that further evidence is required to justify whether the proposed 'electricity distribution' qualifying matter proposed meets the requirements set out in the Act.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Qualifying Matters - Additional	Vector Limited	1081.8	Amend maps, special information requirements and definitions to apply changes sought in submission [refer to submission and attachments for further details].	Oppose	Kāinga Ora opposes submission point 1081.8 to the extent that a new qualifying matter is proposed. It is considered that further evidence is required to justify whether the proposed 'electricity distribution' qualifying matter proposed meets the requirements set out in the Act.	Disallow
Plan making and procedural – Definitions	Vector Limited	1081.9	Amend maps, special information requirements and definitions to apply changes sought in submission [refer to submission and attachments for further details].	Oppose	Kāinga Ora opposes submission point 1081.9 to the extent that a new qualifying matter is proposed. It is considered that further evidence is required to justify whether the proposed 'electricity distribution' qualifying matter proposed meets the requirements set out in the Act.	Disallow
Outside Urban Environment – SHA Precincts	Waka Kotahi	2049.75	Vary PC78 to include special housing areas with a priority on precincts adjacent rapid transit network, including Franklin 2.	Support	Kāinga Ora supports the general intent of submission point 2049.75, noting it is consistent with the Kāinga Ora's primary submission.	Allow
Plan Making and Procedural - General	Waka Kotahi	2049.28	Include an overlay to require sensitive activities within 100m of a state highway to provide mitigation for noise in accordance with Waka Kotahi standards (set out in Appendix 1).	Oppose	Kāinga Ora opposes submission point 2049.28 to introduce an overlay which requires sensitive activities within 100m of a state highway to provide mitigation for noise and vibration effects in accordance with the standards provided in this submission, and considers that obligations for mitigation should fall on the infrastructure provider rather than individual property owners.	Disallow
Plan Making and Procedural - General	Waka Kotahi	2049.76	Review the E27 Transport Chapter (and ITA Guidelines) and revise as necessary to give effect to Objectives 1, 3, and 8 and Policy 1 of the NPS-UD and include 'accessibility' and reductions in greenhouse gas emission reductions as part of well-functioning urban environments.	Support in part	Whilst in principle Kāinga Ora supports the inclusion of provisions relating to greenhouse gas emissions reductions within the Plan, Kāinga Ora seeks further clarity as to how this would ultimately be implemented through the associated rules framework.	Allow
Qualifying Matters – Special Character – Appropriateness of QM (Special Character)	Waka Kotahi	2049.21	Undertake further assessment to weigh benefits of character protection against the wider benefits of development limitations in key areas and reduce extent of special character controls.	Support	Kāinga Ora supports submission point 2049.21 insofar as reviewing the SCA overlay and, in particular, its spatial extent. Kāinga Ora considers further investigations are required to determine whether identified SCA areas warrant a QM status.	Allow
Qualifying Matters – Special Character – Appropriateness of QM (Special Character)	Waka Kotahi	2049.22	Following review and reduction of special character areas, amend the underlying zones to an appropriate medium or high density zone and address special character through an overlay with design controls that address character while enabling level of development anticipated in the zone.	Support	Kāinga Ora supports submission point 2049.22 insofar as reviewing the SCA overlay. Consistent with its primary submission, Kāinga Ora opposes the blanket downzoning of residential land subject to a qualifying matter and considers that qualifying matters are best addressed through overlay provisions. Kāinga Ora considers that the underlying residential zones should be applied in accordance with the NPS-UD and the Housing Supply Act.	Allow
Qualifying Matters – Special Character – Special Character Residential – Provisions	Waka Kotahi	2049.23	Provide for special character by instituting design controls in the overlays which allow for special character to be considered and incorporated in design while enabling levels of development anticipated by the zones.	Oppose in part	Kāinga Ora supports the general intent of the submission point however considers that where special character does not meet the criteria for a qualifying matter under the Act, the proposed could result in unnecessarily costly and burdensome design controls on private owners and developers. Kāinga Ora seeks further clarification as to how the proposed design controls would be implemented, while enabling levels of development anticipated by the zones.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Qualifying Matters – Special Character – Special Character Business - Provisions	Waka Kotahi	2049.24	Provide for special character by instituting design controls in the overlays which allow for special character to be considered and incorporated in design while enabling levels of development anticipated by the zones.	Oppose in part	Kāinga Ora supports the general intent of the submission point however considers that where special character does not meet the criteria for a qualifying matter under the Act, the proposed could result in unnecessarily costly and burdensome design controls on private owners and developers. Kāinga Ora seeks further clarification as to how the proposed design controls would be implemented, while enabling levels of development anticipated by the zones.	Disallow
Qualifying Matters A-I – SEAs (D9)	Waka Kotahi	2049.20	Upzone all sites affected by the SEA overlay to an appropriate medium or high density zone while continuing to protect SEA through overlays.	Support	Kāinga Ora supports the general intent of submission point 2049.20, to the extent it is consistent with Kāinga Ora's primary submission. In particular, upzoning those sites affected by the SEA and using an overlay to manage protection of identified SEAs.	Allow
Terrace Housing and Apartment Buildings Zone provisions – H6 Obs & Pols THAB Zone	Waka Kotahi	2049.55	Amend zone description to reflect NPS UD including supporting high levels of accessibility, reduction in green house gas emissions, and proximity to major centres and rapid transit stops. Refer to full submission for proposed wording.	Support in part	Kāinga Ora supports, in principle, the intent of submission point 2049.55 to include elements within the THAB zone chapter (subject to review of the wording proposed).	Allow
Terrace Housing and Apartment Buildings Zone provisions – H6 Obs & Pols THAB Zone	Waka Kotahi	2049.59	Replace "rapid transit stops" to "frequent and/or rapid transit stop" in Objective H6.2.(8).	Support	Kāinga Ora supports submission point 2049.59 to replace "rapid transit stops" to "frequent and/or rapid transit stop" in Objective H6.2.(8), as sought by the submitter.	Allow
Terrace Housing and Apartment Buildings Zone provisions – H6 Obs & Pols THAB Zone	Waka Kotahi	2049.61	Amend H6.3.(4) to give effect to the NPS-UD by including reference to rapid transit stops, provide greater flexibility around building heights in the THAB zone, and recognise the contribution the location of this zone can have on achieving a well-functioning urban environment (including accessibility and reducing greenhouse gas emissions). Refer to proposed wording in the full submission.	Support in part	Kāinga Ora supports the general intent of submission point 2049.61, to further give effect to the NPS-UD through reference to rapid transit stops, providing greater flexibility around building heights within the THAB zone and recognising the contribution the location of the THAB zone has on achieving a well-functioning urban environment (subject to review of the proposed wording).	Allow
Terrace Housing and Apartment Buildings Zone provisions – H6 Activity Table THAB Zone	Waka Kotahi	2049.64	Review and update the provisions around non-residential activities in this zone to enable greater variety of activities without resource consent.	Support	Kāinga Ora generally supports the intent of submission point 2049.64 to better enable certain commercial / retail activities to support high density residential developments, where appropriate. It is considered that the notified framework presents an unreasonable barrier for small scale non-residential activities to locate within the THAB Zone - contrary to the objectives and policies of the NPS-UD - and, therefore, supports a review of the framework regarding the activity status of such 'Commerce' and 'Community' activities.	Allow
Terrace Housing and Apartment Buildings Zone provisions – H6 Standards THAB Zone	Waka Kotahi	2049.65	Review and update the provisions around non-residential activities in this zone to enable greater variety of activities without resource consent.	Support	Kāinga Ora generally supports the intent of submission point 2049.65 to better enable certain commercial / retail activities to support high density residential developments, where appropriate. It is considered that the notified framework presents an unreasonable barrier for small scale non-residential activities to locate within the THAB Zone - contrary to the objectives and policies of the NPS-UD - and, therefore, supports a review of the framework regarding the activity status of such 'Commerce' and 'Community' activities.	Allow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Terrace Housing and Apartment Buildings Zone provisions – H6 Assessment THAB Zone	Waka Kotahi	2049.66	Review and update the provisions around non-residential activities in this zone to enable greater variety of activities without resource consent.	Support	Kāinga Ora generally supports the intent of submission point 2049.66 to better enable certain commercial / retail activities to support high density residential developments, where appropriate. It is considered that the notified framework presents an unreasonable barrier for small scale non-residential activities to locate within the THAB Zone - contrary to the objectives and policies of the NPS-UD - and, therefore, supports a review of the framework regarding the activity status of such 'Commerce' and 'Community' activities.	Allow
Terrace Housing and Apartment Buildings Zone provisions – H6 Standards THAB Zone	Waka Kotahi	2049.67	Review standards to better provide for small scale non-residential activities including removal of front yard requirements on corner sites.	Support in part	Kāinga Ora generally supports the intent of submission point 2049.67 to better enable certain commercial / retail activities to support high density residential developments, where appropriate. It is considered that the notified framework presents an unreasonable barrier for small scale non-residential activities to locate within the THAB Zone - contrary to the objectives and policies of the NPS-UD - and, therefore, supports a review of the framework regarding the applicable built form standards that otherwise restrict the enablement of appropriate non-residential activities within the THAB zone.	Allow
Walkable Catchments – WC Metropolitan Centres - Methodology	Waka Kotahi	2049.10	Increase development capacity within walkable catchments of more accessible and market attractive metropolitan centres.	Support	Kāinga Ora generally supports submission point 2049.10, noting that the removal of height limits within Newmarket and Grafton where properties are not subject to a volcanic view shafts is consistent with it's primary submission. Further, Kāinga Ora acknowledges that these areas are some of the most accessible non City Centre locations in the country.	Allow
Walkable Catchments – WC Metropolitan Centres - Methodology	Waka Kotahi	2049.8	Retain the extent and expand to include gaps between catchments or to include planned or likely pedestrian connections.	Support in part	Kāinga Ora generally supports submission point 2049.8, noting that this is the opportune process to recognise and capture those 'missing links' through the expansion of walkable catchments to include planned pedestrian connections	Allow
Walkable Catchments – WC RTN Methodology	Waka Kotahi	2049.9	Retain the extent and expand to include gaps between catchments or to include planned or likely pedestrian connections.	Support in part	Kāinga Ora generally supports submission point 2049.9, noting that this is the opportune process to recognise and capture those 'missing links' through the expansion of walkable catchments to include planned pedestrian connections. Moreover, this approach will regular zoning patterns.	Allow

Alice Zhou

From: developmentplanning <developmentplanning@kaingaora.govt.nz>
Sent: Thursday, 19 January 2023 4:37 pm
To: Unitary Plan
Cc: Sadie-Jane Eversden (Kainga Ora - Homes and Communities t/a Kainga Ora - Construction and Innovation Group)
Subject: Further Submission on Proposed Plan Change 78 on behalf of Kāinga Ora - Homes and Communities
Attachments: Kainga Ora Further Submission PC78.pdf

Kia ora,

Please see attached Kāinga Ora – Homes and Communities further submission on Proposed Plan Change 78 – Intensification to the Auckland Unitary Plan (Operative in part)

Please confirm receipt of the further submission.

If you require the word/excel document versions, please let me know.

Any questions, please get in touch.

Ngā mihi,

Jennifer

Jennifer Chivers

Team Leader – Auckland/Northland

Mobile: 021 274 2434

Development Planning

Urban Planning and Design

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- (1) reply promptly to that effect, and remove this email, any attachment and the reply from your system;
- (2) do not use, disclose or act on this email in any other way. Thank you.

**Further Submission on Plan Change 78 Intensification on
the Auckland Unitary Plan (Operative in Part)
by Kāinga Ora – Homes and Communities**

Clause 8 of Schedule 1 to the Resource Management Act 1991

To: Auckland Council
Private Bag 92300
Auckland
1142
Submitted via email to: unitaryplan@aucklandcouncil.govt.nz

Name of Further Submitter: Kāinga Ora – Homes and Communities

1. **Kāinga Ora – Homes and Communities** (“**Kāinga Ora**”) makes this further submission on the **Plan Change 78 Intensification** (“**PC78**”) in support of/in opposition to original submissions to the **PC78**.
2. Kāinga Ora has an interest in PC78 that is greater than the interest the general public has, being an original submitter on the PC78 with respect to its interests as Crown entity responsible for the provision of public housing, and its housing portfolio in the Auckland region.
3. Kāinga Ora makes this further submission in respect of submissions by third parties to the PC78.

Reasons for further submission

4. The submissions that Kāinga Ora supports or opposes are set out in the table attached as **Appendix A** to this further submission.

5. The reasons for this further submission are:
 - (a) The reasons set out in the Kāinga Ora primary submission on the PC78.
 - (b) In the case of the Primary Submissions that are opposed:
 - (i) The Primary Submissions do not promote the sustainable management of natural and physical resources and are otherwise inconsistent with the purpose and principles of the Resource Management Act 1991 ("**RMA**");
 - (ii) The relief sought in the Primary Submissions is not the most appropriate in terms of section 32 of the RMA;
 - (iii) Rejecting the relief sought in the Primary Submissions opposed would more fully serve the statutory purpose than would implementing that relief; and
 - (iv) The Primary Submissions are inconsistent with the policy intent of the Kāinga Ora primary submission.
 - (c) In the case of Primary Submissions that are supported:
 - (i) The Primary Submissions promote the sustainable management of natural and physical resources and are consistent with the purpose and principles of the RMA and with section 32 of the RMA;
 - (ii) The reasons set out in the Primary Submissions; and
 - (iii) Allowing the relief sought in the Primary Submissions supported would more fully serve the statutory purpose than would disallowing that relief.
6. Without limiting the generality of the above, the specific relief in respect of each Primary Submission that is supported or opposed is set out in **Appendix A**.
7. Kāinga Ora wishes to be heard in support of its further submission.

8. If others make a similar submission, Kāinga Ora will consider presenting a joint case with them at a hearing.

DATED 19th January 2023

Kāinga Ora – Homes and Communities



Gurv Singh

Manager – Development Planning (Acting)

ADDRESS FOR SERVICE:

Kāinga Ora – Homes and Communities

PO Box 74598

Greenlane, Auckland

Attention: Development Planning Team

Email: developmentplanning@kaingaora.govt.nz

Appendix A – Further Submission Table

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Plan Making and Procedural – Definitions	Ara Poutama Aotearoa the Department of Corrections	896.1	Replace the definition of 'community corrections facility' (AUP Chapter J1 Definitions) with a new definition of 'community corrections activity' in order to be consistent with National Planning Standards definition. Refer to submission table, page 6 of 9 for details of sought definition.	Support	Kāinga Ora supports submission point 896.1 insofar as recognising and incorporating 'community corrections activities' within the District Plan framework. In particular, Kāinga Ora supports adopting the National Planning Standard definition.	Allow
Plan Making and Procedural – General	Ara Poutama Aotearoa the Department of Corrections	896.2	Replace all references to 'community corrections facility' throughout the AUP with 'community corrections activity' in order to be consistent with National Planning Standards definition.	Support	Kāinga Ora supports submission point 896.2 insofar as recognising and incorporating 'community corrections activities' within the District Plan framework. In particular, Kāinga Ora supports adopting the National Planning Standard definition.	Allow
Plan Making and Procedural – Definitions	Ara Poutama Aotearoa the Department of Corrections	896.5	Insert within AUP Chapter J1 Definitions a new definition of 'Residential Unit' and 'Household' and delete the definition of 'Dwelling'.	Support in part	Kāinga Ora generally support the replacement of the term 'dwelling' with the term 'residential unit,' consistent with national planning standards. However, it seeks clarity on how the definition for 'household' relates to other defined activities within the Auckland Unitary Plan e.g. community activities, rehabilitation facilities, boarding houses etc.	Allow in part
Mixed Housing Urban Zone provisions – H5 Obs & Pols MHU Zone	Auckland Council	939.1	Amend objective H5.2(9) to: Development is enabled on sites <u>within subject to</u> significant ecological areas where it provides for the protection and management of the significant ecological values.	Oppose	Kāinga Ora opposes the proposed objective in its entirety, and considers SEAs are most appropriately managed via overlays as opposed to the underlying zone.	Disallow
Plan Making and Procedural – Definitions	Auckland Council	939.12	Amend definition of 'rear site' and Figure J1.4.8 relating for rear site to remove reference to site width.	Support	Kāinga Ora supports submission point 939.12 to amend the definition of 'rear site' to align with the MDRS provisions (subject to final wording).	Allow
Plan Making and Procedural - Definitions	Auckland Council	939.20	Amend [Chapter J - definition of 'Landscaped area'] to: Landscaped area can include pervious paths with a <u>maximum width of 1.5m</u> provided they do not make up more than 10 per cent of the landscaped area.	Oppose	Kāinga Ora opposes the proposed amendment to the definition of 'landscaped area' and seeks that the operative definition is retained as is.	Disallow
Qualifying Matters A-I – ONL and ONF (D10)	Auckland Council	939.21	Amend [D10.9] to include a special information requirement for a landscape assessment for subdivision and development in ONLs	Oppose	Kāinga Ora opposes submission point 939.21 as it is inconsistent with the relief sought in its' submission. It is considered that these are not required.	Disallow
Mixed Housing Urban Zone provisions – H5 Standards MHU Zone	Auckland Council	939.45	Amend the H5 MHU density standard [glazing control related to front façade] (including purpose statement) to clarify whether glazing control applies to all of the front façade or just the one closest to the road or access	Support in part	Kāinga Ora supports, in part submission point 939.45 insofar as clarifying how the glazing control applies to the front façade of a building. However, Kāinga Ora seeks the introduction of a new definition for 'street-facing façade' to clarify glazing standards and when they apply within residential zones.	Allow in part

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Terrace Housing and Apartment Buildings Zone provisions – H6 Standards THAB Zone	Auckland Council	939.46	Amend the H6 THAB density standard [glazing control related to front façade] (including purpose statement) to clarify whether glazing control applies to all of the front façade or just the one closest to the road or access	Support in part	Kāinga Ora supports, in part submission point 939.46 insofar as clarifying how the glazing control applies to the front façade of a building. However, Kāinga Ora seeks the introduction of a new definition for 'street-facing façade' to clarify glazing standards and when they apply within residential zones.	Allow in part
Mixed Housing Urban Zone provisions – H5 Standards MHU Zone	Auckland Council	939.47	Amend H5.6.12(6) to read - "Outlook spaces may be <u>over driveways</u> within the site, over a public street, or other public open space" to be consistent with MDRS and avoid poor quality outlook over carparks that would not meet the purpose of the standard	Oppose	Kāinga Ora opposes submission point 939.47 insofar as the proposed amendments remove flexibility regarding the location of outlook spaces.	Disallow
Terrace Housing and Apartment Buildings Zone provisions – H6 Standards THAB Zone	Auckland Council	939.48	Amend H6.6.13(6) to read - "Outlook spaces may be <u>over driveways</u> within the site, over a public street, or other public open space" to be consistent with MDRS and avoid poor quality outlook over carparks that would not meet the purpose of the standard	Oppose	Kāinga Ora opposes submission point 939.48 insofar as the proposed amendments remove flexibility regarding the location of outlook spaces.	Disallow
Mixed Housing Urban Zone provisions – H5 Assessment MHU Zone	Auckland Council	939.57	H5.6.11 - Recommend that an assessment criterion relating to the quality of the landscaped area should be included for all applications for 4 or more dwellings.	Oppose	Kāinga Ora opposes submission point 939.57 as it is considered that the "quality" of a landscaped area is subjective and therefore, in the absence of any proposed wording for the criterion, is not considered an appropriate approach to ensure a consistent assessment.	Disallow
Terrace Housing and Apartment Buildings Zone provisions – H6 Assessment THAB Zone	Auckland Council	939.58	H6.6.12 - Recommend that an assessment criterion relating to the quality of the landscaped area should be included for all applications for 4 or more dwellings.	Oppose	Kāinga Ora opposes submission point 939.58 as it is considered that the "quality" of a landscaped area is subjective and therefore, in the absence of any proposed wording for the criterion, is not considered an appropriate approach to ensure a consistent assessment.	Disallow
Mixed Housing Urban Zone provisions – H5 Assessment MHU Zone	Auckland Council	939.64	Amend H5.8.2(1)(f) to read: "The extent to which the adjacent road network provides safe pedestrian movements, <u>including</u> : i. <u>Footpaths of a least 1.8m in width</u> ii. <u>Facilities to safely and conveniently cross the road including pram crossings, and tactile paving</u> iii. <u>Narrowed pedestrian crossing distances of vehicle carriageways</u> iv. <u>Front berms to separate pedestrians from traffic.</u> "	Oppose	Kāinga Ora opposes H5.8.2(1)(f) in its entirety and considers that many of the criteria proposed relate to obligations of the Council and Auckland Transport (as opposed to applicants).	Disallow
Mixed Housing Urban Zone provisions – H5 Assessment MHU Zone	Auckland Council	939.65	Amend H5.8.2(2)(i) to read: "The extent to which the adjacent road network provides safe pedestrian movements, <u>including</u> : i. <u>Footpaths of at least 1.8m in width</u> ii. <u>Facilities to safely and conveniently cross the road including pram crossings, and tactile paving</u> iii. <u>Narrowed pedestrian crossing distances of vehicle carriageways</u> iv. <u>Front berms to separate pedestrians from traffic.</u> "	Oppose	Kāinga Ora opposes H5.8.2(1)(f) in its entirety and considers that many of the criteria proposed relate to obligations of the Council and Auckland Transport (as opposed to applicants).	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Qualifying Matters A-I – Significant Natural Hazards	Auckland Council	939.70	The floodplain (i) layer in the notified Plan Change 78 viewer is incorrectly displayed. Extraneous data has been loaded into the viewer and mismatches the flooding layer in Auckland Council's publicly available geomaps. Amend maps by updating floodplain maps by removing extraneous data, and matching the flooding (i) dataset within Plan Change 78 map viewer with that available Auckland Council's publicly available geomaps.	Oppose	Consistent with its primary submission, Kāinga Ora seeks that flood modelling data remains outside of the Unitary Plan as a non-statutory layer and that flood matters continue to be assessed through resource consenting process via the operative framework in Chapter E36.	Disallow
Plan Making and Procedural – Mapping – Errors (transcription)	Auckland Council	939.71	The floodplain (i) layer in the notified Plan Change 78 viewer is incorrectly displayed. Extraneous data has been loaded into the viewer and mismatches the flooding layer in Auckland Council's publicly available geomaps. Amend maps by updating floodplain maps by removing extraneous data, and matching the flooding (i) dataset within Plan Change 78 map viewer with that available Auckland Council's publicly available geomaps.	Oppose	Consistent with its primary submission, Kāinga Ora seeks that flood modelling data remains outside of the Unitary Plan as a non-statutory layer and that flood matters continue to be assessed through resource consenting process via the operative framework in Chapter E36.	Disallow
Plan Making and Procedural – Mapping – Errors (transcription)	Auckland Council	939.76	Amend maps to re-zone land from Residential MHU zone or THAB zone to Residential Low Density Residential zone, where a zoning response for flood QM is required. This will only apply to land currently zoned Residential Single House in the AUP.	Oppose	Consistent with its primary submission, Kāinga Ora opposes the 'downzoning' of all sites impacted by the 1% AEP floodplain (as modelled).	Disallow
Qualifying Matters A-I – Significant Natural Hazards	Auckland Council	939.77	Amend maps to re-zone land from Residential MHU zone or THAB zone to Residential Low Density Residential zone, where a zoning response for flood QM is required. This will only apply to land currently zoned Residential Single House in the AUP.	Oppose	Consistent with its primary submission, Kāinga Ora opposes the 'downzoning' of all sites impacted by the 1% AEP floodplain (as modelled).	Disallow
Plan Making and Procedural - Definitions	Auckland Council	939.7	Provide definition of 'landscaped area' for less than four dwellings.	Oppose	Kāinga Ora opposes submission point 939.7 to introduce a second definition of 'landscaped area'. The constituents of a 'landscaped area' should be consistent irrespective of how many dwellings are proposed on a site.	Disallow
Mixed Housing Urban Zone provisions – H5 Activity Table MHU Zone	Auckland Council	939.96	Amend H5.4.1(A14B) to read: “One dwelling per site in the <u>Infrastructure-Combined Wastewater network Control</u> or the <u>Infrastructure-Water and Wastewater constraints control</u> ...”	Oppose	Kāinga Ora opposes submission point 939.96 as it is inconsistent with its primary submission. Kāinga Ora seeks that reference to 'Infrastructure - Combined Wastewater Network Control' not be included within the zone chapter. Instead, such controls should be located within the appropriate Overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach would ensure consistency with the National Planning Standards.	Disallow
Mixed Housing Urban Zone provisions – H5 Activity Table MHU Zone	Auckland Council	939.97	Amend H4.4.1(A14C) to read: “ Two or more More than one dwelling per site in the <u>Infrastructure Combined Wastewater Network Control</u> or the <u>Infrastructure-Water and Wastewater Constraints Control</u> ...”	Oppose	Kāinga Ora opposes submission point 939.97 as it is inconsistent with its primary submission. Kāinga Ora seeks that reference to 'Infrastructure - Combined Wastewater Network Control' not be included within the zone chapter. Instead, such controls should be located within the appropriate Overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach would ensure consistency with the National Planning Standards.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Mixed Housing Urban Zone provisions – H5 Activity Table MHU Zone	Auckland Council	939.98	Amend H5.4.1 to include: (A14D) More than one dwelling per site in the Infrastructure – Combined Wastewater Network Control complying with Standard H5.6.3B Status = Permitted	Oppose	Kāinga Ora opposes submission point 939.98 as it is inconsistent with its primary submission. Kāinga Ora seeks that reference to 'Infrastructure - Combined Wastewater Network Control' not be included within the zone chapter. Instead, such controls should be located within the appropriate Overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach would ensure consistency with the National Planning Standards.	Disallow
Mixed Housing Urban Zone provisions – H5 Activity Table MHU Zone	Auckland Council	939.99	Amend H5.4.1 to include: (A14E) More than one dwelling per site in the Infrastructure – Combined Wastewater Network Control not complying with Standard H5.6.3B Status: RD	Oppose	Kāinga Ora opposes submission point 939.99 as it is inconsistent with its primary submission. Kāinga Ora seeks that reference to 'Infrastructure - Combined Wastewater Network Control' not be included within the zone chapter. Instead, such controls should be located within the appropriate Overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach would ensure consistency with the National Planning Standards.	Disallow
Terrace Housing and Apartment Buildings Zone provisions – H6 Activity Table THAB Zone	Auckland Council	939.104	Amend H6.4.1(A3B) to read “One dwelling per site in the <u>Infrastructure - Combined Wastewater Network Control</u> or the <u>Infrastructure Water and Wastewater Constraints Control</u> ”	Oppose	Kāinga Ora opposes submission point 939.104 as it is inconsistent with its primary submission. Kāinga Ora seeks that reference to 'Infrastructure - Combined Wastewater Network Control' not be included within the zone chapter. Instead, such controls should be located within the appropriate Overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach would ensure consistency with the National Planning Standards.	Disallow
Terrace Housing and Apartment Buildings Zone provisions – H6 Activity Table THAB Zone	Auckland Council	939.105	Amend H6.4.1(A3C) to read: “ <u>More than one dwelling per site in the Infrastructure - Combined Wastewater Network Control</u> or the <u>Infrastructure - Water and Wastewater Constraints Control</u> ”	Oppose	Kāinga Ora opposes submission point 939.105 as it is inconsistent with its primary submission. Kāinga Ora seeks that reference to 'Infrastructure - Combined Wastewater Network Control' not be included within the zone chapter. Instead, such controls should be located within the appropriate Overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach would ensure consistency with the National Planning Standards.	Disallow
Terrace Housing and Apartment Buildings Zone provisions – H6 Activity Table THAB Zone	Auckland Council	939.106	Amend H6.4.1 to include new rule as follows: (A3D) More than one dwelling per site in the Infrastructure – Combined Wastewater Network Control complying with Standard H6.6.4B Status = Permitted	Oppose	Kāinga Ora opposes submission point 939.106 as it is inconsistent with its primary submission. Kāinga Ora seeks that reference to 'Infrastructure - Combined Wastewater Network Control' not be included within the zone chapter. Instead, such controls should be located within the appropriate Overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach would ensure consistency with the National Planning Standards.	Disallow
Terrace Housing and Apartment Buildings Zone provisions – H6 Activity Table THAB Zone	Auckland Council	939.107	Amend H6.4.1 to include new rule as follows: (A3E) More than one dwelling per site in the Infrastructure – Combined Wastewater Network Control not complying with Standard H6.6.4B Status: RD	Oppose	Kāinga Ora opposes submission point 939.107 as it is inconsistent with its primary submission. Kāinga Ora seeks that reference to 'Infrastructure - Combined Wastewater Network Control' not be included within the zone chapter. Instead, such controls should be located within the appropriate Overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach would ensure consistency with the National Planning Standards.	Disallow
Residential Zones – Residential Zones (General or other)	Auckland International Airport Limited ("Auckland Airport")	870.18	Removal of MHU and THAB zoning sought within the HANA and MANA areas (see Rows 34-35 of submission). The objectives and policies of these zones are opposed as they do not address need for lower density development in the case of the Aircraft Noise Overlay.	Oppose	Kāinga Ora broadly opposes an approach to downzone residential areas where potential for 'reverse sensitivity effects' may occur. Moreover, Kāinga Ora broadly opposes a proposed approach of using a 'default' low density zone without tailored provisions that directly mitigate the potential effect / issue. Therefore, Kāinga Ora opposes the proposed downzoning of residential areas in the absence of a robust evidence base to justify the proposed approach to mitigating potential reverse sensitivity effects.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Business Zones Provisions – Metropolitan Centre Zone - Provisions	Auckland International Airport Limited ("Auckland Airport")	870.20	Amend objective 9 Metropolitan Centre Zone to "Metropolitan centres enable building heights and density of urban form to reflect demand for housing and business use <u>unless a qualifying matter applies which requires reduced height or density.</u> "	Oppose	Kāinga Ora broadly opposes an approach to reduce building heights and density within the Business - Metropolitan Centre Zone to mitigate potential 'reverse sensitivity effects' that may arise from aircraft noise. Kāinga Ora query how reducing heights and densities is an appropriate approach to mitigating "potential reverse sensitivity effects." Therefore, Kāinga Ora opposes the proposed reduction in height and density in the absence of a robust evidence base to justify this proposed approach to mitigating potential reverse sensitivity effects.	Disallow
Business Zones Provisions – Metropolitan Centre Zone - Provisions	Auckland International Airport Limited ("Auckland Airport")	870.21	Retain Metropolitan Zone policies 2, 12A and 14 which are supported. Amend policy (13) and new policy (15A) to reflect any necessary qualifying matters which would justify lower heights or density within the zone: Add to (13) (zaa) " <u>is consistent with a qualifying matter that requires reduced height and/or density</u> "; amend (15A) "Enable greater building heights and density of urban form in metropolitan centres, than in town, local or neighbourhood centres, to reinforce their role as regional focal points (<u>unless a qualifying matter applies which requires reduced heights and/or density</u>)."	Oppose	Kāinga Ora broadly opposes an approach to reduce building heights and density within the Business - Metropolitan Centre Zone to mitigate potential 'reverse sensitivity effects' that may arise from aircraft noise. Kāinga Ora query how reducing heights and densities is an appropriate approach to mitigating "potential reverse sensitivity effects." Therefore, Kāinga Ora opposes the proposed reduction in height and density in the absence of a robust evidence base to justify this proposed approach to mitigating potential reverse sensitivity effects.	Disallow
Urban Environment – Larger rezoning proposal	Auckland International Airport Limited ("Auckland Airport")	870.34	Rezone all THAB or Mixed Housing Urban sites within HANA to Low Density Residential zone (LDR). Auckland Airport opposes residential upzoning in the HANA as it creates an unclear and inconsistent planning framework for property owners in that the underlying zoning suggests intensification can occur but the Aircraft Noise Overlay prohibits it [refer to planning maps for extent of HANA]. [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport HANA from Residential - Terrace Housing and Apartment Buildings Zone to Residential - Low Density Residential Zone, including: Clendon Avenue, Puhinui Road, Ranfurly Road, Ballance Avenue, Seddon Avenue, Atkinson Avenue, Freyberg Avenue, Stafford Avenue, Wyllie Road, and Milan Road, Papatoetoe; Burrell Avenue, Plunket Avenue, and Noel Burnside Road, Manukau Central] [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport HANA from Residential - Mixed Housing Urban Zone to Residential - Low Density Residential Zone, including Puhinui Road, Papatoetoe]	Oppose	Consistent with its primary submission, Kāinga Ora seeks deletion of the Low Density Residential Zone in its entirety. Kāinga Ora broadly opposes an approach to downzone residential areas where potential for 'reverse sensitivity effects' may occur. Moreover, Kāinga Ora broadly opposes a proposed approach of using a 'default' low density zone without tailored provisions that directly mitigate the potential effect / issue. Therefore, Kāinga Ora opposes the proposed downzoning of residential areas in the absence of a robust evidence base to justify the proposed approach to mitigating potential reverse sensitivity effects.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Urban Environment – Larger rezoning proposal	Auckland International Airport Limited ("Auckland Airport")	870.35	Rezone all THAB or Mixed Housing Urban sites within MANA to Low Density Residential zone (LDR). The increased intensification encouraged by these zones would promote thousands of additional people living within this area of significant aircraft noise which Auckland Airport considers is inappropriate [refer to planning maps for extent of MANA]. [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport MANA from Residential - Terrace Housing and Apartment Buildings Zone to Residential - Low Density Residential Zone, including Puhinui Road, Pettit Place, Fitzroy Street, Bledisloe Street, Brooks Way, Reagan Road, Lipscombe Avenue, Hayward Road, Raymond Road, Clendon Avenue, Carruth Road, Windoma Circle, Milan Road, Isola Place, Cambridge Terrace, Wallace Road, Ranfurly Road, Meadowcourt Drive, Kenderdine Road, Bridge Street, Tutere Road, Great South Road, Wyllie Road, Freyberg Avenue, Albert Road, York Road, Chestnut Road, Tavistock Street, and Rito Place, Papatoetoe; Leith Court, Norman Spencer Drive, Ihaka Place, and Lambie Drive, Manukau Central; Penion Drive, Othello Drive, Zelda Avenue, and Dawson Road, Otara; Te Irirangi Drive, Sikkim Crescent, Diorella Drive, and Jontue Place, Clover Park; Nuneaton Drive, Dawson Road, Dissmeyer Drive, Caldecote Place, and Titchmarsh Crescent, Flat Bush] [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport MANA from Residential - Mixed Housing Urban Zone to Residential - Low Density Residential Zone, including Naylor's Drive, Chayward Place, Waldos Way, Jaylo Place, Tidal Road, Shah Lane, Portage Road, Nga Waka Place, Peninsula Road, Sid Place, Te Hiko Way, Westney Road, and Waterbury Place, Mangere; Skipton Street, Appleby Place, Tomlin Place, Walden Place, and Cramond Drive, Mangere East; Claude Avenue, Lendenfeld Drive, Park Avenue, Hillside Road, Margaret Road, Holden Place, Fitzroy Street, Gifford Road, Rito Place, Windoma Circle, Bledisloe Street, Malte Brun Place, Portage Road, Winspear Place, Grantham Road, Wyllie Road, King Street, Puhinui Road, McDonald Road, Reagan Road, Azara Place, Sabi Place, York Road, Quintal Place, Millennium Place, Edorvale Avenue, Magellan Place, Treagon Place, Abelia Place, Albert Road, Esperanto Road, Allenby Road, Selfs Road, and Tavistock Street, Papatoetoe; Boundary Road, Aria Place, Awatere Street, Rimini	Oppose	Kāinga Ora broadly opposes an approach to downzone residential areas where potential for 'reverse sensitivity effects' may occur. Moreover, Kāinga Ora broadly opposes a proposed approach of using a 'default' low density zone without tailored provisions that directly mitigate the potential effect / issue. Therefore, Kāinga Ora opposes the proposed downzoning of residential areas in the absence of a robust evidence base to justify the proposed approach to mitigating potential reverse sensitivity effects.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
			Place, Israel Avenue, Preston Road, and Flat Bush School Road, Otara; Te Irirangi Drive, Espada Place, Charntay Avenue, Sikkim Crescent, Jontue Place, Lowburn Place, Constance Place, Seton Place, Almay Place, Diorella Drive, Greenstone Place, Courant Place, Arden Court, Dapple Place, Hollyford Drive, Oreti Place, Chamade Place, Rakaia Rise, Aspiring Avenue, Astral Place, Pulman Place, Mataura Place, Shalimar Place, Rotoma Rise, Leila Place, Ultima Place, Kepler Place, Eterna Place, Lyell Court, and Sentosa Place, Clover Park; Koropa Road, Puoro Street, Hariata Street, Louis Braille Lane, Sunblade Grove, Bruckless Drive, Andrusa Place, Slipper Avenue, Makau Road, Springside Drive, Sunshine Lane, Laquinta Place, McKittrick Avenue, Donegal Park Drive, Drumbuoy Drive, Rohi Place, Gortnest Place, Tims Crescent, John Broad Place, PiriHonga Road, Ksenia Drive, Raphoe Road, Falcarragh Crescent, Hughs Way, Wallen Road, Whakahoki Road, Timmer Road, Castlebane Drive, Drumbeg Close, Rashni Road, Cahir Place, Peihinga Road, Quattro Avenue, Frisken Road, Hikuawa Road, Oakhurst Avenue, Riviera Drive, Piringa Street, Urney Drive, Hakinakina Drive, Eastfield Avenue, Charlestown Drive, Clady Drive, Skanda Crescent, Ballindrait Drive, Bokeen Lane, Veneta Close, Dunkineely Road, Sycamore Street, Casheltown Way, Ormiston Road, Flat Bush School Road, Drover Close, Ngaki Street, Beltany Drive, Murphys Road, Teelin Place, Tinaku Road, Serpent Road, Tipu Road, Carrickdawson Drive, Taketonga Road, Broadhurst Road, Azzurro Way, Haku Road, Ballykerrigan Road, Innisowen Place, Ballyholey Drive, Tamure Road, Arranmore Drive, Riwai Street, Horsefields Drive, Thomas Road, Killarney Drive, Tir Conaill Avenue, Coolaghy Drive, Hangahai Road, Valderama Drive, Listack Drive, Argento Avenue, Helianthus Avenue, Dromoland Drive, Chapel Road, Creeve Place, Nightingale Road, Killeen Place, Shepherds Lane, Arahanga Road, Creggan Crescent, Dunaff Place, Heavenly Way, Carrick Glen Avenue, Cloghfin Place, Liscooly Place, Kilcooley Road, Kerrykeel Drive, Matatahi Road, Brookview Drive, Earnslaw Crescent, Hinoki Way, Drumfad Road, Shandon Street, Sai Street, Fong Road, Genesis Place, Dishys Road, Mullafin Road, Barnesmore Road, and Palazzo Close, Flat Bush; Obelus Road, Howick]			

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Qualifying Matters A-I – Aircraft Noise (D24)	Auckland International Airport Limited ("Auckland Airport")	870.36	Rezone all THAB or Mixed Housing Urban sites within HANA to Low Density Residential zone (LDR). Auckland Airport opposes residential upzoning in the HANA as it creates an unclear and inconsistent planning framework for property owners in that the underlying zoning suggests intensification can occur but the Aircraft Noise Overlay prohibits it [refer to planning maps for extent of HANA]. [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport HANA from Residential - Terrace Housing and Apartment Buildings Zone to Residential - Low Density Residential Zone, including: Clendon Avenue, Puhinui Road, Ranfurly Road, Ballance Avenue, Seddon Avenue, Atkinson Avenue, Freyberg Avenue, Stafford Avenue, Wyllie Road, and Milan Road, Papatoetoe; Burrell Avenue, Plunket Avenue, and Noel Burnside Road, Manukau Central] [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport HANA from Residential - Mixed Housing Urban Zone to Residential - Low Density Residential Zone, including Puhinui Road, Papatoetoe]	Oppose	Consistent with its primary submission, Kāinga Ora seeks deletion of the Low Density Residential Zone in its entirety. Kāinga Ora broadly opposes an approach to downzone residential areas where potential for 'reverse sensitivity effects' may occur. Moreover, Kāinga Ora broadly opposes a proposed approach of using a 'default' low density zone without tailored provisions that directly mitigate the potential effect / issue. Therefore, Kāinga Ora opposes the proposed downzoning of residential areas in the absence of a robust evidence base to justify the proposed approach to mitigating potential reverse sensitivity effects.	Disallow
Qualifying Matters A-I – Aircraft Noise (D24)	Auckland International Airport Limited ("Auckland Airport")	870.37	Rezone all THAB or Mixed Housing Urban sites within MANA to Low Density Residential zone (LDR). The increased intensification encouraged by these zones would promote thousands of additional people living within this area of significant aircraft noise which Auckland Airport considers is inappropriate [refer to maps for extent of MANA]. [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport MANA from Residential - Terrace Housing and Apartment Buildings Zone to Residential - Low Density Residential Zone, including Puhinui Road, Pettit Place, Fitzroy Street, Bledisloe Street, Brooks Way, Reagan Road, Lipscombe Avenue, Hayward Road, Raymond Road, Clendon Avenue, Carruth Road, Windoma Circle, Milan Road, Isola Place, Cambridge Terrace, Wallace Road, Ranfurly Road, Meadowcourt Drive, Kenderdine Road, Bridge Street, Tutere Road, Great South Road, Wyllie Road, Freyberg Avenue, Albert Road, York Road, Chestnut Road, Tavistock Street, and Rito Place, Papatoetoe; Leith Court, Norman Spencer Drive, Ihaka Place, and Lambie Drive, Manukau Central; Penion Drive, Othello Drive, Zelda Avenue, and Dawson Road, Otara; Te Irirangi Drive, Sikkim Crescent, Diorella Drive, and Jontue Place, Clover Park; Nuneaton Drive, Dawson Road, Dissmeyer Drive, Caldecote	Oppose	Kāinga Ora broadly opposes an approach to downzone residential areas where potential for 'reverse sensitivity effects' may occur. Moreover, Kāinga Ora broadly opposes a proposed approach of using a 'default' low density zone without tailored provisions that directly mitigate the potential effect / issue. Therefore, Kāinga Ora opposes the proposed downzoning of residential areas in the absence of a robust evidence base to justify the proposed approach to mitigating potential reverse sensitivity effects.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
			Place, and Titchmarsh Crescent, Flat Bush] [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport MANA from Residential - Mixed Housing Urban Zone to Residential - Low Density Residential Zone, including Naylor's Drive, Chayward Place, Waldos Way, Jaylo Place, Tidal Road, Shah Lane, Portage Road, Nga Waka Place, Peninsula Road, Sid Place, Te Hiko Way, Westney Road, and Waterbury Place, Mangere; Skipton Street, Appleby Place, Tomlin Place, Walden Place, and Cramond Drive, Mangere East; Claude Avenue, Lendenfeld Drive, Park Avenue, Hillside Road, Margaret Road, Holden Place, Fitzroy Street, Gifford Road, Rito Place, Windoma Circle, Bledisloe Street, Malte Brun Place, Portage Road, Winspear Place, Grantham Road, Wyllie Road, King Street, Puhinui Road, McDonald Road, Reagan Road, Azara Place, Sabi Place, York Road, Quintal Place, Millennium Place, Edorvale Avenue, Magellan Place, Treagon Place, Abelia Place, Albert Road, Esperanto Road, Allenby Road, Selfs Road, and Tavistock Street, Papatoetoe; Boundary Road, Aria Place, Awatere Street, Rimini Place, Israel Avenue, Preston Road, and Flat Bush School Road, Otara; Te Irirangi Drive, Espada Place, Charntay Avenue, Sikkim Crescent, Jontue Place, Lowburn Place, Constance Place, Seton Place, Almay Place, Diorella Drive, Greenstone Place, Courant Place, Arden Court, Dapple Place, Hollyford Drive, Oreti Place, Chamade Place, Rakaia Rise, Aspiring Avenue, Astral Place, Pulman Place, Mataura Place, Shalimar Place, Rotoma Rise, Leila Place, Ultima Place, Kepler Place, Eterna Place, Lyell Court, and Sentosa Place, Clover Park; Koropa Road, Puoro Street, Hariata Street, Louis Braille Lane, Sunblade Grove, Bruckless Drive, Andrusa Place, Slipper Avenue, Makau Road, Springside Drive, Sunshine Lane, Laquinta Place, McKittrick Avenue, Donegal Park Drive, Drumbuoy Drive, Rohi Place, Gortnest Place, Tims Crescent, John Broad Place, Pirihonga Road, Ksenia Drive, Raphoe Road, Falcarragh Crescent, Hughs Way, Wallen Road, Whakahoki Road, Timmer Road, Castlebane Drive, Drumbeg Close, Rashni Road, Cahir Place, Peihinga Road, Quattro Avenue, Frisken Road, Hikuawa Road, Oakhurst Avenue, Riviera Drive, Piringa Street, Urney Drive, Hakinakina Drive, Eastfield Avenue, Charlestown Drive, Clady Drive, Skanda Crescent, Ballindrait Drive, Bokeen Lane, Veneta Close, Dunkineely Road, Sycamore Street,			

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
			Casheltown Way, Ormiston Road, Flat Bush School Road, Drover Close, Ngaki Street, Beltany Drive, Murphys Road, Teelin Place, Tinaku Road, Serpent Road, Tipu Road, Carrickdawson Drive, Taketonga Road, Broadhurst Road, Azzurro Way, Haku Road, Ballykerrigan Road, Innisowen Place, Ballyholey Drive, Tamure Road, Arranmore Drive, Riwai Street, Horsefields Drive, Thomas Road, Killarney Drive, Tir Conaill Avenue, Coolaghy Drive, Hangahai Road, Valderama Drive, Listack Drive, Argento Avenue, Helianthus Avenue, Dromoland Drive, Chapel Road, Creeve Place, Nightingale Road, Killeen Place, Shepherds Lane, Arahanga Road, Creggan Crescent, Dunaff Place, Heavenly Way, Carrick Glen Avenue, Cloghfin Place, Liscooly Place, Kilcooley Road, Kerrykeel Drive, Matatahi Road, Brookview Drive, Earnslaw Crescent, Hinoki Way, Drumfad Road, Shandon Street, Sai Street, Fong Road, Genesis Place, Dishys Road, Mullafin Road, Barnesmore Road, and Palazzo Close, Flat Bush; Obelus Road, Howick]			
Height – Metropolitan Centre WC Intensification response	Auckland International Airport Limited ("Auckland Airport")	870.38	Retain Metropolitan Zone policies 2, 12A and 14 which are supported. Amend policy (13) and new policy (15A) to reflect any necessary qualifying matters which would justify lower heights or density within the zone: Add to (13) (zaa) " <u>is consistent with a qualifying matter that requires reduced height and/or density</u> "; amend (15A) "Enable greater building heights and density of urban form in metropolitan centres, than in town, local or neighbourhood centres, to reinforce their role as regional focal points <u>(unless a qualifying matter applies which requires reduced heights and/or density)</u> ."	Oppose	Kāinga Ora broadly opposes an approach to reduce building heights and density within the Business - Metropolitan Centre Zone to mitigate potential 'reverse sensitivity effects' that may arise from aircraft noise. Kāinga Ora query how reducing heights and densities is an appropriate approach to mitigating "potential reverse sensitivity effects." Therefore, Kāinga Ora opposes the proposed reduction in height and density in the absence of a robust evidence base to justify this proposed approach to mitigating potential reverse sensitivity effects.	Disallow
Qualifying Matters A-I – Aircraft Noise (D24)	Auckland International Airport Limited ("Auckland Airport")	870.5	Retain policy D24.3(3) but amend (b) to include reference to "reduced building heights" as a method to address effects.	Oppose	Kāinga Ora broadly opposes an approach to downzone residential areas (including through reduction in building height) where potential for 'reverse sensitivity effects' may occur. Kāinga Ora query how reducing the height of a building is an appropriate approach to mitigating "potential reverse sensitivity effects" associated with aircraft noise. Therefore, Kāinga Ora opposes the proposed amendment to D24.3(3)(b) to reference "reduced building heights", as proposed.	Disallow
Qualifying Matters A-I – Aircraft Noise (D24)	Auckland International Airport Limited ("Auckland Airport")	870.6	Retain Table D24.4.3 Activity Table as notified.	Oppose	Consistent with its primary submission, Kāinga Ora opposes use of blanket density restrictions to mitigate potential 'reverse sensitivity effects' that may arise from aircraft noise.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Residential Zones – Residential Zones (General or other)	Board of Airline Representatives New Zealand Inc	1083.18	Removal of MHU and THAB zoning sought within the HANA and MANA areas (see Rows 34-35 of submission). The objectives and policies of these zones are opposed as they do not address need for lower density development in the case of the Aircraft Noise Overlay.	Oppose	Kāinga Ora broadly opposes an approach to downzone residential areas where potential for 'reverse sensitivity effects' may occur. Moreover, Kāinga Ora broadly opposes a proposed approach of using a 'default' low density zone without tailored provisions that directly mitigate the potential effect / issue. Therefore, Kāinga Ora opposes the proposed downzoning of residential areas in the absence of a robust evidence base to justify the proposed approach to mitigating potential reverse sensitivity effects.	Disallow
Business Zones provisions – Metropolitan Centre Zone – Provisions	Board of Airline Representatives New Zealand Inc	1083.20	Amend objective 9 Metropolitan Centre Zone to "Metropolitan centres enable building heights and density of urban form to reflect demand for housing and business use unless a qualifying matter applies which requires reduced height or density."	Oppose	Kāinga Ora broadly opposes an approach to reduce building heights and density within the Business - Metropolitan Centre Zone to mitigate potential 'reverse sensitivity effects' that may arise from aircraft noise. Kāinga Ora query how reducing heights and densities is an appropriate approach to mitigating "potential reverse sensitivity effects." Kainga Ora also considers that qualifying matters are most appropriately addressed through overlay provisions rather than provisions of the underlying zone. Therefore, Kāinga Ora opposes the proposed reduction in height and density in the absence of a robust evidence base to justify this proposed approach to mitigating potential reverse sensitivity effects.	Disallow
Business Zones provisions – Metropolitan Centre Zone – Provisions	Board of Airline Representatives New Zealand Inc	1083.21	Retain Metropolitan Zone policies 2, 12A and 14 which are supported. Amend policy (13) and new policy (15A) to reflect any necessary qualifying matters which would justify lower heights or density within the zone: Add to (13) (zaa) "is consistent with a qualifying matter that requires reduced height and/or density"; amend (15A) "Enable greater building heights and density of urban form in metropolitan centres, than in town, local or neighbourhood centres, to reinforce their role as regional focal points (unless a qualifying matter applies which requires reduced heights and/or density)."	Oppose	Kāinga Ora broadly opposes an approach to reduce building heights and density within the Business - Metropolitan Centre Zone to mitigate potential 'reverse sensitivity effects' that may arise from aircraft noise. Kāinga Ora query how reducing heights and densities is an appropriate approach to mitigating "potential reverse sensitivity effects." Kainga Ora also considers that qualifying matters are most appropriately addressed through overlay provisions rather than provisions of the underlying zone. Therefore, Kāinga Ora opposes the proposed reduction in height and density in the absence of a robust evidence base to justify this proposed approach to mitigating potential reverse sensitivity effects.	Disallow
Precincts – NPSUD MDRS Response – I412 Flat Bush Precinct	Board of Airline Representatives New Zealand Inc	1083.32	Retain the maximum allowable density limits within the MANA of Table I412.6.1.1.1 Density requirements.	Oppose	Consistent with its primary submission, Kāinga Ora opposes use of blanket density restrictions to mitigate potential 'reverse sensitivity effects' that may arise from aircraft noise.	Disallow
Precincts – NPSUD MDRS Response – I412 Flat Bush Precinct	Board of Airline Representatives New Zealand Inc	1083.33	Retain Table I412.6.2.1.1 Minimum and average lot sizes within the MANA for Sub-Precinct A	Oppose	Consistent with its primary submission, Kāinga Ora opposes use of blanket density restrictions to mitigate potential 'reverse sensitivity effects' that may arise from aircraft noise.	Disallow
Urban Environment – Larger rezoning proposal	Board of Airline Representatives New Zealand Inc	1083.34	Rezone all THAB or Mixed Housing Urban sites within HANA to Low Density Residential zone (LDR). BARNZ opposes residential upzoning in the HANA as it creates an unclear and inconsistent planning framework for property owners in that the underlying zoning suggests intensification can occur but the Aircraft Noise Overlay prohibits it [refer to the planning maps for the extent of the HANA]. [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport	Oppose	Consistent with its primary submission, Kāinga Ora seeks deletion of the Low Density Residential Zone in its entirety. Kāinga Ora broadly opposes an approach to downzone residential areas where potential for 'reverse sensitivity effects' may occur. Moreover, Kāinga Ora broadly opposes a proposed approach of using a 'default' low density zone without tailored provisions that directly mitigate the potential effect / issue. Therefore, Kāinga Ora opposes the proposed downzoning of residential areas in the absence of a robust evidence base to justify the proposed approach to mitigating potential reverse sensitivity effects.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
			HANA from Residential - Terrace Housing and Apartment Buildings Zone to Residential - Low Density Residential Zone, including: Clendon Avenue, Puhinui Road, Ranfurly Road, Ballance Avenue, Seddon Avenue, Atkinson Avenue, Freyberg Avenue, Stafford Avenue, Wyllie Road, and Milan Road, Papatoetoe; Burrell Avenue, Plunket Avenue, and Noel Burnside Road, Manukau Central] [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport HANA from Residential - Mixed Housing Urban Zone to Residential - Low Density Residential Zone, including Puhinui Road, Papatoetoe]			
Urban Environment – Larger rezoning proposal	Board of Airline Representatives New Zealand Inc	1083.35	Rezone all THAB or Mixed Housing Urban sites within MANA to Low Density Residential zone (LDR). The increased intensification encouraged by these zones would promote thousands of additional people living within this area of significant aircraft noise which BARNZ considers is inappropriate(refer to planning maps for extent of the MANA). [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport MANA from Residential - Terrace Housing and Apartment Buildings Zone to Residential - Low Density Residential Zone, including Puhinui Road, Pettit Place, Fitzroy Street, Bledisloe Street, Brooks Way, Reagan Road, Lipscombe Avenue, Hayward Road, Raymond Road, Clendon Avenue, Carruth Road, Windoma Circle, Milan Road, Isola Place, Cambridge Terrace, Wallace Road, Ranfurly Road, Meadowcourt Drive, Kenderdine Road, Bridge Street, Tutere Road, Great South Road, Wyllie Road, Freyberg Avenue, Albert Road, York Road, Chestnut Road, Tavistock Street, and Rito Place, Papatoetoe; Leith Court, Norman Spencer Drive, Ihaka Place, and Lambie Drive, Manukau Central; Penion Drive, Othello Drive, Zelda Avenue, and Dawson Road, Otara; Te Irirangi Drive, Sikkim Crescent, Diorella Drive, and Jontue Place, Clover Park; Nuneaton Drive, Dawson Road, Dissmeyer Drive, Caldecote Place, and Titchmarsh Crescent, Flat Bush] [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport MANA from Residential - Mixed Housing Urban Zone to Residential - Low Density Residential Zone, including Naylor's Drive, Chayward Place, Waldos Way, Jaylo Place, Tidal Road, Shah Lane, Portage Road, Nga Waka Place, Peninsula Road, Sid Place, Te Hiko Way, Westney Road, and Waterbury Place, Mangere; Skipton Street, Appleby Place, Tomlin	Oppose	Kāinga Ora broadly opposes an approach to downzone residential areas where potential for 'reverse sensitivity effects' may occur. Moreover, Kāinga Ora broadly opposes a proposed approach of using a 'default' low density zone without tailored provisions that directly mitigate the potential effect / issue. Therefore, Kāinga Ora opposes the proposed downzoning of residential areas in the absence of a robust evidence base to justify the proposed approach to mitigating potential reverse sensitivity effects.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
			Place, Walden Place, and Cramond Drive, Mangere East; Claude Avenue, Lendenfeld Drive, Park Avenue, Hillside Road, Margaret Road, Holden Place, Fitzroy Street, Gifford Road, Rito Place, Windoma Circle, Bledisloe Street, Malte Brun Place, Portage Road, Winspear Place, Grantham Road, Wyllie Road, King Street, Puhinui Road, McDonald Road, Reagan Road, Azara Place, Sabi Place, York Road, Quintal Place, Millennium Place, Edorvale Avenue, Magellan Place, Treagon Place, Abelia Place, Albert Road, Esperanto Road, Allenby Road, Selfs Road, and Tavistock Street, Papatoetoe; Boundary Road, Aria Place, Awatere Street, Rimini Place, Israel Avenue, Preston Road, and Flat Bush School Road, Otara; Te Irirangi Drive, Espada Place, Charntay Avenue, Sikkim Crescent, Jontue Place, Lowburn Place, Constance Place, Seton Place, Almay Place, Diorella Drive, Greenstone Place, Courant Place, Arden Court, Dapple Place, Hollyford Drive, Oreti Place, Chamade Place, Rakaia Rise, Aspiring Avenue, Astral Place, Pulman Place, Mataura Place, Shalimar Place, Rotoma Rise, Leila Place, Ultima Place, Kepler Place, Eterna Place, Lyell Court, and Sentosa Place, Clover Park; Koropa Road, Puoro Street, Hariata Street, Louis Braille Lane, Sunblade Grove, Bruckless Drive, Andrusha Place, Slipper Avenue, Makau Road, Springside Drive, Sunshine Lane, Laquinta Place, McKittrick Avenue, Donegal Park Drive, Drumbuoy Drive, Rohi Place, Gortnest Place, Tims Crescent, John Broad Place, Pirihonga Road, Ksenia Drive, Raphoe Road, Falcarragh Crescent, Hughs Way, Wallen Road, Whakahoki Road, Timmer Road, Castlebane Drive, Drumbeg Close, Rashni Road, Cahir Place, Peihinga Road, Quattro Avenue, Frisken Road, Hikuawa Road, Oakhurst Avenue, Riviera Drive, Piringa Street, Urney Drive, Hakinakina Drive, Eastfield Avenue, Charlestown Drive, Clady Drive, Skanda Crescent, Ballindrait Drive, Bokeen Lane, Veneta Close, Dunkineely Road, Sycamore Street, Casheltown Way, Ormiston Road, Flat Bush School Road, Drover Close, Ngaki Street, Beltany Drive, Murphys Road, Teelin Place, Tinaku Road, Serpent Road, Tipu Road, Carrickdawson Drive, Taketonga Road, Broadhurst Road, Azzurro Way, Haku Road, Ballykerrigan Road, Innisowen Place, Ballyholey Drive, Tamure Road, Arranmore Drive, Riwai Street, Horsefields Drive, Thomas Road, Killarney Drive, Tir Conaill Avenue, Coolaghy Drive, Hangahai Road, Valderama Drive, Listack Drive, Argento Avenue,			

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
			Helianthus Avenue, Dromoland Drive, Chapel Road, Creeve Place, Nightingale Road, Killeen Place, Shepherds Lane, Arahanga Road, Creggan Crescent, Dunaff Place, Heavenly Way, Carrick Glen Avenue, Cloghfin Place, Liscooly Place, Kilcooley Road, Kerrykeel Drive, Matatahi Road, Brookview Drive, Earnslaw Crescent, Hinoki Way, Drumfad Road, Shandon Street, Sai Street, Fong Road, Genesis Place, Dishys Road, Mullafin Road, Barnesmore Road, and Palazzo Close, Flat Bush; Obelus Road, Howick]			
Qualifying Matters A-I – Aircraft Noise (D24)	Board of Airline Representatives New Zealand Inc	1083.36	Retain the ANNA on the planning maps.	Support	Kāinga Ora supports the retention of the Airport Noise Notification Area in its current form.	Allow
Qualifying Matters A-I – Aircraft Noise (D24)	Board of Airline Representatives New Zealand Inc	1083.37	Rezone all THAB or Mixed Housing Urban sites within HANA to Low Density Residential zone (LDR). BARNZ opposes residential upzoning in the HANA as it creates an unclear and inconsistent planning framework for property owners in that the underlying zoning suggests intensification can occur but the Aircraft Noise Overlay prohibits it [refer to planning maps for the extent of the HANA].[inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport HANA from Residential - Terrace Housing and Apartment Buildings Zone to Residential - Low Density Residential Zone, including: Clendon Avenue, Puhinui Road, Ranfurly Road, Ballance Avenue, Seddon Avenue, Atkinson Avenue, Freyberg Avenue, Stafford Avenue, Wyllie Road, and Milan Road, Papatoetoe; Burrell Avenue, Plunket Avenue, and Noel Burnside Road, Manukau Central][inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport HANA from Residential - Mixed Housing Urban Zone to Residential - Low Density Residential Zone, including Puhinui Road, Papatoetoe]	Oppose	Consistent with its primary submission, Kāinga Ora seeks deletion of the Low Density Residential Zone in its entirety. Kāinga Ora broadly opposes an approach to downzone residential areas where potential for 'reverse sensitivity effects' may occur. Moreover, Kāinga Ora broadly opposes a proposed approach of using a 'default' low density zone without tailored provisions that directly mitigate the potential effect / issue. Therefore, Kāinga Ora opposes the proposed downzoning of residential areas in the absence of a robust evidence base to justify the proposed approach to mitigating potential reverse sensitivity effects.	Disallow
Qualifying Matters A-I – Aircraft Noise (D24)	Board of Airline Representatives New Zealand Inc	1083.38	Rezone all THAB or Mixed Housing Urban sites within MANA to Low Density Residential zone (LDR). The increased intensification encouraged by these zones would promote thousands of additional people living within this area of significant aircraft noise which BARNZ considers is inappropriate [refer to planning maps for the extent of the MANA]. [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport MANA from Residential - Terrace Housing and Apartment Buildings Zone to Residential - Low Density Residential Zone, including Puhinui Road,	Oppose	Kāinga Ora broadly opposes an approach to downzone residential areas where potential for 'reverse sensitivity effects' may occur. Moreover, Kāinga Ora broadly opposes a proposed approach of using a 'default' low density zone without tailored provisions that directly mitigate the potential effect / issue. Therefore, Kāinga Ora opposes the proposed downzoning of residential areas in the absence of a robust evidence base to justify the proposed approach to mitigating potential reverse sensitivity effects.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
			Pettit Place, Fitzroy Street, Bledisloe Street, Brooks Way, Reagan Road, Lipscombe Avenue, Hayward Road, Raymond Road, Clendon Avenue, Carruth Road, Windoma Circle, Milan Road, Isola Place, Cambridge Terrace, Wallace Road, Ranfurly Road, Meadowcourt Drive, Kenderdine Road, Bridge Street, Tutere Road, Great South Road, Wyllie Road, Freyberg Avenue, Albert Road, York Road, Chestnut Road, Tavistock Street, and Rito Place, Papatoetoe; Leith Court, Norman Spencer Drive, Ihaka Place, and Lambie Drive, Manukau Central; Penion Drive, Othello Drive, Zelda Avenue, and Dawson Road, Otara; Te Irirangi Drive, Sikkim Crescent, Diorella Drive, and Jontue Place, Clover Park; Nuneaton Drive, Dawson Road, Dissmeyer Drive, Caldecote Place, and Titchmarsh Crescent, Flat Bush] [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport MANA from Residential - Mixed Housing Urban Zone to Residential - Low Density Residential Zone, including Naylor's Drive, Chayward Place, Waldos Way, Jaylo Place, Tidal Road, Shah Lane, Portage Road, Nga Waka Place, Peninsula Road, Sid Place, Te Hiko Way, Westney Road, and Waterbury Place, Mangere; Skipton Street, Appleby Place, Tomlin Place, Walden Place, and Cramond Drive, Mangere East; Claude Avenue, Lendenfeld Drive, Park Avenue, Hillside Road, Margaret Road, Holden Place, Fitzroy Street, Gifford Road, Rito Place, Windoma Circle, Bledisloe Street, Malte Brun Place, Portage Road, Winspear Place, Grantham Road, Wyllie Road, King Street, Puhinui Road, McDonald Road, Reagan Road, Azara Place, Sabi Place, York Road, Quintal Place, Millennium Place, Edorvale Avenue, Magellan Place, Treagon Place, Abelia Place, Albert Road, Esperanto Road, Allenby Road, Selfs Road, and Tavistock Street, Papatoetoe; Boundary Road, Aria Place, Awatere Street, Rimini Place, Israel Avenue, Preston Road, and Flat Bush School Road, Otara; Te Irirangi Drive, Espada Place, Charntay Avenue, Sikkim Crescent, Jontue Place, Lowburn Place, Constance Place, Seton Place, Almay Place, Diorella Drive, Greenstone Place, Courant Place, Arden Court, Dapple Place, Hollyford Drive, Oreti Place, Chamade Place, Rakaia Rise, Aspiring Avenue, Astral Place, Pulman Place, Mataura Place, Shalimar Place, Rotoma Rise, Leila Place, Ultima Place, Kepler Place, Eterna Place, Lyell Court, and Sentosa Place, Clover Park; Koropa Road, Puoro Street, Hariata Street, Louis Braille			

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
			Lane, Sunblade Grove, Bruckless Drive, Andrusha Place, Slipper Avenue, Makau Road, Springside Drive, Sunshine Lane, Laquinta Place, McKittrick Avenue, Donegal Park Drive, Drumbuoy Drive, Rohi Place, Gortnest Place, Tims Crescent, John Broad Place, Pirihoa Road, Ksenia Drive, Raphoe Road, Falcarragh Crescent, Hughs Way, Wallen Road, Whakahoki Road, Timmer Road, Castlebane Drive, Drumbeg Close, Rashni Road, Cahir Place, Peihinga Road, Quattro Avenue, Frisken Road, Hikuawa Road, Oakhurst Avenue, Riviera Drive, Piringa Street, Urney Drive, Hakinakina Drive, Eastfield Avenue, Charlestown Drive, Clady Drive, Skanda Crescent, Ballindrait Drive, Bokeen Lane, Veneta Close, Dunkineely Road, Sycamore Street, Casheltown Way, Ormiston Road, Flat Bush School Road, Drover Close, Ngaki Street, Beltany Drive, Murphys Road, Teelin Place, Tinaku Road, Serpent Road, Tipu Road, Carrickdawson Drive, Taketonga Road, Broadhurst Road, Azzurro Way, Haku Road, Ballykerrigan Road, Innisowen Place, Ballyholey Drive, Tamure Road, Arranmore Drive, Riwai Street, Horsefields Drive, Thomas Road, Killarney Drive, Tir Conaill Avenue, Coolaghy Drive, Hangahai Road, Valderama Drive, Listack Drive, Argento Avenue, Helianthus Avenue, Dromoland Drive, Chapel Road, Creeve Place, Nightingale Road, Killeen Place, Shepherds Lane, Arahanga Road, Creggan Crescent, Dunaff Place, Heavenly Way, Carrick Glen Avenue, Cloghfin Place, Liscoolly Place, Kilcooley Road, Kerrykeel Drive, Matatahi Road, Brookview Drive, Earnslaw Crescent, Hinoki Way, Drumfad Road, Shandon Street, Sai Street, Fong Road, Genesis Place, Dishys Road, Mullafin Road, Barnesmore Road, and Palazzo Close, Flat Bush; Obelus Road, Howick]			
Height – Metropolitan Centre WC Intensification response	Board of Airline Representatives New Zealand Inc	1083.39	Retain Metropolitan Zone policies 2, 12A and 14 which are supported. Amend policy (13) and new policy (15A) to reflect any necessary qualifying matters which would justify lower heights or density within the zone: Add to (13) (zaa) " <u>is consistent with a qualifying matter that requires reduced height and/or density</u> "; amend (15A) "Enable greater building heights and density of urban form in metropolitan centres, than in town, local or neighbourhood centres, to reinforce their role as regional focal points <u>(unless a qualifying matter applies which requires reduced heights and/or density)</u> ."	Oppose	Kāinga Ora broadly opposes an approach to reduce building heights and density within the Business - Metropolitan Centre Zone to mitigate potential 'reverse sensitivity effects' that may arise from aircraft noise. Kāinga Ora query how reducing heights and densities is an appropriate approach to mitigating "potential reverse sensitivity effects." Kāinga Ora also considers that qualifying matters are most appropriately addressed through overlay provisions rather than provisions of the underlying zone. Therefore, Kāinga Ora opposes the proposed reduction in height and density in the absence of a robust evidence base to justify this proposed approach to mitigating potential reverse sensitivity effects.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Qualifying Matters A-I – Aircraft Noise (D24)	Board of Airline Representatives New Zealand Inc	1083.5	Retain policy D24.3(3) but amend (b) to include reference to "reduced building heights" as a method to address effects.	Oppose	Kāinga Ora broadly opposes an approach to downzone residential areas (including through reduction in building height) where potential for 'reverse sensitivity effects' may occur. Kāinga Ora query how reducing the height of a building is an appropriate approach to mitigating "potential reverse sensitivity effects" associated with aircraft noise. Therefore, Kāinga Ora opposes the proposed amendment to D24.3(3)(b) to reference "reduced building heights", as proposed.	Disallow
Low Density Residential Zone provisions – H3A Obs & Pals Low Density Residential Zone	Board of Airline Representatives New Zealand Inc	1083.8	Amend H3A.1. Low Density Residential zone Description to include consideration of nationally significant infrastructure as qualifying matters for the application of the zone to these areas. Add the following bullet point to the first paragraph: <u>protect nationally significant infrastructure from reverse sensitivity effects in order to ensure its ongoing safe and efficient operation.</u>	Oppose	Kāinga Ora opposes the Low Density Residential Zone in its entirety and considers that qualifying matters are most appropriately addressed through overlays, rather than by the underlying zone.	Disallow
Plan Making and Procedural – General	Channel Terminal Services Ltd	1071.1	Requests that the intensification/'up-zoning' proposed by the plan change not apply to any property within 40m of the nominal centreline of the high-pressure fuel Marsden Point to Auckland Pipeline, which runs from Marsden Point to the Wiri Oil terminal. This 80m corridor aligns with the Emergency Management Area control currently provided for in the AUP [Refer to maps 1, 2 and 3 appended to the submission for pipeline location and corridor from the centreline].	Oppose	Kāinga Ora broadly opposes this blanket approach to downzone residential areas within 40m of the pipeline. Kāinga Ora considers that the existing designations - which have already been identified (ID6500, 6501) as qualifying matters - are the most appropriate way to manage the issues / risk. Kāinga Ora considers that a thorough evidence base is required to expand any existing qualifying matter in accordance with the requirements of the Housing Supply Act.	Disallow
Urban Environment – Larger rezoning proposal	Channel Terminal Services Ltd	1071.2	Requests that the intensification/'up-zoning' proposed by the plan change not apply to any property within 40m of the nominal centreline of the high-pressure fuel Marsden Point to Auckland Pipeline, which runs from Marsden Point to the Wiri Oil terminal. This 80m corridor aligns with the Emergency Management Area control currently provided for in the AUP [Refer to maps 1, 2 and 3 appended to the submission for pipeline location and corridor from the centreline].	Oppose	Kāinga Ora broadly opposes this blanket approach to downzone residential areas within 40m of the pipeline. Kāinga Ora considers that the existing designations - which have already been identified (ID6500, 6501) as qualifying matters - are the most appropriate way to manage the issues / risk. Kāinga Ora considers that a thorough evidence base is required to expand any existing qualifying matter in accordance with the requirements of the Housing Supply Act.	Disallow
Qualifying Matters A-I – Emergency Management Area – Hazardous Facilities and Infrastructure: Wiri Terminal and Wiri LPG Depot	Channel Terminal Services Ltd	1071.3	Requests that the intensification/'up-zoning' proposed by the plan change not apply to any property within 40m of the nominal centreline of the high-pressure fuel Marsden Point to Auckland Pipeline, which runs from Marsden Point to the Wiri Oil terminal. This 80m corridor aligns with the Emergency Management Area control currently provided for in the AUP [Refer to maps 1, 2 and 3 appended to the submission for pipeline location and corridor from the centreline].	Oppose	Kāinga Ora broadly opposes this blanket approach to downzone residential areas within 40m of the pipeline. Kāinga Ora considers that the existing designations - which have already been identified (ID6500, 6501) as qualifying matters - are the most appropriate way to manage the issues / risk. Kāinga Ora considers that a thorough evidence base is required to expand any existing qualifying matter in accordance with the requirements of the Housing Supply Act.	Disallow
MDRS response – MDRS – request change to MDRS (out of scope)	Channel Terminal Services Ltd	1071.4	Remove all MDRS from all properties within 40m of the nominal centreline of the high-pressure fuel Marsden Point to Auckland Pipeline, which runs from Marsden Point to the Wiri Oil terminal. [Refer to maps 1, 2 and 3 appended to the submission for pipeline location and corridor from the pipeline centreline].	Oppose	Kāinga Ora broadly opposes this blanket approach to downzone residential areas within 40m of the pipeline. Kāinga Ora considers that the existing designations - which have already been identified (ID6500, 6501) as qualifying matters - are the most appropriate way to manage the issues / risk. Kāinga Ora considers that a thorough evidence base is required to expand any existing qualifying matter in accordance with the requirements of the Housing Supply Act.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Plan Making and Procedural – General	Channel Terminal Services Ltd	1071.5	Remove all MDRS from all properties within 40m of the nominal centreline of the high-pressure fuel Marsden Point to Auckland Pipeline, which runs from Marsden Point to the Wiri Oil terminal. [Refer to maps 1, 2 and 3 appended to the submission for pipeline location and corridor from the pipeline centreline].	Oppose	Kāinga Ora broadly opposes this blanket approach to downzone residential areas within 40m of the pipeline. Kāinga Ora considers that the existing designations - which have already been identified (ID6500, 6501) as qualifying matters - are the most appropriate way to manage the issues / risk. Kāinga Ora considers that a thorough evidence base is required to expand any existing qualifying matter in accordance with the requirements of the Housing Supply Act.	Disallow
Urban Environment – Larger rezoning proposal	Channel Terminal Services Ltd	1071.6	Remove all MDRS from all properties within 40m of the nominal centreline of the high-pressure fuel Marsden Point to Auckland Pipeline, which runs from Marsden Point to the Wiri Oil terminal. [Refer to maps 1, 2 and 3 appended to the submission for pipeline location and corridor from the pipeline centreline].	Oppose	Kāinga Ora broadly opposes this blanket approach to downzone residential areas within 40m of the pipeline. Kāinga Ora considers that the existing designations - which have already been identified (ID6500, 6501) as qualifying matters - are the most appropriate way to manage the issues / risk. Kāinga Ora considers that a thorough evidence base is required to expand any existing qualifying matter in accordance with the requirements of the Housing Supply Act.	Disallow
Urban Environment – Larger rezoning proposal	Channel Terminal Services Ltd	1071.7	Reinstate the operative (pre-plan change) zone equivalent where properties are proposed to be 'up-zoned' as a result of the NPS-UD within 40m of the centreline of the high-pressure fuel Marsden Point to Auckland Pipeline, which runs from Marsden Point to the Wiri Oil Terminal. [refer to maps 1, 2 and 3 appended to the submission for pipeline location and corridor from the pipeline centreline].	Oppose	Kāinga Ora broadly opposes this blanket approach to downzone residential areas within 40m of the pipeline. Kāinga Ora considers that the existing designations - which have already been identified (ID6500, 6501) as qualifying matters - are the most appropriate way to manage the issues / risk. Kāinga Ora considers that a thorough evidence base is required to expand any existing qualifying matter in accordance with the requirements of the Housing Supply Act.	Disallow
Plan Making and Procedural – General	Channel Terminal Services Ltd	1071.8	Reinstate the operative (pre-plan change) zone equivalent where properties are proposed to be 'up-zoned' as a result of the NPS-UD within 40m of the centreline of the high-pressure fuel Marsden Point to Auckland Pipeline, which runs from Marsden Point to the Wiri Oil terminal. [refer to maps 1, 2 and 3 appended to the submission for pipeline location and corridor from the pipeline centreline].	Oppose	Kāinga Ora broadly opposes this blanket approach to downzone residential areas within 40m of the pipeline. Kāinga Ora considers that the existing designations - which have already been identified (ID6500, 6501) as qualifying matters - are the most appropriate way to manage the issues / risk. Kāinga Ora considers that a thorough evidence base is required to expand any existing qualifying matter in accordance with the requirements of the Housing Supply Act.	Disallow
Mixed Housing Urban Zone provisions – H5 Assessment MHU Zone	CivilPlan Consultants Limited	2272.104	Approve removal of “building intensity” from the matters of discretion in sections H5.8.1(1)(b)(i), H5.8.1(2)(a)(i) and the assessment criteria in section H5.8.2(1)(b). Delete “building intensity” from the matter of discretion in section H5.8.1(3)(a)(i).	Support	Kāinga Ora supports the removal of 'building intensity' from the matters of discretion within MHU and THAB Zones, and considers that its removal will support the intent of the NPS-UD.	Allow
Terrace Housing and Apartment Buildings Zone provisions – H6 Assessment THAB Zone	CivilPlan Consultants Limited	2272.105	Approve removal of “building intensity” from the matters of discretion in sections H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i) and the assessment criteria in section H6.8.2(1)(b).	Support	Kāinga Ora supports the removal of 'building intensity' from the matters of discretion within MHU and THAB Zones, and considers that its removal will support the intent of the NPS-UD.	Allow
Qualifying Matters – Additional	Counties Energy Limited	2020.1	Introduce a qualifying matter for electricity distribution at the resource consent stage; or other mechanism (at the building consent stage), requiring developers to consult with Counties Energy Limited to ensure compliance with NZECP34 can be achieved where new development will be near existing overhead lines in the road corridor or other existing equipment listed in NZECP34.	Oppose	Kāinga Ora opposes submission point 2020.1 to the extent that a new qualifying matter is proposed. It is considered that further evidence is required to justify whether the proposed 'electricity distribution' qualifying matter proposed meets the requirements set out in the NPS-UD.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Plan Making and Procedural – Consultation and engagement - general	Counties Energy Limited	2020.2	Add requirement for developers to first consult with Counties Energy Limited where transformers and switch gear must be installed within new developments to provide for the increased demand for electricity in an area, in order to establish the layout and maximum number of dwellings that can be established, while ensuring access to and the safe operation of network equipment.	Oppose	Kāinga Ora opposes submission point 2020.2 insofar as requiring all developments to consult with Counties Energy Limited where transformers and switch gear must be installed through the RMA process.	Disallow
Urban Environment – Single or small area rezoning proposal	Ellerslie Residents' Association	2332.1	Remove the underlying Terrace Housing and Apartment zone from Findlay Street and replace with Low Density Residential zone, as is the case for the rest of the properties within the Lawry Settlement Historic Heritage Area.	Oppose	Consistent with its primary submission, Kāinga Ora opposes blanket approaches to 'downzoning' of sites which may be subject to a qualifying matter, and considers that these matters are most appropriately addressed through overlay provisions. Kāinga Ora also considers further evidence is required to determine whether the proposed Lawry Settlement HHA warrants historic heritage protection in its proposed extent and form.	Disallow
Qualifying Matters A-I – Appropriateness of QMs (A-I)	First Gas Group Ltd	1868.1	Approve Gas transmission pipelines as a QM.	Oppose in part	Kāinga Ora broadly opposes, in part, submission point 1868.1 insofar as it considers that the existing designations (ID 9100, 9101, 9102 and 9104) which have been identified as qualifying matters are the most appropriate way to manage the issues / risks identified. Any expansion of the qualifying matter would need to be justified through appropriate evidence as required by the Housing Supply Act.	Disallow
Qualifying Matters A-I – Gas transmission pipelines	First Gas Group Ltd	1868.2	Introduce a minimum pipeline setback of 30m to provide separation between residential development and high-pressure pipelines.	Oppose in part	Kāinga Ora broadly opposes, in part, submission point 1868.2 insofar as it considers that the existing designations (ID 9100, 9101, 9102 and 9104) which have been identified as qualifying matters are the most appropriate way to manage the issues / risks identified. Any expansion of the qualifying matter would need to be justified through appropriate evidence as required by the Housing Supply Act.	Disallow
Qualifying Matters – Infrastructure - Appropriateness of QM (infrastructure)	Foodstuffs North Island Limited	941.1	Amend PC 78 to include infrastructure capacity constraints as a qualifying matter that constrains the extent which intensification may occur outside the existing City Centre, Metropolitan Centre, Town Centre and Local Centre zones. [Refer to the full submission for examples of how this could be accomplished including zoning extent, conditional rezonings, additional infrastructure capacity standard (paragraph 4(b)(i-iii) pages 4 and 5)].	Oppose	Kāinga Ora broadly opposes the introduction of infrastructure controls into the zone provisions. Kāinga Ora also opposes this as a qualifying matter in general as Kāinga Ora do not consider that it is supported by the necessary evidential basis as required by the Housing Supply Act.	Disallow
Urban Environment – Larger rezoning proposal	Freemans Bay Residents Association Incorporated	2201.7	Provide for the Low Density Residential Zone as the underlying zone to be applied on all land covered by the Special Character Area Overlay. [Inferred] includes some or all of the properties on streets including College Hill, Victoria Street West, Franklin Road, Scotland Street, Ireland Street, Spring Street, Cascade Street, Runnell Street, Middle Street, England Street, Wood Street, Georgina Street, Costley Street, Renall Street, Russell Street, Elizabeth Street, Arthur Street, Margaret Street, Pember Reeves Street, Ponsonby Road, Collingwood Street, Heke Street, Anglesea Street, Winn Road, Paget Street, Picton Street, Barrie Street, Hepburn Street, Smith Street, Tahuna Street,	Oppose	Kāinga Ora opposes submission point 2201.7, to the extent in is contrary to the relief sought in Kāinga Ora's primary submission.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
			Beresford Street West, Hopetoun Street, Howe Street, Beresford Street Central, Wellington Street, Pratt Street, Gwilliam Place, Napier Street, Napier Lane, Foundries Lane, Sheridan Lane, Grattan Place, Weld Street and Wilkins Street, Freemans Bay.			
Plan Making and Procedural – General	Greater Auckland	2025.1	Better align the plan change through hearings process with Councils own strategic direction, especially the Transport Emissions Reduction Pathway work and the Auckland Plan 2050 which proposes a quality compact urban form and strong integration between land use and transport, with growth focused in areas with good travel options.	Support in part	Kāinga Ora supports the general intent of submission point 2025.1, which seeks to enable a quality compact urban form.	Allow
Walkable Catchments – WC RTN Other	Greater Auckland	2025.10	Add New North Road to the list of rapid transit services/stops.	Support	Kāinga Ora supports the general intent of the submission, which seeks the additional identification of rapid transit services and routes in order to appropriately give effect to the intensification requirements of the NPS-UD.	Allow
Walkable Catchments – WC RTN Other	Greater Auckland	2025.11	Add Great South Road to the list of rapid transit services/stops.	Support	Kāinga Ora supports the general intent of the submission, which seeks the additional identification of rapid transit services and routes in order to appropriately give effect to the intensification requirements of the NPS-UD.	Allow
Walkable Catchments – WC RTN Other	Greater Auckland	2025.12	Add Remuera Road to the list of rapid transit services/stops.	Support	Kāinga Ora supports the general intent of the submission, which seeks the additional identification of rapid transit services and routes in order to appropriately give effect to the intensification requirements of the NPS-UD.	Allow
Walkable Catchments – WC RTN Other	Greater Auckland	2025.13	Add Sandringham Road to the list of rapid transit services/stops.	Support	Kāinga Ora supports the general intent of the submission, which seeks the additional identification of rapid transit services and routes in order to appropriately give effect to the intensification requirements of the NPS-UD.	Allow
Walkable Catchments – WC RTN Other	Greater Auckland	2025.14	Add Dominion Road to the list of rapid transit services/stops.	Support	Kāinga Ora supports the general intent of the submission, which seeks the additional identification of rapid transit services and routes in order to appropriately give effect to the intensification requirements of the NPS-UD.	Allow
Walkable Catchments – WC RTN Other	Greater Auckland	2025.15	Add Manukau Road to the list of rapid transit services/stops.	Support	Kāinga Ora supports the general intent of the submission, which seeks the additional identification of rapid transit services and routes in order to appropriately give effect to the intensification requirements of the NPS-UD.	Allow
Walkable Catchments – WC RTN Other	Greater Auckland	2025.16	Add as a walkable catchment Rapid Transit Stop the Eastern Busway which now has a confirmed design.	Support	Kāinga Ora supports the general intent of the submission, which seeks the additional identification of rapid transit services and routes in order to appropriately give effect to the intensification requirements of the NPS-UD.	Allow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Walkable Catchments – WC RTN Other	Greater Auckland	2025.17	Add as a walkable catchment Rapid Transit Stop the Northwest Rapid Transit, which has an interim upgrade underway and appears on Auckland Transport's rapid transit maps.	Support	Kāinga Ora supports the general intent of the submission, which seeks the additional identification of rapid transit services and routes in order to appropriately give effect to the intensification requirements of the NPS-UD.	Allow
Walkable Catchments – WC RTN Other	Greater Auckland	2025.18	Add as a walkable catchment Rapid Transit Stop the Airport to Botany corridor, which has a confirmed design and some funding in the Regional LongTerm Plan for interim improvements ahead of a longer-term major investment.	Support	Kāinga Ora supports the general intent of the submission, which seeks the additional identification of rapid transit services and routes in order to appropriately give effect to the intensification requirements of the NPS-UD.	Allow
Walkable Catchments – WC RTN Methodology	Greater Auckland	2025.8	Recognise that bus corridors with bus lanes/ transit lanes for most of their length and carry Frequent Transit Network services meet the criteria to be considered 'rapid transit' under the NPS UD.	Support	Kāinga Ora supports the general intent of the submission, which seeks the additional identification of rapid transit services and routes in order to appropriately give effect to the intensification requirements of the NPS-UD.	Allow
Walkable Catchments – WC RTN Other	Greater Auckland	2025.9	Add Great North Road to the list of rapid transit services/stops.	Support	Kāinga Ora supports the general intent of the submission, which seeks the additional identification of rapid transit services and routes in order to appropriately give effect to the intensification requirements of the NPS-UD.	Allow
Qualifying Matters – Special Character Residential – Methodology / scoring system	Heritage New Zealand Pouhere Taonga	872.16	Reject the methodology used to reassess, survey, and revise the extent of Special Character Areas.	Support in part	Kāinga Ora supports, in part, submission point 872.16 to the extent that the Special Character Areas should be reassessed / revised. It is considered that further evidence and assessments are necessary to justify identified Special Character Areas meet the qualifying matters thresholds pursuant to the requirements of the NPS-UD and the Housing Supply Act.	Allow
Qualifying Matters – Special Character Residential – add new property/area to SCAR	Heritage New Zealand Pouhere Taonga	872.17	Reject the proposed extent of Special Character Areas Residential as a Qualifying Matter and retain all Special Character Areas as they stand in the AUP as a Qualifying Matter.	Oppose	Kāinga Ora opposes submission point 872.17 to the extent that the existing Special Character Areas area are retained and automatically default as a qualifying matter. It is considered that further evidence and assessments are necessary to justify that Special Character Areas meet the qualifying matters thresholds pursuant to the requirements of the NPS-UD and the Housing Supply Act.	Disallow
Qualifying Matters – Special Character Business – add new property/area to SCAB	Heritage New Zealand Pouhere Taonga	872.18	Reject the proposed extent of Special Character Areas Business as a Qualifying Matter and retain all Special Character Areas as they stand in the AUP as a Qualifying Matter.	Oppose	Kāinga Ora opposes submission point 872.17 to the extent that the existing Special Character Areas area are retained and automatically default as a qualifying matter. It is considered that further evidence and assessments are necessary to justify that Special Character Areas meet the qualifying matters thresholds pursuant to the requirements of the NPS-UD and the Housing Supply Act.	Disallow
Qualifying Matters A-I – Historic Heritage (D17)	Heritage New Zealand Pouhere Taonga	872.19	Add more Historic Heritage Areas which might have been identified while evaluating Special Character Areas.	Support in part	Kāinga Ora supports, in part, submission point 872.19 to the extent that any additional Historic Heritage Areas will need to be sufficiently justified as a qualifying matter pursuant to the requirements of the NPS-UD and the Housing Supply Act. Any additional or new historic heritage areas to be inserted into the Plan will need to meet the requirements of the Act.	Allow
Qualifying Matters – Special Character – Appropriateness of QM (Special Character)	Heritage New Zealand Pouhere Taonga	872.4	Approve inclusion of Special Character Areas (Residential and Business) as a Qualifying Matter	Oppose in part	Kāinga Ora opposes submission point 872.4 to the extent that the existing Special Character Areas area are retained and automatically default as a qualifying matter. It is considered that further evidence and assessments are necessary to justify that Special Character Areas meet the qualifying matters thresholds pursuant to the requirements of the NPS-UD and the Housing Supply Act.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Qualifying Matters A-I – Strategic Transport Corridors	KiwiRail	2069.10	Insert new standard in all other zones listed in Chapter H [H18 - H21 and H23 - H30] as follows: <u>HX.X Strategic Transport Corridor Zone setback A building or parts of a building or structure must be set back 5m from the boundary of a site adjoining the Strategic Transport Corridor Zone.</u> Or alternatively insert similar standard in E27 - Transport on a region wide basis.	Oppose	Kāinga Ora opposes submission point 2069.10, which seeks the general application of a rail safety setback within adjoining, privately owned properties. Kāinga Ora generally considers that the proposed setback is inconsistent with the intent of s771(e) and that it would unnecessarily restrict development on adjoining sites.	Disallow
Qualifying Matters A-I – Strategic Transport Corridors	KiwiRail	2069.11	Insert new standard in all precincts adjoining the rail corridor [inferred all Precincts listed in Chapter I] as follows: <u>HX.X Strategic Transport Corridor Zone setback A building or parts of a building or structure must be set back 5m from the boundary of a site adjoining the Strategic Transport Corridor Zone.</u> Or alternatively insert similar standard in E27 - Transport on a region wide basis.	Oppose	Kāinga Ora opposes submission point 2069.11, which seeks the general application of a rail safety setback within adjoining, privately owned properties. Kāinga Ora generally considers that the proposed setback is inconsistent with the intent of s771(e) and that it would unnecessarily restrict development on adjoining sites.	Disallow
Qualifying Matters A-I – Strategic Transport Corridors	KiwiRail	2069.12	Amend matters of discretion in all Precincts adjoining the rail corridor [inferred all Precincts listed in Chapter I] for activities that do not comply with the new permitted activity rule requiring buildings and structures to be setback at least 5m from the rail corridor as follows: <u>(X) The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u> Or alternatively insert similar standard in E27 - Transport on a region wide basis.	Oppose	Kāinga Ora opposes submission point 2069.12, which seeks the general application of a rail safety setback within adjoining, privately owned properties. Kāinga Ora generally considers that the proposed setback is inconsistent with the intent of s771(e) and that it would unnecessarily restrict development on adjoining sites.	Disallow
Qualifying Matters A-I – Strategic Transport Corridors	KiwiRail	2069.13	Amend matters of discretion in all City Centre, Metropolitan Centre, Town Centre, Local Centre, Neighbourhood Centre, Mixed Use, General Business, Business Park, Heavy Industry and Light Industry zones for activities that do not comply with the new permitted activity rule requiring buildings and structures to be setback at least 5m from the rail corridor as follows: <u>(X) The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u> Or alternatively insert similar standard in E27 - Transport on a region wide basis.	Oppose	Kāinga Ora opposes submission point 2069.13, which seeks the general application of a rail safety setback within adjoining, privately owned properties. Kāinga Ora generally considers that the proposed setback is inconsistent with the intent of s771(e) and that it would unnecessarily restrict development on adjoining sites.	Disallow
Qualifying Matters A-I – Strategic Transport Corridors	KiwiRail	2069.14	Amend matters of discretion in all other zones listed in Chapter H [H18 - H21 and H23 - H30] for activities that do not comply with the new permitted activity rule requiring buildings and structures to be setback at least 5m from the rail corridor as follows: <u>(X) The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u> Or alternatively insert similar standard in E27 - Transport on a region wide basis.	Oppose	Kāinga Ora opposes submission point 2069.14, which seeks the general application of a rail safety setback within adjoining, privately owned properties. Kāinga Ora generally considers that the proposed setback is inconsistent with the intent of s771(e) and that it would unnecessarily restrict development on adjoining sites.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Plan Making and Procedural – Plan Interpretation (Chapter A and C)	KiwiRail	2069.15	Amend Chapter A Table A1.4.8.1 (Qualifying matters in zones, overlays and Auckland-wide provisions) to include land adjacent to the rail corridor as an area subject to a qualifying matter. [Refer to page 8 of submission for proposed plan text].	Oppose	Kāinga Ora opposes submission point 2069.15 and considers further justification and evidence is required to determine whether the proposed meets the criteria for a qualifying matter under the Housing Supply Act.	Disallow
Residential Zones – Residential Zones (General or other)	KiwiRail	2069.15	Amend all Yard standards in all Residential - Single House, Low Density Residential, Mixed Housing Suburban, Mixed Housing Urban and Terraced Housing and Apartment Buildings zones to require all buildings and structures to be setback 5m from a boundary with a rail corridor/5m from the edge of the Strategic Transport Corridor Zone. Or insert similar amendment in Chapter E27 - Transport to have region wide effect.	Oppose	Kāinga Ora opposes submission point 2069.16, which seeks the general application of a rail safety setback within adjoining, privately owned properties. Kāinga Ora generally considers that the proposed setback is inconsistent with the intent of s771(e) and that it would unnecessarily restrict development on adjoining sites.	Disallow
Residential Zones – Residential Zones (General or other)	KiwiRail	2069.16	Amend Matters of Discretion in all Residential - Single House, Low Density Residential, Mixed Housing Suburban, Mixed Housing Urban and Terraced Housing and Apartment Buildings zones for activities that do not comply with the requested 5m yard setback to consider <u>the effects on the safe and efficient operation of neighbouring infrastructure</u> . Or amend matters of discretion in E27 - Transport on a region-wide basis.	Oppose	Kāinga Ora opposes submission point 2069.17, which seeks the general application of a rail safety setback within adjoining, privately owned properties. Kāinga Ora generally considers that the proposed setback is inconsistent with the intent of s771(e) and that it would unnecessarily restrict development on adjoining sites.	Disallow
Residential Zones – Residential Zones (General or other)	KiwiRail	2069.17	Insert new standard in all City Centre, Metropolitan Centre, Town Centre, Local Centre, Neighbourhood Centre, Mixed Use, General Business, Business Park, Heavy Industry and Light Industry zones as follows: <u>HX.X Strategic Transport Corridor Zone setback A building or parts of a building or structure must be set back 5m from the boundary of a site adjoining the Strategic Transport Corridor Zone</u> . Or alternatively insert similar standard in E27 - Transport on a region wide basis.	Oppose	Kāinga Ora opposes submission point 2069.18, which seeks the general application of a rail safety setback within adjoining, privately owned properties. Kāinga Ora generally considers that the proposed setback is inconsistent with the intent of s771(e) and that it would unnecessarily restrict development on adjoining sites.	Disallow
Business Zones provisions – Business Zones (General or other)	KiwiRail	2069.18	Insert new standard in all City Centre, Metropolitan Centre, Town Centre, Local Centre, Neighbourhood Centre, Mixed Use, General Business, Business Park, Heavy Industry and Light Industry zones as follows: <u>HX.X Strategic Transport Corridor Zone setback A building or parts of a building or structure must be set back 5m from the boundary of a site adjoining the Strategic Transport Corridor Zone</u> . Or alternatively insert similar standard in E27 - Transport on a region wide basis.	Oppose	Kāinga Ora opposes submission point 2069.19, which seeks the general application of a rail safety setback within adjoining, privately owned properties. Kāinga Ora generally considers that the proposed setback is inconsistent with the intent of s771(e) and that it would unnecessarily restrict development on adjoining sites.	Disallow
Residential Zones – Residential Zones (General or other)	KiwiRail	2069.19	Insert new standard in all other zones listed in Chapter H [H18 - H21 and H23 - H30] as follows: <u>HX.X Strategic Transport Corridor Zone setback A building or parts of a building or structure must be set back 5m from the boundary of a site adjoining the Strategic Transport Corridor Zone</u> . Or alternatively	Oppose	Kāinga Ora opposes submission point 2069.20, which seeks the general application of a rail safety setback within adjoining, privately owned properties. Kāinga Ora generally considers that the proposed setback is inconsistent with the intent of s771(e) and that it would unnecessarily restrict development on adjoining sites.	Disallow

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			insert similar standard in E27 - Transport on a region wide basis.			
Qualifying Matters A-I – Strategic Transport Corridors	KiwiRail	2069.2	Amend Chapter A Table A1.4.8.1 (Qualifying matters in zones, overlays and Auckland-wide provisions) to include land adjacent to the rail corridor as an area subject to a qualifying matter. [Refer to page 8 of submission for proposed plan text].	Oppose	Kāinga Ora opposes submission point 2069.2 and considers further evidence base is required to determine whether the proposed meets the criteria for a qualifying matter under the Act.	Disallow
Precincts – NPSUD MDRS Response – Chapter I Precincts – General (Other)	KiwiRail	2069.20	Insert new standard in all precincts adjoining the rail corridor [inferred all Precincts listed in Chapter I] as follows: <u>HX.X Strategic Transport Corridor Zone setback A building or parts of a building or structure must be set back 5m from the boundary of a site adjoining the Strategic Transport Corridor Zone.</u> Or alternatively insert similar standard in E27 - Transport on a region wide basis.	Oppose	Kāinga Ora opposes submission point 2069.21, which seeks the general application of a rail safety setback within adjoining, privately owned properties. Kāinga Ora generally considers that the proposed setback is inconsistent with the intent of s771(e) and that it would unnecessarily restrict development on adjoining sites.	Disallow
Precincts – NPSUD MDRS Response – Chapter I Precincts – General (Other)	KiwiRail	2069.22	Amend matters of discretion in all Precincts adjoining the rail corridor [inferred all Precincts listed in Chapter I] for activities that do not comply with the new permitted activity rule requiring buildings and structures to be setback at least 5m from the rail corridor as follows: <u>(X) The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u> Or alternatively insert similar standard in E27 - Transport on a region wide basis.	Oppose	Kāinga Ora opposes submission point 2069.22, which seeks the general application of a rail safety setback within adjoining, privately owned properties. Kāinga Ora generally considers that the proposed setback is inconsistent with the intent of s771(e) and that it would unnecessarily restrict development on adjoining sites.	Disallow
Business Zones provisions – Business Zones (General or other)	KiwiRail	2069.23	Amend matters of discretion in all City Centre, Metropolitan Centre, Town Centre, Local Centre, Neighbourhood Centre, Mixed Use, General Business, Business Park, Heavy Industry and Light Industry zones for activities that do not comply with the new permitted activity rule requiring buildings and structures to be setback at least 5m from the rail corridor as follows: <u>(X) The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u> Or alternatively insert similar standard in E27 - Transport on a region wide basis.	Oppose	Kāinga Ora opposes submission point 2069.23, which seeks the general application of a rail safety setback within adjoining, privately owned properties. Kāinga Ora generally considers that the proposed setback is inconsistent with the intent of s771(e) and that it would unnecessarily restrict development on adjoining sites.	Disallow
Residential Zones – Residential Zones (General or other)	KiwiRail	2069.24	Amend matters of discretion in all other zones listed in Chapter H [H18 - H21 and H23 - H30] for activities that do not comply with the new permitted activity rule requiring buildings and structures to be setback at least 5m from the rail corridor as follows: <u>(X) The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail</u>	Oppose	Kāinga Ora opposes submission point 2069.24, which seeks the general application of a rail safety setback within adjoining, privately owned properties. Kāinga Ora generally considers that the management of any such safety concerns should be adequately provided for within the designated railway corridor.	Disallow

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			corridor. Or alternatively insert similar standard in E27 - Transport on a region wide basis.			
Qualifying Matters A-I – Strategic Transport Corridors	KiwiRail	2069.3	Add new standard: E25.6.10A (Noise levels for noise sensitive spaces in all zones adjoining the Strategic Transport Corridor) [see pages 8-10 of submission for full proposed plan text]. Or alternatively insert requested standards in all zones and precincts adjoining the Strategic Transport Corridor Zone.	Oppose	Kāinga Ora broadly opposes an overall framework of provisions which requires sensitive activities adjoining strategic transport corridors to provide mitigation for noise and vibration effects in accordance with the standards provided in this submission, and considers that obligations for mitigation should fall on the infrastructure provider rather than individual property owners.	Disallow
Qualifying Matters A-I – Strategic Transport Corridors	KiwiRail	2069.4	Amend E25.6.30 (Vibration) (4)-(5) to include new vibration controls to apply to sensitive uses within 60m of the legal boundary of the Strategic Transport Corridor Zone [refer to page 10-11 for full proposed plan text]. Or alternatively insert these standards in all zones and precincts adjoining the Strategic Transport Corridor Zone.	Oppose	Kāinga Ora broadly opposes an overall framework of provisions which requires sensitive activities adjoining strategic transport corridors to provide mitigation for noise and vibration effects in accordance with the standards provided in this submission, and considers that obligations for mitigation should fall on the infrastructure provider rather than individual property owners.	Disallow
Qualifying Matters A-I – Strategic Transport Corridors	KiwiRail	2069.5	Amend E25.8.1 (Matters of discretion) to provide for the new noise and vibration standards sought elsewhere in submission [refer to page 11 for full proposed plan text]. Or alternatively insert requested changes in all zones and precincts adjoining the Strategic Transport Corridor Zone.	Oppose	Kāinga Ora broadly opposes an overall framework of provisions which requires sensitive activities adjoining strategic transport corridors to provide mitigation for noise and vibration effects in accordance with the standards provided in this submission, and considers that obligations for mitigation should fall on the infrastructure provider rather than individual property owners.	Disallow
Qualifying Matters A-I – Strategic Transport Corridors	KiwiRail	2069.6	Amend E25.8.2 (Assessment criteria to provide for the new noise and vibration standards) sought elsewhere in submission [see page 11-12 for full details]. Or insert requested changes in all zones and precincts adjoining the Strategic Transport Corridor Zone.	Oppose	Kāinga Ora broadly opposes an overall framework of provisions which requires sensitive activities adjoining strategic transport corridors to provide mitigation for noise and vibration effects in accordance with the standards provided in this submission, and considers that obligations for mitigation should fall on the infrastructure provider rather than individual property owners.	Disallow
Qualifying Matters A-I – Strategic Transport Corridors	KiwiRail	2069.7	Amend all Yard standards in all Residential - Single House, Low Density Residential, Mixed Housing Suburban, Mixed Housing Urban and Terraced Housing and Apartment Buildings zones to require all buildings and structures to be setback 5m from a boundary with a rail corridor/5m from the edge of the Strategic Transport Corridor Zone. Or insert similar amendment in Chapter E27 - Transport to have region wide effect.	Oppose	Kāinga Ora opposes submission point 2069.7, which seeks the general application of a rail safety setback within adjoining, privately owned properties. Kāinga Ora generally considers that the proposed setback is inconsistent with the intent of s771(e) and that it would unnecessarily restrict development on adjoining sites.	Disallow
Qualifying Matters A-I – Strategic Transport Corridors	KiwiRail	2069.8	Amend Matters of Discretion in all Residential - Single House, Low Density Residential, Mixed Housing Suburban, Mixed Housing Urban and Terraced Housing and Apartment Buildings zones for activities that do not comply with the requested 5m yard setback to consider <u>the effects on the safe and efficient operation of neighbouring infrastructure</u> . Or amend matters of discretion in E27 - Transport on a region-wide basis.	Oppose	Kāinga Ora opposes submission point 2069.8, which seeks the general application of a rail safety setback within adjoining, privately owned properties. Kāinga Ora generally considers that the proposed setback is inconsistent with the intent of s771(e) and that it would unnecessarily restrict development on adjoining sites.	Disallow

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Qualifying Matters A-I – Strategic Transport Corridors	KiwiRail	2069.9	Insert new standard in all City Centre, Metropolitan Centre, Town Centre, Local Centre, Neighbourhood Centre, Mixed Use, General Business, Business Park, Heavy Industry and Light Industry zones as follows: <u>HX.X Strategic Transport Corridor Zone setback A building or parts of a building or structure must be set back 5m from the boundary of a site adjoining the Strategic Transport Corridor Zone.</u> Or alternatively insert similar standard in E27 - Transport on a region wide basis.	Oppose	Kāinga Ora opposes submission point 2069.9, which seeks the general application of a rail safety setback within adjoining, privately owned properties. Kāinga Ora generally considers that the proposed setback is inconsistent with the intent of s771(e) and that it would unnecessarily restrict development on adjoining sites.	Disallow
Mixed Housing Urban Zone provisions – H5 Activity Table MHU Zone	Mike Greer Developments	2040.27	Amend the notification standard in H5.5 to make it clear that restricted discretionary matters such as earthworks, contamination, flood plains and technical parking infringements do not remove the notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particularly restricted discretionary status and the associated matters for discretion for those particular consent matters.	Support	Kāinga Ora supports the general intent of submission point 2040.27, which seeks to provide alignment across the Unitary Plan regarding notification provisions applying to Restricted Discretionary Activities.	Allow
Terrace Housing and Apartment Buildings Zone provisions – H6 Standards THAB Zone	Mike Greer Developments	2040.97	Delete standards not identified within the MDRS in relation to H6.5. Notification. Amend notification standard to make it clear restricted discretionary matters such as earthworks, contamination, flood plains, and technical parking infringements do not remove notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particular restricted discretionary status and the associated matters for discretion for those consent matters.	Support in part	Kāinga Ora supports the general intent of submission point 2040.97, which seeks to provide alignment across the Unitary Plan regarding notification provisions applying to Restricted Discretionary Activities. Kāinga Ora considers that strengthening notification preclusion provisions where development is in line with planned outcomes of the zone is in keeping with the intent of the NPS-UD and the Housing Supply Act.	Allow
Plan Making and Procedural – Definitions	New Zealand Defence Force	1069.1	Add new definition of 'nationally significant infrastructure' that includes Defence Facilities.	Oppose	Kāinga Ora opposes submission point 1069.1 to the extent that a new qualifying matter is proposed. It is considered that further justification and evidence is required to determine whether the proposed is a qualifying matter required 'for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure.' Importantly, Kāinga Ora considers that 'reverse sensitivity' does not meet the intent of s771(e).	Disallow
Plan making and Procedural – General	New Zealand Defence Force	1069.2	Include matters required for the purpose of ensuring the safe or efficient operation of this Nationally Significant infrastructure, including specific provisions to protect against reverse sensitivity effects [refer to page 3 of submission for details].	Oppose	Kāinga Ora opposes submission point 1069.2 to the extent that a new qualifying matter is proposed. It is considered that further justification and evidence is required to determine whether the proposed is a qualifying matter required 'for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure.' Importantly, Kāinga Ora considers that 'reverse sensitivity' does not meet the intent of s771(e).	Disallow
Qualifying Matters – Additional	New Zealand Defence Force	1069.3	Add Defence Facilities and surrounding areas as a QM in column 2 table A1.4.8.1 next to 'Matters required for ensuring the safe or efficient operation of nationally significant infrastructure'. [If nationally significant infrastructure definition is retained] [refer	Oppose	Kāinga Ora opposes submission point 1069.3 to the extent that a new qualifying matter is proposed. It is considered that further justification and evidence is required to determine whether the proposed is a qualifying matter required 'for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure.' Importantly, Kāinga Ora considers	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
			to page 3 of submission for details].		that 'reverse sensitivity' does not meet the intent of s771(e).	
Qualifying Matters – Additional	New Zealand Defence Force	1069.6	Include matters required for the purpose of ensuring the safe or efficient operation of this Nationally Significant infrastructure [as a QM if Defence Facilities is added to nationally significant infrastructure definition as requested in submission], including specific provisions to protect against reverse sensitivity effects [refer to page 3 of submission for details].	Oppose	Kāinga Ora opposes submission point 1069.6 to the extent that a new qualifying matter is proposed. It is considered that further justification and evidence is required to determine whether the proposed is a qualifying matter required 'for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure.' Importantly, Kāinga Ora considers that 'reverse sensitivity' does not meet the intent of s771(e).	Disallow
Plan making and Procedural – General	New Zealand Defence Force	1069.7	Amend the [plan change] policy framework to include objectives and policies that specifically manage reverse sensitivity effects on nationally significant infrastructure, including through the registration of no-complaint covenants.	Oppose	Kāinga Ora opposes submission point 1069.7 to the extent that a new qualifying matter is proposed. It is considered that further justification and evidenced base is required to determine whether the proposed is a qualifying matter required 'for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure.' Importantly, Kāinga Ora considers that 'reverse sensitivity' does not meet the intent of s771(e).	Disallow
Plan making and Procedural – General	New Zealand Defence Force	1069.8	Require no-complaints covenants in favour of New Zealand Defence Force on new development authorised by the plan change that surrounds New Zealand Defence Force facilities. Ensuring that reverse sensitivity can be considered a matter of control or discretion when considering a consent application for intensification of property surrounding defence force facilities. [refer to page 4 of submission for details].	Oppose	Kāinga Ora opposes submission point 1069.8 to the extent that a new qualifying matter is proposed. It is considered that further justification and evidenced base is required to determine whether the proposed is a qualifying matter required 'for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure.' Importantly, Kāinga Ora considers that 'reverse sensitivity' does not meet the intent of s771(e).	Disallow
Walkable Catchments – WC RTN Methodology	New Zealand Housing Foundation	938.155	Amend PC 78 to so that the definition of rapid transit service includes frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys. The identified corridors are: Great North Road (from Pt Chevalier to Ponsonby Road), Sandringham Road (from Mt Albert Road to New North Road), Dominion Road (from Denbigh Avenue to View Road), Mt Eden Road (from Mount Albert Road to Symonds Street), Manukau Road (from Onehunga to Broadway), Great South Road (from Ellerslie Main Highway to Broadway).	Support	Kāinga Ora supports the general intent of the submission, which seeks the additional identification of rapid transit services and routes in order to appropriately give effect to the intensification requirements of the NPS-UD.	Allow
Mixed Housing Urban Zone provisions – H5 Standards MHU Zone	Ockham Group Ltd	830.17	Amend notification standards for H5.4.1 so that where exclusions from notification are already specified in the rules, that such exclusions incorporate proposals where other reasons for consent arise and have a restricted discretionary activity status. [for further detail and examples refer to page 8 and 9 of submission].	Support	Kāinga Ora generally supports the intent of submission point 830.17, which seeks to align notification requirements from associated restricted discretionary activities identified in the Unitary Plan. It is considered that these notification preclusion provisions should be applied to all residential zones and not just the MHU zone.	Allow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Terrace Housing and Apartment Buildings Zone provisions – H6 Standards THAB Zone	Ockham Group Ltd	830.18	Amend notification standards for H6.4.1 so that where exclusions from notification are already specified in the rules, that such exclusions incorporate proposals where other reasons for consent arise and have a restricted discretionary activity status. [for further detail and examples refer to page 8 and 9 of submission].	Support	Kāinga Ora generally supports the intent of submission point 830.18, which seeks to align notification requirements from associated restricted discretionary activities identified in the Unitary Plan. It is considered that these notification preclusion provisions should be applied to all residential zones and not just the THAB zone.	Allow
Urban Environment – Larger rezoning proposal	Ockham Group Ltd	830.2	Amend the extents of THAB zone to apply more widely by way of integrating areas that interconnect with the walkable catchments [removing perceived zoning anomalies; Avondale (figure 2) and Greenlane-Ellerslie (figure 3) illustrated as examples in submission].	Support	Kāinga Ora supports the general intent of submission point 830.2, to the extent it is consistent with the Kāinga Ora primary submission. In particular, Kāinga Ora supports upzoning (to THAB) alongside frequent bus routes.	Allow
Urban Environment – Larger rezoning proposal	Ockham Group Ltd	830.3	Rezone abutting land adjacent to primary bus routes and arterial roads as THAB, and within walkable catchments. [Blockhouse Bay (figure 4) and figure 5 illustrated as examples in submission].	Support in part	Kāinga Ora supports the general intent of submission point 830.3, to the extent it is consistent with the Kāinga Ora primary submission.	Allow
Qualifying Matters – Additional	Radio New Zealand Limited (RNZ)	2206.1	Add the following new qualifying matter: 'Radiocommunication Transmission – requires <u>modification to permitted building and structure heights to manage the effects of electromagnetic radiation</u> '. Primary effect to introduce height limit of 10m as opposed to 11m permitted under MDRS. [Refer to figure 2, page 9 for extent of proposed QM].	Oppose	Kāinga Ora opposes submission point 2206.1 to the extent that a new qualifying matter is proposed. It is considered that further evidence is required to justify whether the proposed 'Radiocommunication Transmission' qualifying matter proposed meets the requirements set out in the NPS-UD.	Disallow
Mixed Housing Urban Zone provisions – H5 Obs & Pols MHU Zone	Radio New Zealand Limited (RNZ)	2206.2	Add new policy as follows 'Building height is <u>restricted near Radio New Zealand's radiocommunication Facilities to manage safety risks associated with taller structures absorbing and re-radiating energy from the Facilities</u> '.	Oppose	Kāinga Ora opposes submission point 2206.2. It is considered that further evidence is required to justify whether the proposed 'Radiocommunication Transmission' qualifying matter meets the requirements set out in the NPS-UD and, therefore, the whether the subsequent policy framework is appropriate for inclusion within the Plan.	Disallow
Terrace Housing and Apartment Buildings Zone provisions – H6 Obs & Pols THAB Zone	Radio New Zealand Limited (RNZ)	2206.5	Add new policy as follows 'Building height is <u>restricted near Radio New Zealand's radiocommunication Facilities to manage safety risks associated with taller structures absorbing and re-radiating energy from the Facilities</u> '.	Oppose	Kāinga Ora opposes submission point 2206.5. It is considered that further evidence is required to justify whether the proposed 'Radiocommunication Transmission' qualifying matter meets the requirements set out in the NPS-UD and, therefore, the whether the subsequent policy framework is appropriate for inclusion within the Plan.	Disallow
Plan Making and Procedural – Mapping – general, clarity of rezoning	Radio New Zealand Limited (RNZ)	2206.7	Amend planning maps to identify sites subject to RNZ's proposed Radiocommunication Transmission qualifying matter [submission point 2206.1]. The spatial extent is shown on page 15 of the submission.	Oppose	Kāinga Ora opposes submission point 2206.7. It is considered that further evidence is required to justify whether the proposed 'Radiocommunication Transmission' qualifying matter meets the requirements set out in the NPS-UD and, therefore, the whether the subsequent mapping amendments are appropriate for inclusion within the Plan.	Disallow
Qualifying Matters – Special Character – Resident – Provisions	Society of Mary Trust Board	2390.4	Approve rule D18.4(3) as notified.	Oppose in part	Kāinga Ora opposes the submission point in part, to the extent that further evidence is required to justify whether Special Character Areas (and the proposed 'visual catchment of a SCA') meet the threshold for a qualifying matter proposed pursuant to the requirements set out in the NPS-UD and Housing Supply Act.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Qualifying Matters – Additional	South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand	1082.1	Add a new Qualifying Matter on the basis of the points raised in the submission.	Oppose in part	Kāinga Ora opposes submission point 1082.1 to the extent that further evidence is required to confirm whether the proposed meets the criteria for a qualifying matter under the Act.	Disallow
Qualifying Matters A-I – SEAs (D9)	South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand	1082.2	Extend and strengthen SEA to cover all local forest remnants in the Hillpark Special Character zone that have to date been overlooked, including vegetation overlapping from reserves into private properties.	Oppose in part	Kāinga Ora opposes submission point 1082.1 to the extent that further evidence is required to confirm whether the proposed meets the criteria for a qualifying matter under the Act.	Disallow
Qualifying Matters – Special Character – Appropriateness of QM (Special Character)	South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand	1082.3	Add most appropriate overlay to cover the entire Hillpark area to protect the significant natural environment, perhaps including some form of covenanting. Intention would be to protect the character of Hillpark and ensure any further development is in keeping with this and does not threaten the native trees and the varied wildlife that depends on them.	Oppose in part	Kāinga Ora opposes submission point 1082.1 to the extent that further evidence is required to confirm whether the proposed meets the criteria for a qualifying matter under the Act.	Disallow
Qualifying Matters – Additional	South Epsom Planning Group	1893.24	Provide a new qualifying matter for properties within a visual catchment of a SCA (with options for alternative zone and overlay provisions, and to provide for the addition of new properties to existing SCA's).	Oppose	Kāinga Ora opposes submission point 1093.24 to the extent that a new qualifying matter is proposed. It is considered that further evidence is required to justify whether Special Character Areas (and the proposed 'visual catchment of a SCA') meet the threshold for a qualifying matter proposed pursuant to the requirements set out in the NPS-UD and Housing Supply Act. Any such inclusion needs to meet the requirements of the Act.	Disallow
Centres – NPS-UD Policy 3d response – Ponsonby Town Centre – extent of intensification	St Mary's Bay Association Incorporated	2193.9	Delete any reference to any walkable catchment extending into St Mary's Bay, measured from the Ponsonby Road Town Centre western edge or elsewhere.	Oppose	Kāinga Ora opposes submission point 2193.9 and considers the relief sought is contrary to the intensification requirements of the NPS-UD.	Disallow
Qualifying Matters – Special Character – Appropriateness of QM (Special Character)	Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development	899.1	Review the costs of the proposed SCA restrictions and review the extent of the SCA in light of costs and S771 to S77M (in particular 77L) of RMA. Expect this to result in more enabling provisions and/or a more limited spatial extent for the SCA areas.	Support	Kāinga Ora supports the submission point 899.1 insofar as reviewing the Special Character Area overlay and, in particular, its spatial extent. Kāinga Ora considers further investigations are required to determine whether identified Special Character Areas warrant qualifying matter status.	Allow
Outside of Plan Change Area – Light Rail Corridor – Excluded from IPI PC	Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development	899.2	The proposed light rail corridor [excluded from PC78 ALR Exclusion] is appropriately considered and rezoned as required under the RMA and NPS-UD	Support	Kāinga Ora supports the general intent of submission point 899.2, noting it is consistent with the Kāinga Ora primary submission.	Allow
Outside Urban Environment – SHA Precincts	Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development	899.3	Review the former SHAs and rezone and amend the provisions in these areas as necessary to comply with the requirements of the RMA and NPS-UD. [Does not agree with Assessment that SHA cannot be considered under Amendment Act].	Support	Kāinga Ora supports the general intent of submission point 899.3, noting it is consistent with the Kāinga Ora primary submission.	Allow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Qualifying Matters – Infrastructure – Appropriateness of QM (Infrastructure)	Te Waihanga, New Zealand Infrastructure Commission	2082.1	Remove the Qualifying Matters for infrastructure constraints [inferred].	Support	Kāinga Ora supports the general intent of submission point 2082.1, noting it is consistent with the Kāinga Ora primary submission.	Allow
Mixed Housing Urban Zone provisions – H5 Obs & Pols MHU Zone	Transpower New Zealand Limited	940.32	Add a new Objective in H5.2 as follows: 'x. <u>Development does not compromise the efficient development, operation, maintenance and upgrading of the National Grid.</u> ' Or alternatively include Unitary Plan Objective D26.2(1) in the IPI.	Oppose in part	Kāinga Ora opposes, in part, submissions point 940.32 insofar as this objective is not appropriate to be located within the zone chapter. It is considered that this is sufficiently addressed via operative Objectives and Policies in Chapter D26.	Disallow
Mixed Housing Urban Zone provisions – H5 Obs & Pols MHU Zone	Transpower New Zealand Limited	940.33	Amend Policy H5.3(A1) as follows: '(A1) Enable a variety of housing typologies with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments, <u>while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as specified by the relevant qualifying matter area provisions.</u> '	Oppose	Kāinga Ora opposes submission point 940.33 and supports the retention of the notified wording of Policy H5.3(A1), which is a policy required to be incorporated via the 'MDRS'. Moreover, Kāinga Ora opposes a general "avoid" policy approach to apply to all qualifying matters (noting the presence of a qualifying matter may simply require, in some circumstances, additional effects / matters to be considered and assessed through a development proposal).	Disallow
Mixed Housing Urban Zone provisions – H5 Obs & Pols MHU Zone	Transpower New Zealand Limited	940.35	Insert a new Policy in H5.3 to address National Grid as a qualifying matter [refer to page 22 and 23 of the submission for proposed plan text]. Or alternatively include Unitary Plan Policy D26.3(1) in the IPI.	Oppose in part	Kāinga Ora opposes, in part, submissions point 940.35 insofar as this policy is not appropriate to be located within the zone chapter. It is considered that this is addressed via operative Objectives and Policies in Chapter D26. This approach is consistent with National Planning Standards. Moreover, Kāinga Ora opposes the general intent of submission point 940.35, which seeks that the provisions / requirements under NZECP 34:2001 are duplicated / restated.	Disallow
Terrace Housing and Apartment Buildings Zone provisions – H6 Obs & Pols THAB Zone	Transpower New Zealand Limited	940.39	Add a new Objective in H6.2 as follows: 'x. <u>Development does not compromise the efficient development, operation, maintenance and upgrading of the National Grid.</u> ' Or alternatively include Unitary Plan Objective D26.2(1) in the IPI.	Oppose in part	Kāinga Ora opposes, in part, submissions point 940.39 insofar as this objective is not appropriate to be located within the zone chapter. It is considered that this is addressed via operative Objectives and Policies in Chapter D26.	Disallow
Terrace Housing and Apartment Buildings Zone provisions – H6 Obs & Pols THAB Zone	Transpower New Zealand Limited	940.40	Amend Policy H6.3(A1) as follows: '(A1) Enable a variety of housing typologies with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments, <u>while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as specified by the relevant qualifying matter area provisions.</u> '	Oppose	Kāinga Ora opposes submission point 940.40 and supports the retention of the notified wording of Policy H5.3(A1), which is a policy required to be incorporated via the 'MDRS'. Moreover, Kāinga Ora opposes a general "avoid" policy approach to apply to all qualifying matters (noting the presence of a qualifying matter may simply require, in some circumstances, additional effects / matters to be considered and assessed through a development proposal).	Disallow
Terrace Housing and Apartment Buildings Zone provisions – H6 Obs & Pols THAB Zone	Transpower New Zealand Limited	940.42	Insert a new Policy in H6.3 to address National Grid as a qualifying matter [refer to page 24 and 25 of the submission for proposed plan text]. Or alternatively include Unitary Plan Policy D26.3(1) in the IPI.	Oppose in part	Kāinga Ora opposes, in part, submissions point 940.42 insofar as this policy is not appropriate to be located within the zone chapter. It is considered that this is addressed via operative Objectives and Policies in Chapter D26. This approach is consistent with National Planning Standards. Moreover, Kāinga Ora opposes the general intent of submission point 940.35, which seeks that the provisions / requirements under NZECP 34:2001 are duplicated / restated.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Plan Making and Procedural - Definitions	Transpower New Zealand Limited	940.43	Insert a new definition of 'qualifying matter' into Chapter J [refer to page 25 and 26 of submission for proposed plan text].	Support	Kāinga Ora supports submissions point 940.43 as the proposed definition and table will provide further clarity for plan users as to what qualifying matters apply in the Region.	Allow
Plan Making and Procedural - General	Tūpuna Maunga o Tāmaki Makaurau Authority	1991.45	Analyse the effects of additional building height on Maunga to Maunga views and make any consequential amendments to Schedule 9 Maunga Viewshafts Schedule and the planning maps.	Support	Kāinga Ora considers a comprehensive review of the operative Volcanic Viewshafts and Height Sensitive Areas Overlay is required to ensure that viewshafts (and their associated origin points etc) appropriately align with, and reflect, the cultural, historic, and natural heritage values needing protection. To that end, Kāinga Ora supports further investigations into maunga to maunga viewshafts to better provide for and reflect the ancestral relationships of Mana Whenua with these natural features.	Allow
Plan Making and Procedural – Mapping – general, clarity of rezoning	Tūpuna Maunga o Tāmaki Makaurau Authority	1991.46	Analyse the effects of additional building height on Maunga to Maunga views and make any consequential amendments to Schedule 9 Maunga Viewshafts Schedule and the planning maps.	Support	Kāinga Ora considers a comprehensive review of the operative Volcanic Viewshafts and Height Sensitive Areas Overlay is required to ensure that viewshafts (and their associated origin points etc) appropriately align with, and reflect, the cultural, historic, and natural heritage values needing protection. To that end, Kāinga Ora supports further investigations into maunga to maunga viewshafts to better provide for and reflect the ancestral relationships of Mana Whenua with these natural features.	Allow
Schedules and Appendices – Schedule 9 Maunga Viewshafts Schedule	Tūpuna Maunga o Tāmaki Makaurau Authority	1991.47	Analyse the effects of additional building height on Maunga to Maunga views and make any consequential amendments to Schedule 9 Maunga Viewshafts Schedule and the planning maps.	Support	Kāinga Ora considers a comprehensive review of the operative Volcanic Viewshafts and Height Sensitive Areas Overlay is required to ensure that viewshafts (and their associated origin points etc) appropriately align with, and reflect, the cultural, historic, and natural heritage values needing protection. To that end, Kāinga Ora supports further investigations into maunga to maunga viewshafts to better provide for and reflect the ancestral relationships of Mana Whenua with these natural features.	Allow
Terrace Housing and Apartment Buildings Zone provisions – H6 Assessment THAB Zone	Universal Homes	2083.107	Amend matters of discretion H6.8.1(3) as set out in the submission.	Support in part	Kāinga Ora supports, in part, the general intent of submission point 2083.107 insofar as focusing the assessment of potential adverse effects to that part of the proposed building above the permitted height limit.	Allow
Business Zones provisions – City Centre Zone – tower dimension and setback provisions	Universal Homes	2083.125	Delete standards H8.6.24, H8.6.24A, H8.6.25 and H8.6.25A and revert to the operative AUP tower standards.	Support	Kāinga Ora supports submission point 2082.125. In particular, Kāinga Ora supports further testing and refinement of the proposed suite of tower standards to ensure that they do not act as a defacto height restriction for the City Centre Zone. Kāinga Ora echoes that these proposed tower standards should not restrict sites in the City Centre Zone from being developed to the maximum extent possible as this approach would be contrary to the direction of the NPS-UD.	Allow
Walkable Catchments – WC General – Methodology	Universal Homes	2083.144	Review the definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and upzone those sites within the walkable catchments.	Support	Kāinga Ora supports submission point 2082.144 insofar as recognising priority bus corridors as 'rapid transit services'. Specifically, Kāinga Ora supports the inclusion of those frequent bus services on key arterial corridors (being Great North Road, Sandringham Road, Dominion Road, Mt Eden Road, Manukau Road and Great South Road) within the definition of "rapid transit service", as proposed by the submitter.	Allow
Qualifying Matters A-I – Maunga Viewshafts and	Universal Homes	2083.2	Delete the additional activities in activity table D14.5, being A7A, A7B, A7C and A7D.	Support	Kāinga Ora supports the general intent of submission point 2083.2, to the extent it is consistent with the Kāinga Ora primary submission.	Allow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Height Sensitive Areas (D14)						
Qualifying Matters A-I – Maunga Viewshafts and Height Sensitive Areas (D14)	Universal Homes	2083.3	Delete proposed Standards D14.6.5 – D14.6.8.	Support	Kāinga Ora supports the general intent of submission point 2083.3, to the extent it is consistent with the Kāinga Ora primary submission.	Allow
Mixed Housing Urban Zone provisions – H5 Assessment MHU Zone	Universal Homes	2083.44	Delete matters of discretion H5.8.1(1)(c).	Support in part	Kāinga Ora supports, in part, the general intent of submission point 2083.44 insofar it is considered that the issue this assessment matter is trying to resolve matters best addressed in the Transport chapter.	Allow
Mixed Housing Urban Zone provisions – H5 Assessment MHU Zone	Universal Homes	2083.46	Amend the matters of discretion H5.8.1(3) as set out in the submission.	Support in part	Kāinga Ora supports, in part, the general intent of submission point 2083.46 insofar as focusing the assessment of potential adverse effects to that part of the proposed building above the permitted height limit.	Allow
Mixed Housing Urban Zone provisions – H5 Assessment MHU Zone	Universal Homes	2083.53	Delete the additional assessment criteria in H5.8.2(12).	Oppose	Kāinga Ora opposes submission point 2083.53. While it is agreed that there are 'no general tree protection controls' within Chapter H5, it is considered appropriate to retain consideration of the retention of existing trees as their retention (if applicable) should form part of the assessment of potential landscape effects - noting retaining trees is generally recognised as a positive effect and therefore should be considered.	Disallow
Mixed Housing Urban Zone provisions – H5 Assessment MHU Zone	Universal Homes	2083.56	Amend assessment criteria H5.8.2(15A) as set out in the submission.	Support	Kāinga Ora supports submission point 2083.56, insofar as it seeks the deletion of "accessways" from assessment criteria H5.8.2(15A).	Allow
Terrace Housing and Apartment Buildings Zone provisions – H6 Obs & Pols THAB Zone	Universal Homes	2083.75	Amend the wording of policy H6.3(1) as set out in the submission.	Support	Kāinga Ora supports submission point 2083.75, insofar as it seeks to recognise that some sites located outside of walkable catchments may still be suitable for additional intensity.	Allow
Terrace Housing and Apartment Buildings Zone provisions – H6 Obs & Pols THAB Zone	Universal Homes	2083.76	Amend the wording of policy H6.3(2) as set out in the submission.	Support in part	Kāinga Ora supports, in part, submission point 2083.76. In particular, Kāinga Ora supports those changes proposed to Clause 2(a) which provide greater flexibility as to building heights, where appropriate, to respond to local context and level of accessibility.	Allow
Terrace Housing and Apartment Buildings Zone provisions – H6 Activity Table THAB Zone	Universal Homes	2083.84	Amend activity A1 to be a Discretionary Activity.	Support	Kāinga Ora supports submission point 2083.84, insofar as it seeks to align the activity status of H9.4.1(A1) to that described in Chapter C of the AUP:OP.	Allow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Terrace Housing and Apartment Buildings Zone provisions – H6 Activity Table THAB Zone	Universal Homes	2083.85	Amend the activity table to provide for a wider range of commercial activities as permitted activities in the walkable catchments of the THAB zone. Introduce new standards for commercial activities at ground level up to 100m ² as a permitted activity.	Support	Kāinga Ora generally supports the intent of submission point 2083.85 to include more enabling provisions for non-residential activities (specifically, small-scale commercial activities) to be located within the THAB Zone, where appropriate.	Allow
Terrace Housing and Apartment Buildings Zone provisions – H6 Standards THAB Zone	Universal Homes	2083.89	Amend the notification standard to delete standards that are not identified within the MDRS and make it clear that restricted discretionary matters such as earthworks contamination, flood plains and parking infringements do not remove the notification exclusions.	Support in part	Kāinga Ora supports submission point 2082.89 to the extent that it aligns with the 'enabling' intent of the NPS-UD and the Amendment Act.	Allow
Terrace Housing and Apartment Buildings Zone provisions – H6 Standards THAB Zone	Universal Homes	2083.92	Amend Standard H6.6.6 Height in Relation to Boundary to retain the existing minor protrusion exclusions and exclusions for sites adjoining open space sites greater than 2000m ² .	Support	Kāinga Ora supports submission point 2082.92. In particular, Kāinga Ora supports the HIRB exclusion where a site adjoins an open space greater than 2,000m ² .	Allow
Terrace Housing and Apartment Buildings Zone provisions – H6 Standards THAB Zone	Universal Homes	2083.96	Amend Standard H6.6.13 to require a 6m depth at all levels and to measure the depth from the largest portion of glazing rather than the edge of the balcony.	Oppose in part	Kāinga Ora opposes, in part, submission point 2082.96. Specifically, Kāinga Ora opposes differing outlook standards depending on what building level the outlook space is located or the number of units proposed.	Disallow
Qualifying Matters - Additional	Vector Limited	1081.1	Apply the new rules [refer to submission point 1081.4-5) as a qualifying matter (relating to overhead electricity lines) in applying the MDRS and Policy 3. [refer to submission for further details].	Oppose	Kāinga Ora opposes submission point 1081.1 to the extent that a new qualifying matter is proposed. It is considered that further evidence is required to justify whether the proposed 'electricity distribution' qualifying matter proposed meets the requirements set out in the NPS-UD.	Disallow
Plan making and procedural – Mapping – general, clarity of rezoning	Vector Limited	1081.10	Amend maps, special information requirements and definitions to apply changes sought in submission [refer to submission and attachments for further details].	Oppose	Kāinga Ora opposes submission point 1081.10 to the extent that a new qualifying matter is proposed. It is considered that further evidence is required to justify whether the proposed 'electricity distribution' qualifying matter proposed meets the requirements set out in the Act.	Disallow
Qualifying Matters - Additional	Vector Limited	1081.2	Add objectives and policies to support new rules requiring minimum safe distances from electricity distribution assets. [submission identifies 4 options for the incorporation of these with E37A.2 and E37A.3 (page 25) within proposed new AUP Chapter: E37A – Electricity Distribution Safety Area the submitters preferred option; refer to the submission for further details].	Oppose	Kāinga Ora opposes submission point 1081.2 to the extent that a new qualifying matter is proposed. It is considered that further evidence is required to justify whether the proposed 'electricity distribution' qualifying matter proposed meets the requirements set out in the Act.	Disallow
Plan making and procedural – General	Vector Limited	1081.3	Add objectives and policies to support new rules requiring minimum safe distances from electricity distribution assets. [submission identifies 4 options for the incorporation of these with E37A.2 and E37A.3 (page 25) within proposed new AUP Chapter: E37A – Electricity Distribution Safety Area the submitters preferred option; refer to the submission	Oppose	Kāinga Ora opposes submission point 1081.3 to the extent that a new qualifying matter is proposed. It is considered that further evidence is required to justify whether the proposed 'electricity distribution' qualifying matter proposed meets the requirements set out in the Act.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
			for further details].			
Qualifying Matters - Additional	Vector Limited	1081.4	Add new permitted activity and non-complying activity rules with associated compliance standards for activities adjacent to electricity distribution lines [or as alternatively defined within the submission]. [Submission identifies 4 options for the incorporation of these rule with the submission attachment containing two of these options where the proposed rules and standards are listed, namely 1 - a drafted AUP Chapter: E37A – Electricity Distribution Safety Area (submitters preferred approach); and 2 - a drafted new AUP chapter D28. Electricity Distribution Corridor Overlay].	Oppose	Kāinga Ora opposes submission point 1081.4 to the extent that a new qualifying matter is proposed. It is considered that further evidence is required to justify whether the proposed 'electricity distribution' qualifying matter proposed meets the requirements set out in the Act.	Disallow
Plan making and procedural – General	Vector Limited	1081.5	Add new permitted activity and non-complying activity rules with associated compliance standards for activities adjacent to electricity distribution lines [or as alternatively defined within the submission]. [Submission identifies 4 options for the incorporation of these rule with the submission attachment containing two of these options where the proposed rules and standards are listed, namely 1 - a drafted AUP Chapter: E37A – Electricity Distribution Safety Area (submitters preferred approach); and 2 - a drafted new AUP chapter D28. Electricity Distribution Corridor Overlay].	Oppose	Kāinga Ora opposes submission point 1081.5 to the extent that a new qualifying matter is proposed. It is considered that further evidence is required to justify whether the proposed 'electricity distribution' qualifying matter proposed meets the requirements set out in the Act.	Disallow
Qualifying Matters - Additional	Vector Limited	1081.6	Add amendments requested in sub points 1081.2 - 1081.5 into the AUP either on a Auckland-wide basis [AUP Chapter: E37A – Electricity Distribution Safety Area within attachment (submitters preferred approach), or within a new Electricity Distribution Corridor Overlay, or to specified zones, or within a new Overhead Distribution Lines Overlay [AUP Chapter: D28. Electricity Distribution Corridor Overlay within attachment (submitters preferred approach)].	Oppose	Kāinga Ora opposes submission point 1081.6 to the extent that a new qualifying matter is proposed. It is considered that further evidence is required to justify whether the proposed 'electricity distribution' qualifying matter proposed meets the requirements set out in the Act.	Disallow
Plan making and procedural – General	Vector Limited	1081.7	Add amendments requested in sub points 1081.2 - 1081.5 into the AUP either on a Auckland-wide basis [AUP Chapter: E37A – Electricity Distribution Safety Area within attachment (submitters preferred approach), or within a new Electricity Distribution Corridor Overlay, or to specified zones, or within a new Overhead Distribution Lines Overlay [AUP Chapter: D28. Electricity Distribution Corridor Overlay within attachment].	Oppose	Kāinga Ora opposes submission point 1081.7 to the extent that a new qualifying matter is proposed. It is considered that further evidence is required to justify whether the proposed 'electricity distribution' qualifying matter proposed meets the requirements set out in the Act.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Qualifying Matters - Additional	Vector Limited	1081.8	Amend maps, special information requirements and definitions to apply changes sought in submission [refer to submission and attachments for further details].	Oppose	Kāinga Ora opposes submission point 1081.8 to the extent that a new qualifying matter is proposed. It is considered that further evidence is required to justify whether the proposed 'electricity distribution' qualifying matter proposed meets the requirements set out in the Act.	Disallow
Plan making and procedural – Definitions	Vector Limited	1081.9	Amend maps, special information requirements and definitions to apply changes sought in submission [refer to submission and attachments for further details].	Oppose	Kāinga Ora opposes submission point 1081.9 to the extent that a new qualifying matter is proposed. It is considered that further evidence is required to justify whether the proposed 'electricity distribution' qualifying matter proposed meets the requirements set out in the Act.	Disallow
Outside Urban Environment – SHA Precincts	Waka Kotahi	2049.75	Vary PC78 to include special housing areas with a priority on precincts adjacent rapid transit network, including Franklin 2.	Support	Kāinga Ora supports the general intent of submission point 2049.75, noting it is consistent with the Kāinga Ora's primary submission.	Allow
Plan Making and Procedural - General	Waka Kotahi	2049.28	Include an overlay to require sensitive activities within 100m of a state highway to provide mitigation for noise in accordance with Waka Kotahi standards (set out in Appendix 1).	Oppose	Kāinga Ora opposes submission point 2049.28 to introduce an overlay which requires sensitive activities within 100m of a state highway to provide mitigation for noise and vibration effects in accordance with the standards provided in this submission, and considers that obligations for mitigation should fall on the infrastructure provider rather than individual property owners.	Disallow
Plan Making and Procedural - General	Waka Kotahi	2049.76	Review the E27 Transport Chapter (and ITA Guidelines) and revise as necessary to give effect to Objectives 1, 3, and 8 and Policy 1 of the NPS-UD and include 'accessibility' and reductions in greenhouse gas emission reductions as part of well-functioning urban environments.	Support in part	Whilst in principle Kāinga Ora supports the inclusion of provisions relating to greenhouse gas emissions reductions within the Plan, Kāinga Ora seeks further clarity as to how this would ultimately be implemented through the associated rules framework.	Allow
Qualifying Matters – Special Character – Appropriateness of QM (Special Character)	Waka Kotahi	2049.21	Undertake further assessment to weigh benefits of character protection against the wider benefits of development limitations in key areas and reduce extent of special character controls.	Support	Kāinga Ora supports submission point 2049.21 insofar as reviewing the SCA overlay and, in particular, its spatial extent. Kāinga Ora considers further investigations are required to determine whether identified SCA areas warrant a QM status.	Allow
Qualifying Matters – Special Character – Appropriateness of QM (Special Character)	Waka Kotahi	2049.22	Following review and reduction of special character areas, amend the underlying zones to an appropriate medium or high density zone and address special character through an overlay with design controls that address character while enabling level of development anticipated in the zone.	Support	Kāinga Ora supports submission point 2049.22 insofar as reviewing the SCA overlay. Consistent with its primary submission, Kāinga Ora opposes the blanket downzoning of residential land subject to a qualifying matter and considers that qualifying matters are best addressed through overlay provisions. Kāinga Ora considers that the underlying residential zones should be applied in accordance with the NPS-UD and the Housing Supply Act.	Allow
Qualifying Matters – Special Character – Special Character Residential – Provisions	Waka Kotahi	2049.23	Provide for special character by instituting design controls in the overlays which allow for special character to be considered and incorporated in design while enabling levels of development anticipated by the zones.	Oppose in part	Kāinga Ora supports the general intent of the submission point however considers that where special character does not meet the criteria for a qualifying matter under the Act, the proposed could result in unnecessarily costly and burdensome design controls on private owners and developers. Kāinga Ora seeks further clarification as to how the proposed design controls would be implemented, while enabling levels of development anticipated by the zones.	Disallow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Qualifying Matters – Special Character – Special Character Business - Provisions	Waka Kotahi	2049.24	Provide for special character by instituting design controls in the overlays which allow for special character to be considered and incorporated in design while enabling levels of development anticipated by the zones.	Oppose in part	Kāinga Ora supports the general intent of the submission point however considers that where special character does not meet the criteria for a qualifying matter under the Act, the proposed could result in unnecessarily costly and burdensome design controls on private owners and developers. Kāinga Ora seeks further clarification as to how the proposed design controls would be implemented, while enabling levels of development anticipated by the zones.	Disallow
Qualifying Matters A-I – SEAs (D9)	Waka Kotahi	2049.20	Upzone all sites affected by the SEA overlay to an appropriate medium or high density zone while continuing to protect SEA through overlays.	Support	Kāinga Ora supports the general intent of submission point 2049.20, to the extent it is consistent with Kāinga Ora's primary submission. In particular, upzoning those sites affected by the SEA and using an overlay to manage protection of identified SEAs.	Allow
Terrace Housing and Apartment Buildings Zone provisions – H6 Obs & Pols THAB Zone	Waka Kotahi	2049.55	Amend zone description to reflect NPS UD including supporting high levels of accessibility, reduction in green house gas emissions, and proximity to major centres and rapid transit stops. Refer to full submission for proposed wording.	Support in part	Kāinga Ora supports, in principle, the intent of submission point 2049.55 to include elements within the THAB zone chapter (subject to review of the wording proposed).	Allow
Terrace Housing and Apartment Buildings Zone provisions – H6 Obs & Pols THAB Zone	Waka Kotahi	2049.59	Replace "rapid transit stops" to "frequent and/or rapid transit stop" in Objective H6.2.(8).	Support	Kāinga Ora supports submission point 2049.59 to replace "rapid transit stops" to "frequent and/or rapid transit stop" in Objective H6.2.(8), as sought by the submitter.	Allow
Terrace Housing and Apartment Buildings Zone provisions – H6 Obs & Pols THAB Zone	Waka Kotahi	2049.61	Amend H6.3.(4) to give effect to the NPS-UD by including reference to rapid transit stops, provide greater flexibility around building heights in the THAB zone, and recognise the contribution the location of this zone can have on achieving a well-functioning urban environment (including accessibility and reducing greenhouse gas emissions). Refer to proposed wording in the full submission.	Support in part	Kāinga Ora supports the general intent of submission point 2049.61, to further give effect to the NPS-UD through reference to rapid transit stops, providing greater flexibility around building heights within the THAB zone and recognising the contribution the location of the THAB zone has on achieving a well-functioning urban environment (subject to review of the proposed wording).	Allow
Terrace Housing and Apartment Buildings Zone provisions – H6 Activity Table THAB Zone	Waka Kotahi	2049.64	Review and update the provisions around non-residential activities in this zone to enable greater variety of activities without resource consent.	Support	Kāinga Ora generally supports the intent of submission point 2049.64 to better enable certain commercial / retail activities to support high density residential developments, where appropriate. It is considered that the notified framework presents an unreasonable barrier for small scale non-residential activities to locate within the THAB Zone - contrary to the objectives and policies of the NPS-UD - and, therefore, supports a review of the framework regarding the activity status of such 'Commerce' and 'Community' activities.	Allow
Terrace Housing and Apartment Buildings Zone provisions – H6 Standards THAB Zone	Waka Kotahi	2049.65	Review and update the provisions around non-residential activities in this zone to enable greater variety of activities without resource consent.	Support	Kāinga Ora generally supports the intent of submission point 2049.65 to better enable certain commercial / retail activities to support high density residential developments, where appropriate. It is considered that the notified framework presents an unreasonable barrier for small scale non-residential activities to locate within the THAB Zone - contrary to the objectives and policies of the NPS-UD - and, therefore, supports a review of the framework regarding the activity status of such 'Commerce' and 'Community' activities.	Allow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Summary of Decision Requested	Kāinga Ora response	Kāinga Ora reasons	Decision(s) sought
Terrace Housing and Apartment Buildings Zone provisions – H6 Assessment THAB Zone	Waka Kotahi	2049.66	Review and update the provisions around non-residential activities in this zone to enable greater variety of activities without resource consent.	Support	Kāinga Ora generally supports the intent of submission point 2049.66 to better enable certain commercial / retail activities to support high density residential developments, where appropriate. It is considered that the notified framework presents an unreasonable barrier for small scale non-residential activities to locate within the THAB Zone - contrary to the objectives and policies of the NPS-UD - and, therefore, supports a review of the framework regarding the activity status of such 'Commerce' and 'Community' activities.	Allow
Terrace Housing and Apartment Buildings Zone provisions – H6 Standards THAB Zone	Waka Kotahi	2049.67	Review standards to better provide for small scale non-residential activities including removal of front yard requirements on corner sites.	Support in part	Kāinga Ora generally supports the intent of submission point 2049.67 to better enable certain commercial / retail activities to support high density residential developments, where appropriate. It is considered that the notified framework presents an unreasonable barrier for small scale non-residential activities to locate within the THAB Zone - contrary to the objectives and policies of the NPS-UD - and, therefore, supports a review of the framework regarding the applicable built form standards that otherwise restrict the enablement of appropriate non-residential activities within the THAB zone.	Allow
Walkable Catchments – WC Metropolitan Centres - Methodology	Waka Kotahi	2049.10	Increase development capacity within walkable catchments of more accessible and market attractive metropolitan centres.	Support	Kāinga Ora generally supports submission point 2049.10, noting that the removal of height limits within Newmarket and Grafton where properties are not subject to a volcanic view shafts is consistent with it's primary submission. Further, Kāinga Ora acknowledges that these areas are some of the most accessible non City Centre locations in the country.	Allow
Walkable Catchments – WC Metropolitan Centres - Methodology	Waka Kotahi	2049.8	Retain the extent and expand to include gaps between catchments or to include planned or likely pedestrian connections.	Support in part	Kāinga Ora generally supports submission point 2049.8, noting that this is the opportune process to recognise and capture those 'missing links' through the expansion of walkable catchments to include planned pedestrian connections	Allow
Walkable Catchments – WC RTN Methodology	Waka Kotahi	2049.9	Retain the extent and expand to include gaps between catchments or to include planned or likely pedestrian connections.	Support in part	Kāinga Ora generally supports submission point 2049.9, noting that this is the opportune process to recognise and capture those 'missing links' through the expansion of walkable catchments to include planned pedestrian connections. Moreover, this approach will regular zoning patterns.	Allow

From: Alice Morris <AMorris@heritage.org.nz>
Sent: Friday, 20 January 2023 11:47 am
To: Unitary Plan
Cc: Sherry Reynolds; Bev Parslow; Robin Byron
Subject: Further Submissions - Plan Change 78: Intensification
Attachments: PC78 HNZPT further submission Jan 2023.pdf; PC 78 HNZPT Further Submission Table.pdf

Kia ora,

Please find attached Heritage New Zealand Pouhere Taonga's further submissions in relation to Plan Change 78 to the Auckland Unitary Plan (Operative in Part).

Please contact me if you have any queries.

Ngā mihi,
Alice

Alice Morris | Kaiwhakamāhere | Planner - Northern and Northland Offices | Heritage New Zealand Pouhere Taonga | L10 SAP Tower 151 Queen Street Auckland CBD | Private Box 105 291 Auckland City 1143 | DDI: (64 9) 307 9940 mobile 0276840833 | visit www.heritage.org.nz and learn more about NZ's heritage places.

Tairangahia a tua whakarere; Tatakihia nga reanga o amuri ake nei – Honouring the past; Inspiring the future

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20 January 2023

File ref: AUP PC 78

Planning Technician
Auckland Council
Unitary Plan
Private Bag 92300
Auckland 1142

unitaryplan@aucklandcouncil.govt.nz

Dear Sir/Madam

**FURTHER SUBMISSION IN SUPPORT OF OR IN OPPOSITION TO SUBMISSIONS ON THE NOTIFIED
PROPOSAL FOR PLAN CHANGE 78: INTENSIFICATION**

To: Auckland Council

Submitter: Heritage New Zealand Pouhere Taonga (HNZPT)

1. This is a further submission on Plan Change 78: Intensification to the Auckland Unitary Plan (PC78).
2. HNZPT made a submission on PC78 on 29 September 2022.
3. HNZPT represents a relevant aspect of the public interest. HNZPT is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage; and is New Zealand's lead agency for heritage protection.
4. HNZPT's position regarding the submissions of other parties, the reasons for the further submission and the relief sought is contained in the HNZPT Further Submission Table (refer to the attachment).
5. HNZPT wish to be heard in support of our further submissions.

Yours sincerely

BHParslow

pp for Sherry Reynolds
Director Northern Region



PC 78 FS283
HERITAGE NEW ZEALAND
POUHERE TAONGA

Address for service: Alice Morris
amorris@heritage.org.nz
PO Box 105 291
Auckland City 1143

20 January 2023

HERITAGE NEW ZEALAND POUHERE TAONGA'S FURTHER SUBMISSION IN SUPPORT OF OR IN OPPOSITION TO SUBMISSIONS ON PLAN CHANGE 78: INTENSIFICATION

Table : HNZPT's position regarding the submissions of other parties, the reasons for the further submission and the decision sought.

Submitter name	Address for Service	Sub #	Whole or Submission point	Relief sought by Submitter	support/oppose	Reason	Allow/Disallow
South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand	c/- Mr Graham Falla & Prof Mick Clout 55 Wedgewood Avenue Mangere East Auckland 2024 grfalla@xtra.co.nz	1082	Whole Submission	The Special Character Areas Overlay as a qualifying matter for Hillpark.	Support	HNZPT supports Hillpark being a SCA because of its natural heritage values.	Allow
The General Trust Board of the Diocese of Auckland	C/- Harrison Grierson Consultants Limited OP Box 5760 Victoria Street West Auckland 1142 Attention: Clare Covington c.covington@harrisongrierson.com	1089	Whole submission	The retention and conservation of the City Centre's historic heritage through scheduling and through development incentives.	Support	The submission is aligned with HNZPT's submission, and concern over the removal of incentives, specifically the Transferable Development Rights heritage bonus.	Allow
Expanse Limited	Alex Findlay Expanse Ltd PO Box 24654 Royal Oak Auckland 1345 alex@expanseplanning.co.nz	1199	1199.7	Reconsider the diversity of special character areas across Auckland by adopting a methodology to include consideration of landscape values, protected trees, historic heritage places and archaeological sites within special character areas; proportional land area per	Support	The submission is aligned with HNZPT's submission and concern over the assessment methodology used to determine SCAs.	Allow

20 January 2023

				site; and overall neighbourhood context rather than individual streets.			
DOCOMOMO New Zealand	c/- Julia.gatley@auckland.ac.nz	1737	Whole Submission	Retain the Special Character Areas Overlay as a qualifying matter for Hillpark.	Support	HNZPT supports Hillpark being a SCA because of its mid-century modern heritage values.	Allow
Gregory J McKeown	Landscape Road Auckland 1024 greg.mckeown.nz@gmail.com	1996	1996.1	Review methodology used for assessing Special Character Areas as has errors. Refer to full submission for details.	Support	HNZPT also has concern over the assessment methodology used to determine SCAs.	Allow
Richard Brabant	48 Ventnor Road Remuera Auckland 1050 richard@brabant.co.nz	2298	2298.2	Recognise the generally spacious suburban character of the existing housing development within the SHZ and MHS zoned areas as an additional qualifying matter.	Support	HNZPT also anticipates there will be negative effects of the loss of trees/vegetation with intensification.	Allow
			2298.3	Include protection of urban forest in accordance with the Urban Forest Strategy as a qualifying matter.	Support	The use of the Urban Forest Strategy and applying a qualifying matter to the 'Urban Forest' will assist in reducing the anticipated negative effects of loss of trees/vegetation with intensification.	Allow

Alice Zhou

From: Cordelia Woodhouse <CWoodhouse@ellisgould.co.nz>
Sent: Thursday, 19 January 2023 4:28 pm
To: Unitary Plan
Cc: Douglas Allan
Subject: PC78 - VHHL Further Submission
Attachments: VHHL - PC78 Further Submission .pdf

Kia ora

Please find attached Viaduct Harbour Holdings Ltd's further submission on PC78.

Ngā mihi | Kind regards

Cordelia Woodhouse SOLICITOR

phone. +64 9 307 2172 fax. +64 9 309 9449 email. cwoodhouse@ellisgould.co.nz

Level 31, Vero Centre , 48 Shortland Street
PO Box 1509, Auckland, New Zealand
DX CP 22003

[Download parking map and instructions here - A4 PDF](#)

www.ellisgould.co.nz

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LAWYERS

FURTHER SUBMISSIONS ON PLAN CHANGE 78: INTENSIFICATION TO THE AUCKLAND UNITARY PLAN – OPERATIVE IN PART

Clause 8 of Schedule 1 of the Resource Management Act 1991

Viaduct Harbour Holdings Limited Further Submissions

To: Auckland Council

unitaryplan@aucklandcouncil.govt.nz

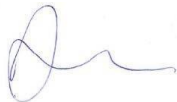
Viaduct Harbour Holdings Limited (“the Submitter” or “VHHL”) at the address for service set out below makes the following further submissions in support of and opposition to relief sought in original submissions (“**Original Submissions**”) on Plan Change 78: Intensification (“**PC 78**”) to the Auckland Unitary Plan.

1. The Submitter has an interest in PC78 that is greater than the interest the general public has because:
 - (a) It has lodged submissions on PC78;
 - (b) It owns or occupies land that is subject to PC78; and
 - (c) It owns or occupies land that is affected by the relief sought in the Original Submissions.
2. The Submitter could not gain an advantage in trade competition through this submission.
3. **Annexure A** to this submission comprises a schedule summarising the parts of the Original Submissions that the Submitter supports or opposes, any reasons for that position in addition to those set out in paragraph 4 below, and the decisions sought.
4. The reasons for this submission are as follows:
 - (a) The relief sought in the Original Submissions that are supported by the Submitter:
 - (i) Promotes the sustainable management of natural and physical resources and is consistent with the purpose and principles of the Resource Management Act 1991 (“**RMA**”);

- (ii) Is appropriate in terms of section 32 of the RMA; and
 - (iii) Gives effect to the NPS – Urban Development 2020 (“**NPS-UD**”).
 - (b) The relief sought in the Original Submissions that are opposed by the Submitter:
 - (i) Does not promote the sustainable management of natural and physical resources and is inconsistent with the purpose and principles of the RMA;
 - (ii) Is inappropriate in terms of section 32 of the RMA; and
 - (iii) Does not give effect to the NPS – UD.
 - (c) The reasons set out in the Submitter’s submissions on PC78.
 - (d) Any additional reasons identified in respect of each of the Original Submissions specified in **Annexure A**.
5. The Submitter wishes to be heard in support of its further submissions. If others make a similar submission, the Submitter will consider presenting a joint case with them at any hearing.

DATED this 19th day of January 2023

Viaduct Harbour Holdings Limited by its
solicitors and duly authorised agents, Ellis
Gould



D A Allan / A K Devine

ADDRESS FOR SERVICE: The offices of Ellis Gould, Solicitors, Level 31, Vero Centre, 48 Shortland Street, PO Box 1509. Auckland 1140, DX CP22003, Auckland. Telephone: (09) 307-2172, Facsimile: (09) 358-5215. **Attention:** Douglas Allan (dallan@ellisgould.co.nz) / Alex Devine (adevine@ellisgould.co.nz)

ANNEXURE A

**ORIGINAL SUBMISSIONS SUPPORTED OR OPPOSED BY VIADUCT HARBOUR
HOLDINGS LIMITED**

Original Submission number	Original Submitter Name & address for service	Topic	Support / Oppose	Any additional reasons for Support / Opposition	Decision Sought
196 (whole submission)	Latitude 37 Bodies Corporate d.hill@xtra.co.nz	Viaduct Harbour Precinct.	Oppose.		Disallow the submission.
580.1	Yuva Adhikary Yuva53@hotmail.com	Staged intensification strategy.	Support.	This relief is consistent with and complementary to that sought by VHHL which seeks to prioritise intensification around centres given the lack of infrastructure capacity.	Allow the submission point.
780.1	Reydon Place Residents Society Inc sel-1@xtra.co.nz	Approve plan change in City and Metropolitan Centres.	Support.	This relief is consistent with and complementary to that sought by VHHL which seeks to prioritise intensification around centres given the lack of infrastructure capacity.	Allow the submission point.
840.2	Auckland City Centre Residents Group nbuckland@xtra.co.nz	Business Zones provisions.	Oppose.		Disallow the submission points.
840.3					
840.7					
871.9	Property Council NZ logan@propertynz.co.nz	Infrastructure as a qualifying matter.	Oppose to the extent the submission is contrary to VHHL submission 1088.	VHHL and PCNZ have both identified that infrastructure capacity issues are critical to intensification but propose different approaches to the issue. VHHL supports addressing these matters comprehensively including through mediation in the first instance.	Disallow the submission point to the extent it is inconsistent with the relief sought by VHHL.
871.1 - 8 and .10 - 25	Property Council NZ logan@propertynz.co.nz	Those matters addressed in the submission other than in 871.9	Support to the extent the submission is consistent with the relief sought in VHHL's submission		Allow the submission points to the extent they are consistent with the relief sought by VHHL. Otherwise disallow.
872.5	Heritage New Zealand Pouhere Taonga bparslow@heritage.org.nz	Qualifying Matters Other.	Oppose.		Disallow the submission points.
872.6					
872.25					
895.23	Ngāti Whātua Ōrākei Group	Business Zones	Support.		Allow the submission

895.24	nickr@barker.co.nz makarenad@barker.co.nz	provisions.			points.
939.33	Auckland Council unitaryplan@aucklandcouncil.govt.nz	H8.1 – deletion of statement that the City Centre is the “ <i>top of the centres hierarchy</i> ”.	Oppose.		Disallow the submission point.
939.42	Auckland Council unitaryplan@aucklandcouncil.govt.nz	Amend figures 10-16 of Appendix 11 to include temporal factors (re sunlight admission).	Support to the extent the submission is consistent with the relief sought in VHHL’s submission 1088. Otherwise oppose.	VHHL’s submission 1088 raises concerns regarding the lack of clarity in Figure 10 of Appendix 11 regarding sunlight admission to Victoria Park. VHHL continues to seek the relief in submission 1088 but supports 939.42 in respect of Figure 10 to the extent it is consistent with that relief.	Allow the submission point regarding Figure 10: Admission of sunlight to Victoria Park to the extent the relief is consistent with VHHL’s submission 1088. Otherwise disallow.
939.79	Auckland Council unitaryplan@aucklandcouncil.govt.nz	Amendments to the map viewer to distinguish between precincts with and without qualifying matters.	Oppose to the extent the changes indicate Wynyard and Viaduct Harbour Precincts are subject to qualifying matters.	The proposed mapping changes are not illustrated in the submission so it is unclear if they are intended to (or will inadvertently) have substantive consequences.	Disallow the submission point to the extent it indicates that the Wynyard or Viaduct Harbour Precincts are subject to qualifying matters.
942.3	Drive Holdings Limited dallan@ellisgould.co.nz	Inundation information layer	Support		Allow the submission point.
946.6	SKYCITY Auckland Limited (‘SKYCITY’) karlc@barker.co.nz	Business Zones provisions.	Support.		Allow the submission point.
946.8	SKYCITY Auckland Limited (‘SKYCITY’) karlc@barker.co.nz	Qualifying Matters Other.	Support.		Allow the submission point.
950 (whole submission)	Eke Panuku Development Auckland tracey.turner@simpsongrrierson.com	Precincts - NPSUD MDRS Response.	Support to the extent the submission proposes intensification in Wynyard Precinct. Oppose to the extent the submission has adverse implications for development on VHHL’s land or is inconsistent with VHHL’s submission 1088.	VHHL supports the intensification of development through the Wynyard Precinct. That will require complementary provisions on the land owned by Eke Panuku and VHHL respectively. VHHL supports addressing these matters comprehensively including through mediation in the first instance.	Allow the submission in part. Disallow the submission in part.
1066.161	Avant Group Limited (‘Avant’) and Ngā Maunga Whakahii o Kaipara Whenua Hoko	Business Zones	Support.		Allow the submission

	Holdings Limited ('NMWoK') mark.vinall@tattico.co.nz	provisions.			point.
1068.15	Precinct Properties New Zealand Limited karlc@barker.co.nz	Business Zones provisions.	Support.		Allow the submission points.
1068.16					
1089.17	The General Trust Board of the Diocese of Auckland c.covington@harrisingrierson.com	Business Zones provisions.	Support.		Allow the submission point.
1304.10	Janette Jiayi Yan mark@planco.co.nz	Inundation information layer	Support		Allow the submission points.
1404.9	Birkenhead Residents Association akgoatley@gmail.com	Inundation information layer	Oppose		Disallow the submission point.
1469.2	Bedford Properties Ltd kelsie.tuck@ckl.co.nz	Inundation information layer	Support		Allow the submission point.
1543.149	Winton Land Limited ross.cooper@tattico.co.nz	Business Zones provisions.	Support.		Allow the submission points.
1543.150					
1543.151					
1543.154					
1585.163	Gibbonsco Management Limited ross.cooper@tattico.co.nz	Business Zones provisions.	Support.		Allow the submission points.
1585.164					
1656.4	777 Investments Limited Michael@campbellbrown.co.nz	Business Zones provisions.	Support.		Allow the submission point.
1726.5	Xudong Wang gerard@sentinelpanning.co.nz	Inundation information layer	Support in part.		Allow the submission point to the extent the inundation layer is abandoned.
1744.1-3	Fiona Moran Fiona@moran.kiwi.nz	Intensification around centres and infrastructure limitations.	Support to the extent the submissions are consistent with VHHL's submission 1088. Otherwise oppose.	VHHL and Ms Moran have both identified that development should be focussed around centres and that infrastructure capacity issues are critical to intensification. VHHL supports addressing these	Allow the submission points to the extent they are consistent with the relief sought by VHHL. Otherwise

				matters comprehensively including through mediation in the first instance.	disallow.
1771.3	Terry Zeng g.datt@avantplanning.co.nz	Inundation information layer	Support		Allow the submission point.
1962.14	Aedifice Property Group jessica@civix.co.nz	Inundation information layer	Support		Allow the submission point.
1975 (whole submission)	Willis Bond and Company Limited megan@willisbond.co.nz	Precincts - NPSUD MDRS Response Business Zones provisions.	Support to the extent the submission proposes intensification in Wynyard Precinct. Oppose to the extent the submission has adverse implications for development on VHHL's land or is inconsistent with VHHL's submission 1088.	VHHL supports the intensification of development through the Wynyard Precinct. That will require complementary provisions on the land through the Precinct. VHHL supports addressing these matters comprehensively including through mediation in the first instance.	Allow the submission in part. Disallow the submission in part.
2049.2	Waka Kotahi evan.keating@nzta.govt.nz	Business Zones provisions.	Support to the extent consistent with VHHL submission 1088. Otherwise oppose.		Allow submission point to the extent consistent with VHHL submission 1088. Otherwise disallow.
2049.77 & 78	Waka Kotahi evan.keating@nzta.govt.nz	Reconsider maximum parking rates in City Centre zone (including possibility of non-ancillary parking being prohibited).	Oppose.		Disallow submission points.
2049.1 and 3-76.	Waka Kotahi evan.keating@nzta.govt.nz	Those matters addressed in the submission other than in 2049.2, 77 and 79.	Oppose to the extent the relief is not consistent with VHHL's submission 1088.	The Waka Kotahi submission is wide ranging and has the potential to significantly amend the AUP and adversely affect VHHL's interests.	Disallow submission points to the extent they are not consistent with VHHL submission 1088.
2082 (whole submission)	Te Waihangā, New Zealand Infrastructure Commission geoff.cooper@tewaihangā.govt.nz	Infrastructure.	Oppose to the extent the submission is contrary to VHHL submission 1088.	VHHL and NZIC have both identified that infrastructure capacity issues are critical to intensification but propose different approaches to the issue. VHHL supports addressing these matters comprehensively including through mediation in the	Disallow the submission to the extent it is inconsistent with the relief sought by VHHL.

				first instance.	
2084.11	Urban Auckland Graeme.Scott@ascarchitects.co.nz	Business Zones provisions.	Support to the extent consistent with VHHL submission 1088. Otherwise oppose.		Allow submission point to the extent consistent with VHHL submission 1088. Otherwise disallow.
2240 (whole submission)	Stratis Body Corporate peter.fuller@quaychambers.co.nz	Precincts - NPSUD MDRS Response.	Oppose.		Disallow the submission.

From: William Peake <william@williampeake.com>
Sent: Friday, 20 January 2023 11:38 am
To: Unitary Plan
Cc: William Peake
Subject: PC 78 Further Submission
Attachments: PC-78-Further-Submission.docx

Dear Sir / Madam,
Please find my further submission attached.
Kind regards

William Peake
Mobile: +64 21 680 811
1/5 Cameron St, St Mary's Bay, Auckland, New Zealand
william@williampeake.com

PROPOSED PLAN CHANGE 78, AUCKLAND UNITARY PLAN

My Further Submission in support of and opposition to submissions on notified proposed Plan Change 78.

[Clause 8](#) of Schedule 1, Resource Management Act 1991

To Auckland Council –

1. Name of person making this further submission:

William Peake

2. This is a further submission in support of and in opposition to submissions on proposed Plan Change 78 (the **proposal**).
3. I am a person who has an interest in the proposal that is greater than the interest the general public has because I own a property and live in the area affected by the Proposal.
4. I **support** the following submissions of:

Submission No.	Submitter Name	Address for Service
872	Heritage New Zealand	bparslow@heritage.org.nz
954	Grey Lynn Residents Association	hello@greyllynresidents.org.nz
1441	Jeffrey Lane Fearon	jeff@fearonhay.com
1823	Parnell Heritage	enquiries@parnellheritage.org.nz
1950	Herne Bay Residents Association	marionkohler03@gmail.com
2021	Character Coalition	jaburns@xtra.co.nz
2193	St Marys Bay Association	brian@metroplanning.co.nz

2201	Freemans Bay Residents Association	bartlett@shortlandchambers.co.nz
------	------------------------------------	--

5. I **support** the above submissions in their entirety.
6. The reasons for my **support** are that these submissions in whole or in part consistently support the historic heritage and special character of St Mary's Bay at present protected under the Auckland Unitary Plan.
7. I **oppose** the following submissions of:

Submission No.	Submitter Name	Address for Service
351	iSolutions	rajm@isolutionsnz.com
636	Glenbrook Beach Residents & Ratepayers Association	gbresidentsandratepayersass@gmail.com
665	Bosnyak Investments Ltd	matthew@positiveplanning.co.nz
703	Rutherford Rede Ltd	david@davidwren.co.nz
812	Iain McManus	iain@civitas.co.nz
836	North Eastern Investments Ltd	amanda@proarch.co.nz
839	Russell Property Group	Vijay.lala@tattico.co.nz
840	Auckland City Residents Group	nbuckland@xtra.co.nz
841	Villages of New Zealand Ltd	Tom.Morgan@tattico.co.nz
855	MHE Ltd	michael@campbellbrown.co.nz
871	Property Council NZ	Logan@propertynz.co.nz
873	Kainga Ora	developmentplanning@kaingaora.govt.nz
894	Independent Maori Statutory Board	helen.atkins@ahmlaw.nz

897	Catholic Diocese of Auckland	michael@campbellbrown.co.nz
934	John Mackay	john@urbs.co.nz
938	NZ Housing Foundation	michael@campbellbrown.co.nz
941	Foodstuffs NZ	dallan@ellisgould.co.nz
949	Piper Properties Consultants Ltd	Tom.morgan@tattico.co.nz
971	RTJ Property Professionals Ltd	russell@rtjproperty.co.nz
1066	Avant Group Ltd	mark.vinall@tattico.co.nz
1073	Fulton Hogan Land Development Ltd	nickr@barker.co.nz
1079	Coalition for More Homes	morehomesnz@gmail.com
1980	Fletcher Residential Ltd	kbergin@frl.co.nz
086	Sonn Group	Mark.Vinall@tattico.co.nz
1175	S D Patel Family Trust	vignesh@mhq.co.nz
1182	Body Corporate 128255	vignesh@mhq.co.nz
1359	Hugh Green Ltd	emma@civilplan.co.nz
1380	Synergy Planning	yu.yi@synergyplanningassociates.com
1430	Hanno Willers	hwillers@gmail.com
1442	Jeremy Christian Hansen	jeremy@jeremyhansen.co.nz
1543	Winton Land Ltd	ross.cooper@tattico.co.nz
1582	Jervois Properties Ltd	Philip@campbellbrown.co.nz

1585	Gibbonsco Management Ltd	ross.cooper@tattico.co.nz
1586	Shundi Tamaki Village Ltd	ross.cooper@tattico.co.nz
1717	SarahC	greenredblueblack@gmail.com
1729	Scott M Winton	scottwinton@hotmail.com
1747	Harry Platt	harryplatt555@icloud.com
1765	Samson Corporation Ltd & Stirling Nominees Ltd	office@brownandcompany.co.nz
1962	Aedifice Property Group	jessica@civix.co.nz
1992	Te Aitutaki Whanau Trust	david@whitburngroup.co.nz
2025	Greater Auckland	Lowri.matt@gmail.com
2036	Evans Randall Investors Ltd	michael@campbellbrown.co.nz
2040	Mike Greer Developments	michael@campbellbrown.co.nz
2041	Neilston Homes	michael@campbellbrown.co.nz
2083	Universal Homes	michael@campbellbrown.co.nz
2238	Beachlands South Ltd Partnership	bill.loutit@simpsongrrierson.com
2248	Stuart P.C. Ltd	mark.vinall@tattico.co.nz
2273	Aaron Grey	aaronjgrey@gmail.com

8. I **oppose** the above submissions in their entirety.

9. The reasons for my **opposition** are that these submissions in whole or in part adversely affect the historic heritage and special character of St Mary's Bay at present protected under the Auckland Unitary Plan.

10. I seek that the whole of each identified submission be disallowed.

11. I wish to be heard in support of my further submission. If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of person making further submission:

Date:

20 January 2023

(A signature is not required if you make your submission by electronic means)

Email address:

(for service of person making further submission)

william@williampeake.co.nz

Telephone:

021 680811

Postal address:

1/5 Cameron Steet, St Marys Bay, Auckland 1011

Contact person:

(name and designation, if applicable)

William Peake

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:

- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

From: Ivan Tottle <ivan.tottle@chemiplas.co.nz>
Sent: Friday, 20 January 2023 11:42 am
To: Unitary Plan
Cc: Patrick Mulligan; Bev Parslow; hello@greyllynresidents.org.nz; jeff@fearonhay.com; enquiries@parnellheritage.org.nz; marionkohler03@gmail.com; jaburns@xtra.co.nz; brian@metroplanning.co.nz; bartlett@shortlandchambers.co.nz; paulgunn416@gmail.com; rajm@isolutionsnz.com; gbresidentsandratepayersass@gmail.com; matthew@positiveplanning.co.nz; David Wren 2 (External); Iain McManus; amanda@proarch.co.nz; Vijay.lala@tattico.co.nz; nbuckland; Tom Morgan; michael@campbellbrown.co.nz; Logan@propertynz.co.nz; Sadie-Jane Eversden (Kainga Ora - Homes and Communities t/a Kainga Ora - Construction and Innovation Group); helen.atkins@ahmlaw.nz; michael@campbellbrown.co.nz; John Mackay; michael@campbellbrown.co.nz; dallan@ellisgould.co.nz; Tom Morgan; russell@rtjproperty.co.nz; mark.vinall@tattico.co.nz; nickr@barker.co.nz; morehomesnz@gmail.com; kbergin@frl.co.nz; Mark.Vinall@tattico.co.nz; vignesh@mhg.co.nz; vignesh@mhg.co.nz; emma@civilplan.co.nz; yu.yi@synergyplanningassociates.com; hwillers@gmail.com; jeremy@jeremyhansen.co.nz; Ross Cooper; Philip@campbellbrown.co.nz; Ross Cooper; Ross Cooper; greenredblueblack@gmail.com; scottwinton@hotmail.com; harryplatt555@icloud.com; office@brownandcompany.co.nz; Jessica Esquilant; david@whitburngroup.co.nz; Lowri.matt@gmail.com; michael@campbellbrown.co.nz; michael@campbellbrown.co.nz; michael@campbellbrown.co.nz; michael@campbellbrown.co.nz; Bill Loutit; mark.vinall@tattico.co.nz; aaronjgrey@gmail.com
Subject: PC78 Intensification - Further Submission
Attachments: Proposed Plan Change 78 Submission.pdf

Please find attached my further submission on the proposed PC78 Intensification

Best regards

Ivan Tottle

 [+6421929761](tel:+6421929761)

PROPOSED PLAN CHANGE 78, AUCKLAND UNITARY PLAN

My Further Submission in support of and opposition to submissions on notified proposed Plan Change 78.

[Clause 8](#) of Schedule 1, Resource Management Act 1991

To Auckland Council –

1. This submission is from Ivan Tottle of 37 Arthur Street, Freemans Bay
2. This is a further submission in support of and in opposition to submissions on proposed Plan Change 78 (the **proposal**).
3. I am a person who has an interest in the proposal that is greater than the interest the general public has because I own a property and live in the area affected by the Proposal.
4. I **support** the following submissions of:

Submission No.	Submitter Name	Address for Service
504	Charles H Levin	patrick@mulliganlegal.co.nz
872	Heritage New Zealand	bparslow@heritage.org.nz
954	Grey Lynn Residents Association	hello@greyllynresidents.org.nz
1441	Jeffrey Lane Fearon	jeff@fearonhay.com
1823	Parnell Heritage	enquiries@parnellheritage.org.nz
1950	Herne Bay Residents Association	marionkohler03@gmail.com
2021	Character Coalition	jaburns@xtra.co.nz
2193	St Marys Bay Association	brian@metroplanning.co.nz
2201	Freemans Bay Residents Association	bartlett@shortlandchambers.co.nz
2031	Paul Gunn	paulgunn416@gmail.com

5. I **support** the above submissions in their entirety.
6. The reasons for my **support** are that these submissions in whole or in part consistently support the historic heritage and special character of Freemans Bay at present protected under the Auckland Unitary Plan.
7. I **oppose** the following submissions of:

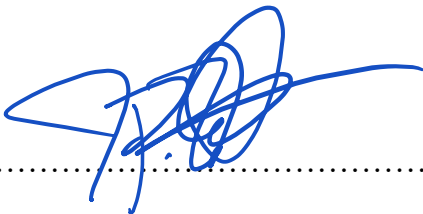
Submission No.	Submitter Name	Address for Service
351	iSolutions	rajm@isolutionsnz.com
636	Glenbrook Beach Residents & Ratepayers Association	gbresidentsandratepayersass@gmail.com
665	Bosnyak Investments Ltd	matthew@positiveplanning.co.nz
703	Rutherford Rede Ltd	david@davidwren.co.nz
812	Iain McManus	iain@civitas.co.nz
836	North Eastern Investments Ltd	amanda@proarch.co.nz
839	Russell Property Group	Vijay.lala@tattico.co.nz
840	Auckland City Residents Group	nbuckland@xtra.co.nz
841	Villages of New Zealand Ltd	Tom.Morgan@tattico.co.nz
855	MHE Ltd	michael@campbellbrown.co.nz
871	Property Council NZ	Logan@propertynz.co.nz
873	Kainga Ora	developmentplanning@kaingaora.govt.nz
894	Independent Maori Statutory Board	helen.atkins@ahmlaw.nz
897	Catholic Diocese of Auckland	michael@campbellbrown.co.nz
934	John Mackay	john@urbs.co.nz
938	NZ Housing Foundation	michael@campbellbrown.co.nz
941	Foodstuffs NZ	dallan@ellisgould.co.nz
949	Piper Properties Consultants Ltd	Tom.morgan@tattico.co.nz
971	RTJ Property Professionals Ltd	russell@rtjproperty.co.nz
1066	Avant Group Ltd	mark.vinall@tattico.co.nz
1073	Fulton Hogan Land Development Ltd	nickr@barker.co.nz
1079	Coalition for More Homes	morehomesnz@gmail.com

1980	Fletcher Residential Ltd	kbergin@frl.co.nz
086	Sonn Group	Mark.Vinall@tattico.co.nz
1175	S D Patel Family Trust	vignesh@mhq.co.nz
1182	Body Corporate 128255	vignesh@mhq.co.nz
1359	Hugh Green Ltd	emma@civilplan.co.nz
1380	Synergy Planning	yu.yi@synergyplanningassociates.com
1430	Hanno Willers	hwillers@gmail.com
1442	Jeremy Christian Hansen	jeremy@jeremyhansen.co.nz
1543	Winton Land Ltd	ross.cooper@tattico.co.nz
1582	Jervois Properties Ltd	Philip@campbellbrown.co.nz
1585	Gibbonsco Management Ltd	ross.cooper@tattico.co.nz
1586	Shundi Tamaki Village Ltd	ross.cooper@tattico.co.nz
1717	SarahC	greenredblueblack@gmail.com
1729	Scott M Winton	scottwinton@hotmail.com
1747	Harry Platt	harryplatt555@icloud.com
1765	Samson Corporation Ltd & Stirling Nominees Ltd	office@brownandcompany.co.nz
1962	Aedifice Property Group	jessica@civix.co.nz
1992	Te Aitutaki Whanau Trust	david@whitburngroup.co.nz
2025	Greater Auckland	Lowri.matt@gmail.com
2036	Evans Randall Investors Ltd	michael@campbellbrown.co.nz
2040	Mike Greer Developments	michael@campbellbrown.co.nz
2041	Neilston Homes	michael@campbellbrown.co.nz

2083	Universal Homes	michael@campbellbrown.co.nz
2238	Beachlands South Ltd Partnership	bill.loutit@simpsongrrierson.com
2248	Stuart P.C. Ltd	mark.vinall@tattico.co.nz
2273	Aaron Grey	aaronigrey@gmail.com

8. I **oppose** the above submissions in their entirety.
9. The reasons for my **opposition** are that these submissions in whole or in part adversely affect the historic heritage and special character of Freemans Bay at present protected under the Auckland Unitary Plan. Further, many of these submissions are driven by commercial interests whereby intensification will provide commercial benefit to service providers, construction companies etc. These submissions all have a conflict of interest & should be disregarded
10. I seek that the whole of each identified submission be disallowed.
11. I wish to be heard in support of my further submission. If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signed:



.....

Date: 18 January 2023

Email: ivantottle@gmail.com

Telephone: 021929761

Postal address: 37 Arthur Street, Freemans Bay, Auckland 1011

From: Joanna Beresford <joanna@beresfordlaw.co.nz>
Sent: Friday, 20 January 2023 12:08 pm
To: Unitary Plan
Subject: Plan Change 78 - Further Submission of Andrea Duncan
Attachments: 5617 - Further Submission PC 78 Intensification - Duncan .pdf

Good afternoon

We act for Andrea Duncan.

Attached is our client's further submission on Plan Change 78.

Please acknowledge receipt of our client's further submission.

Kind regards
Joanna

Joanna Beresford
Partner



D: +64 9 307 1277

M: +64 21 114 1277

W: www.beresfordlaw.co.nz

Level 6 Waterloo Towers, 20 Waterloo Quadrant Auckland 1010. PO Box 1088, Shortland Street Auckland 1140.

Disclaimer: The information in this email is confidential and may be legally privileged. If you are not the intended recipient, please respect this and notify the sender immediately by telephone. Please also destroy the email. Thank you.

RESOURCE MANAGEMENT ACT 1991

**FURTHER SUBMISSION ON PRIVATE PLAN CHANGE 78 (INTENSIFICATION) TO THE
AUCKLAND UNITARY PLAN (OPERATIVE IN PART)**

Clause 8 of the First Schedule

TO: Auckland Council,
By Email: unitaryplan@aucklandcouncil.govt.nz

SUBMITTER: **ANDREA FRANCES DUNCAN** c/-Beresford Law at the address for
service set out below.

1. The Submitter makes further submissions in opposition to, or in support of, the relief sought in the primary submissions of other submitters on Plan Change 78 (Intensification) (**PC 78**) to the Auckland Unitary Plan (Operative in Part) as set out in **Attachment One**.
2. The submitter is a person that has an interest in the Plan Change that is greater than the general public has on the grounds that:
 - (a) The Submitter is an owner of 19B Himikera Avenue, Avondale (**the Property**). The Property is located in the block bounded by Powell Street to the north, Harbutt Reserve to the east, Harbutt Reserve and the North Auckland Line Railway to the south and Himikera Avenue to the west.
 - (b) The Property is in an existing residential area and is currently zoned Mixed Housing Urban (**MHU**). The surrounding sites to the north south and west are also zoned MHU, while the sites to the east are zoned Mixed Housing Suburban.
 - (c) PC 78 proposes to rezone the Property and surrounding sites from MHU to Terraced Housing and Apartment Building (**THAB**) as it has been mapped as being within a walkable catchment of the Avondale Railway Station and rezone the land to the east to Mixed Housing Urban (as amended incorporate the Medium Residential Housing Standards contained in Schedule 3A of the RMA (**MDRS**)).
 - (d) The Property is a part of a hydrological sub-catchment that drains water via the public reticulated stormwater network and overland flow paths to the Oakley Creek. The sub-catchment is shown outlined in red in **Attachment Two**. Council's reticulated network discharges immediately to the north of the

Property. From the discharge point, stormwater travels south via the Submitter's Property (and other downstream properties) to Oakley Creek.

- (e) That discharge is already generating significant adverse stormwater effects on the Submitter's property (i.e. increased volume, frequency and duration of runoff, increased scour, erosion, pooling and associated land instability effects).
 - (f) The magnitude of adverse stormwater effects at the Property has recently increased following housing developments connecting to the public reticulated network in the catchment upstream of the Property.
 - (g) The stormwater network in the sub-catchment requires upgrading and mitigation works to avoid, remedy or mitigate the adverse and cumulative stormwater effects.
 - (h) Unless or until that happens the properties in the sub-catchment should not be zoned for intensive residential development and the stormwater management provisions in the AUP require strengthening to adequately manage adverse stormwater effects.
3. The specific parts of the primary submissions supported or opposed are addressed, and the specific reasons for the Submitter's position are set out in **Attachment One**.
4. The general reasons for this further submission are:
- (a) The Submitter supports submissions that seek the reduction of walkable catchments, less intense zoning and / or the application of a stormwater qualifying matter in areas with stormwater capacity constraints or that are adversely affected by stormwater effects.
 - (b) The Submitter opposes those submissions seeking to enable development that would increase impervious surface areas or otherwise increase adverse stormwater effects.
 - (c) In the case of submissions opposed, the submissions do not promote the sustainable management of natural and physical resources and are otherwise inconsistent with the purpose and principles of the Act; and rejecting the relief sought in the submissions would more fully serve the statutory purpose than would implementing that relief.

- (d) In the case of those submissions supported, the submissions promote the sustainable management of natural and physical resources and are consistent with the purpose and principles of the Act; and allowing the relief sought would more fully serve the statutory purpose than would disallowing that relief.
5. The Submitter wishes to be heard in support of this further submission.
6. If other parties make similar submissions, the Submitter would consider presenting a joint case with them at any hearing.

DATED 20 January 2023

A handwritten signature in blue ink that reads "JL Beresford". The signature is written in a cursive, flowing style.

JL Beresford
Counsel for **ANDREA FRANCES DUNCAN**

Address for service of the Submitter: Beresford Law, Level 6, 20 Waterloo Quadrant, Auckland, 1010. PO Box 1088, Shortland Street Auckland. Attention: Joanna Beresford. Phone +64 9 307 1277. Mobile +64 21 114 1277. Email: joanna@beresfordlaw.co.nz

Attachment 1: Further submission details

Further Submission Details				
Details of original submission that further submission is being made on			Details of further submission	
Original submitter	Submission number	Relief sought as stated in the summary of submissions	Support or oppose	Reasons for support or opposition
Paul Ralston Bethune	276.3	Reject intensification where there are concerns relating to existing strain on stormwater infrastructure.	Support	Well-functioning urban environments require adequate stormwater infrastructure and integration of infrastructure with development.
Exler Place Residents Association Incorporated	321.3	Amend the Walkable Catchment Rapid Transit Network (RTN) for Avondale to be in accordance with the distance guidelines (800m) and in turn exclude 14 - 58 Exler Place, Avondale from the walkable catchment. (Refer to map in submission for suggested walkable catchment).	Support	The Submitter's property has been included in the walkable catchment surrounding the Avondale train station although it is further than 800m away. Correctly mapping and therefore reducing the walkable catchment to 800m around the Avondale Train station would also exclude the Property and part of the sub catchment, which is supported given the stormwater constraints.
iSolutions	351.11	Reject and remove the proposed infrastructure qualifying matter: Infrastructure – Stormwater Disposal Constraints Control.	Oppose	The stormwater disposal constraints is an appropriate qualifying matter and planning tool for identifying areas where more intense development should not occur due to stormwater issues.
Christoph Soltau	453.1	Reject the intensification due to lack of infrastructure including open space, roads, footpaths, stormwater, wastewater and potable water.	Support	Well-functioning urban environments require adequate stormwater infrastructure and integration of infrastructure with development.
Barry Wood	471.2	Request for stormwater to be included as a qualifying matter with a wider area based risk assessment.	Support	The stormwater qualifying matter and less intense zoning should be extended to areas already being adversely affected by stormwater issues.
Yuva Adhikary	580.2	Include an Infrastructure stormwater constraints control as a QM where existing stormwater infrastructure at the site and downstream is not adequate to support proposed intensification	Support	The stormwater qualifying matter and less intense zoning should be extended to areas already being adversely affected by stormwater issues.

Reydon Place Residents Society Incorporateds	780.6	Reject large development or intensification adjacent to streams and not allow stormwater to runoff into the adjacent stream.	Support	The stormwater qualifying matter and less intense zoning should be extended to areas already being adversely affected by stormwater issues.
Maree van de Water	802.15	Approve the inclusion of Natural hazards as a Qualifying Matter.	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment are adequately avoided, remedied or mitigated.
Maree van de Water	802.16	Reword Objective E38.2(10)(d) to " <u>Avoid subdivision that cannot be appropriately serviced by the water supply, wastewater and stormwater networks</u> ".	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment are adequately avoided, remedied or mitigated.
Maree van de Water	802.18	Approve Objective E38.2(11).	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment are adequately avoided, remedied or mitigated.
Maree van de Water	802.19	Insert the following in policy E38.3(13) referencing a qualifying matter to control density and site sizes: (d) <u>Taking into account a Qualifying Matter affecting the site, noting that this may result in larger sites or fewer sites (lower yield) than may otherwise be usually anticipated in that particular zone</u>	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment are adequately avoided, remedied or mitigated.
Maree van de Water	802.20	Approve Policy E38.3(31)	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and

				stormwater networks and adverse stormwater effects on the environment are adequately avoided, remedied or mitigated.
Maree van de Water	802.21	Approve Policy E38.3(32)	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment are adequately avoided, remedied or mitigated.
Maree van de Water	802.23	Approve Policy E38.3(34).	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment are adequately avoided, remedied or mitigated.
Maree van de Water	802.24	Approve Policy E38.3(35).	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment are adequately avoided, remedied or mitigated.
Maree van de Water	802.25	Approve Table E38.4.2, row (A29A)-sites subject to Infrastructure stormwater disposals constraints control QM	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment are adequately avoided, remedied or mitigated.
Maree van de Water	802.27	Reject Notification clause E38.5(2A), as this type of development should be subject to the standard test for notification.	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment

				are adequately avoided, remedied or mitigated.
Maree van de Water	802.28	Reject Notification clause E38.5(2B), as this type of development should be subject to the standard test for notification.	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment are adequately avoided, remedied or mitigated.
Maree van de Water	802.29	Amend Standard E38.6.3 Services to refer to appropriate services or words to that effect.	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment are adequately avoided, remedied or mitigated.
Maree van de Water	802.30	Amend E38.8.2.8 (2) to read: “The technical report must demonstrate: <u>a) That infrastructure and servicing can be achieved. b) The method and capacity of water, wastewater and water servicing for the development; c) The durability and maintenance required for the proposed system/s; d) The appropriateness of the proposed servicing for the nature and scale of the development; e) The potential effects of the proposed servicing; f) Proposed long term management of the system/s.</u> ”	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment are adequately avoided, remedied or mitigated.
Maree van de Water	802.32	Approve E38.11.1(2) Matters of Control.	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment are adequately avoided, remedied or mitigated.
Maree van de Water	802.33	Approve E38.11.2(2) Assessment Criteria - All controlled activities in Table E38.4.2...	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment

				are adequately avoided, remedied or mitigated.
Maree van de Water	802.34	Approve E38.12.1(10) Matters of discretion.	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment are adequately avoided, remedied or mitigated.
Maree van de Water	802.35	Approve E38.12.1(11) Matters of discretion.	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment are adequately avoided, remedied or mitigated.
Maree van de Water	802.36	Approve E38.12.2(10) Assessment criteria required in stormwater QM areas.	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment are adequately avoided, remedied or mitigated.
Maree van de Water	802.37	Approve E38.12.2(11) Assessment criteria required in Combined Wastewater Network Control or the Infrastructure – Water and/or Wastewater Constraints Control QM areas	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment are adequately avoided, remedied or mitigated.
Maree van de Water	802.38	Approve Objective H5.2(A1).	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment

				are adequately avoided, remedied or mitigated.
Maree van de Water	802.39	Amend Objective H5.2(B1) to read: "... (b) The neighbourhood planned urban built character, including 3-story buildings, <u>unless the site is affected by a Qualifying Matter in which case the development density must take into account the related constraint.</u> "	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment are adequately avoided, remedied or mitigated.
Maree van de Water	802.42	Approve Objective H5.2(5).	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment are adequately avoided, remedied or mitigated.
Maree van de Water	802.43	Approve Objective H5.2(6)	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment are adequately avoided, remedied or mitigated.
Maree van de Water	802.44	Amend Objective H5.2(7) to read: " <u>Development that cannot be appropriately serviced for water supply, wastewater or stormwater is avoided.</u> "	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment are adequately avoided, remedied or mitigated.
Maree van de Water	802.45	Approve Objective H5.2(8)	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment

				are adequately avoided, remedied or mitigated.
Maree van de Water	802.46	Approve Objective H5.2(10).	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment are adequately avoided, remedied or mitigated.
Maree van de Water	802.47	Approve Policy 5.3(B1) wording "...except in circumstances where a qualifying matter is relevant."	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment are adequately avoided, remedied or mitigated.
Maree van de Water	802.51	Approve Policy H5.3(12).	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment are adequately avoided, remedied or mitigated.
Maree van de Water	802.52	Approve Policy H5.3(13).	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment are adequately avoided, remedied or mitigated.
Maree van de Water	802.53	Approve Policy H5.3(14).	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment

				are adequately avoided, remedied or mitigated.
Maree van de Water	802.54	Approve Policy H5.3(16).	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment are adequately avoided, remedied or mitigated.
Maree van de Water	802.56	Amend Table H5.4.1 to introduce "Standards to be complied with". The section should include reference to standards H5.6.3 - H5.6.21 and the new standard sought with respect to the wastewater and/or wastewater constraints control to ensure that servicing is appropriate for the site, area and development proposed, and that there is sufficient capacity.	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment are adequately avoided, remedied or mitigated.
Maree van de Water	802.57	Approve Table H5.4.1-Row (A14C) where two or more dwellings on a site in the water and/or wastewater constraints control QM being a restricted discretionary activity.	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment are adequately avoided, remedied or mitigated.
Maree van de Water	802.59	Reject Notification H5.5(5) which precludes limited or full notification for a development of four or more dwellings, irrespective of meeting standards.	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment are adequately avoided, remedied or mitigated.
Maree van de Water	802.60	Approve Notification H5.5(6) where development is subject to the normal tests for notification.	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment

				are adequately avoided, remedied or mitigated.
Maree van de Water	802.73	Approve Matters of discretion H5.8.1(2)(ai) [inferred (ia)]	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment are adequately avoided, remedied or mitigated.
Maree van de Water	802.74	Approve Matters of discretion H5.8.1(2)(c).	Support	Amendments to the provisions are required to ensure that subdivision avoids areas that are not appropriately serviced by the water supply, wastewater and stormwater networks and adverse stormwater effects on the environment are adequately avoided, remedied or mitigated.
Kāinga Ora	873.214	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in parts of Avondale, Waterview, New Windsor, Mount Roskill, Mount Albert, and Sandringham. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Avondale, Waterview, New Windsor, Mount Roskill, Mount Albert, and Sandringham.	Oppose	Submitter opposes rezoning that would enable increased intensification in the sub catchment on stormwater grounds.
Kāinga Ora	873.215	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in parts of Avondale, Waterview, New Windsor, Mount Roskill, Mount Albert, and Sandringham. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Avondale, Waterview, New Windsor, Mount Roskill, Mount Albert, and Sandringham.	Oppose	Submitter opposes rezoning that would enable increased intensification in the sub catchment on stormwater grounds.
Kāinga Ora	873.50	Delete the Infrastructure - Stormwater Disposal Constraints Control, or if retained, relocate controls into an overlay that is statutorily mapped in the AUP.	Oppose	The stormwater qualifying matter and less intense zoning should be extended to areas already being adversely affected by stormwater issues.

Ngāti Whātua Ōrākei Group	895.16	NWŌ are supportive of the Council's ongoing efforts to manage and improve stormwater runoff into freshwater and coastal waterbodies within Tāmaki Mākaurau Auckland. Waitematā Harbour is of cultural importance to Ngāti Whātua Ōrākei, along with many freshwater streams, rivers and wetlands throughout the Ngāti Whātua Ōrākei rohe. Protection of the mauri and improvement of quality of these resources is of importance to the members of Ngāti Whātua Ōrākei. It is noted that PC78 is likely to result in increased impervious surfaces across the region, and that appropriate management measures are required to manage this	Support	Well-functioning urban environments require adequate stormwater infrastructure and integration of infrastructure with development, including appropriate stormwater management methods.
Judith Gayleen Mackereth	976.7	Amend the plan to ensure development only occurs where there is capacity for buildings to be adequately serviced by water, stormwater and sewage reticulation	Support	Plan should only enable more intense development where there is adequate stormwater infrastructure
The Coalition for More Homes	1079.23	Upzone sites which have infrastructure qualifying matters for combined wastewater network control, stormwater disposal constraints control, water and/or wastewater constraints control to reflect the zoning that would apply if the controls were not in place.	Oppose	The stormwater qualifying matter and less intense zoning should be extended to areas already being adversely affected by stormwater issues.
The Coalition for More Homes	1079.23	Reject Stormwater Disposal Constraints Control.	Oppose	Well-functioning urban environments require adequate stormwater infrastructure and integration of infrastructure with development, including appropriate stormwater management methods.
Te Ākitai Waiohūa Waka Taua Incorporated Society(Te Ākitai Waiohūa)	1084.21	Support the proposed need for assessment by way of resource consent of the adequacy of provision made for wastewater and / or stormwater disposal from new developments	Support	Well-functioning urban environments require adequate stormwater infrastructure and integration of infrastructure with development, including appropriate stormwater management methods.
Bernard Adrian Parker	1095.1	Amend the plan to make stormwater a qualifying matter in catchments where there are flood prone or flood plain areas.	Support	Well-functioning urban environments require adequate stormwater infrastructure and integration of infrastructure with development, including appropriate stormwater management methods.
Christopher George Fraser	1286.3	Amend the plan to delay development until existing stormwater issues are resolved	Support	Well-functioning urban environments require adequate stormwater infrastructure and integration of infrastructure with development, including appropriate stormwater management

				methods. PC 78 FS288
Nicola Spencer	1865.8	Approve areas that do not have existing or planned and budgeted sewage and stormwater infrastructure as a QM.	Support	Qualifying matters (along with zoning) are an appropriate planning tool for ensuring that intensification does not generate adverse effects in areas that are not adequately serviced by stormwater infrastructure.
Nicola Spencer	1865.9	Amend the assessment criteria to be clear so that there is certainty that adverse effects of development will be avoided and that more cumulative adverse effects will not keep arising from incremental increases in coverage and impermeable areas.	Support	Cumulative effects of development need to be adequately considered to ensure that intensification does not generate adverse effects in areas that are not adequately serviced by stormwater infrastructure.
Aedifice Property Group	1962.19	Delete the QM relating to the Stormwater Disposal Constraints Control	Oppose	Appropriate controls are required in the MHU and THAB zones to ensure that intensification does not generate adverse effects in areas that are not adequately serviced by stormwater infrastructure.
Aedifice Property Group	1962.92	Amend Objective H5.2(7) as follows: 'Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects.'	Oppose	Appropriate controls are required in the MHU and THAB zones to ensure that intensification does not generate adverse effects in areas that are not adequately serviced by stormwater infrastructure.
Aedifice Property Group	1962.113	Delete standard H5.6.3.C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control.	Oppose	Appropriate controls are required in the MHU and THAB zones to ensure that intensification does not generate adverse effects in areas that are not adequately serviced by stormwater infrastructure.
Aedifice Property Group	1962.128	Amend Objective H6.2 (7) as follows: 'Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects.'	Oppose	Appropriate controls are required in the MHU and THAB zones to ensure that intensification does not generate adverse effects in areas that are not adequately serviced by stormwater infrastructure.
Aedifice Property Group	1962.151	Delete standard H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control	Oppose	Appropriate controls are required in the MHU and THAB zones to ensure that intensification does not generate adverse effects in areas that are not adequately serviced by stormwater infrastructure.
Aedifice Property Group	1962.154	Delete standard H6.6.10 Maximum impervious area.	Oppose	Appropriate controls are required in the MHU and THAB zones to ensure that intensification does not generate adverse effects in areas that are not adequately

				served by stormwater infrastructure. PC 78-5288
Neilston Homes	2041.18	Amend the text of policy 6A as follows: ... (f) minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated ...	Oppose	Appropriate objectives and policies are required in the MHU and THAB zones to ensure that intensification does not generate adverse effects in areas that are not adequately serviced by stormwater infrastructure.
KTW Systems LP	2169.10	Amend policy H5.3(13) as follows: Require <u>Avoid</u> development of new dwellings in areas identified on the planning maps as subject to water, wastewater or stormwater infrastructure constraints, to be provided with appropriate infrastructure	Support	Stormwater infrastructure required to service intensification and mitigate its adverse effects needs to be provided before or at the same time as development and if not then development should be avoided.
KTW Systems LP	2169.13	Retain E38.2(10) as notified.	Support in part	The Submitter considers that the policy should be retained but strengthened to ensure that intensification does not generate adverse stormwater effects
KTW Systems LP	2169.14	Retain policy E38.3(31) as notified.	Support in part	The Submitter considers that the policy should be retained but strengthened to ensure that intensification does not generate adverse stormwater effects
Rebecca Macky	2215.10	Reject the plan change as there is no or inadequate consideration of the infrastructure needed to service the two million plus homes that the plan change enables. I.e.: stormwater, wastewater, roading, public transport and parks. Q	Support	Stormwater infrastructure required to service intensification and mitigate its adverse effects needs to be provided before or at the same time as development and if not then development should be avoided.
Bronwen Innes	2229.7 Innes	Reject the plan change as will result in adverse impacts on stormwater.	Support	Stormwater infrastructure required to service intensification and mitigate its adverse effects needs to be provided before or at the same time as development and if not then development should be avoided.
Jack van de Water	2249.16	Reword Objective E38.2(10)(d) to " <u>Avoid subdivision that cannot be appropriately serviced by the water supply, wastewater and stormwater networks</u> ".	Support	Stormwater infrastructure required to service intensification and mitigate its adverse effects needs to be provided before or at the same time as development.
Kevin Donald McLean	2252.4	Stormwater infrastructure needs to be addressed prior to any further intensification.	Support	Stormwater infrastructure required to service intensification and mitigate its adverse effects needs to be provided

				before or at the same time as development.
Squirrel Trust	2297.22	Replace Objective H5.2 (7) as follows: <u>"Intensification is avoided in areas identified on the planning maps as subject to water, wastewater or stormwater infrastructure constraints"</u>	Support	
Squirrel Trust	2297.23	Replace Policy H5.3 (12) as follows: "Replace Policy H5.3 (12) as follows: "Avoid developments of more than one dwelling per site in areas identified on the planning maps as subject to water, wastewater or stormwater infrastructure constraints."	Support	Stormwater infrastructure required to service intensification and mitigate its adverse effects needs to be provided before or at the same time as development and if not then development should be avoided.
Richard Brabant	2298.11	Include rainfall and stormwater constraints as an additional qualifying matter, due to effects associated with intensification.	Support	Well-functioning urban environments require adequate stormwater infrastructure and integration of infrastructure with development, including appropriate stormwater management methods.
Alicia Bullock and Chris Bullock	2372.4	Amend the plan to recognise and provide for properties with private streams running through them (relied upon by Auckland's stormwater network) are facing increasingly damaging erosion and slips as a result of stormwater from development, and exacerbated further by climate change. Developments upstream should be responsible for the management of their own stormwater from impervious surfaces (versus natural servitude) and measures should be in place to protect downstream properties from damage.	Support	Well-functioning urban environments require adequate stormwater infrastructure and integration of infrastructure with development, including appropriate stormwater management methods. This includes considering downstream effects where stormwater from Council's reticulated network is discharged to private properties



From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 20 January 2023 11:31 am
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Andries Popping

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Andries Popping

Organisation name:

Full name of your agent:

Email address: andries@xtra.co.nz

Contact phone number: 0274772332

Postal address:

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Cockle Bay Residents and Ratepayers Association Inc.
3 Estuary Views
Shelly Park
Auckland 2014

Submission number: 717

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:

Point number 717.1

Point number 717.2

Point number 717.3

Point number 717.4

Point number 717.6

The reasons for my or our support or opposition are:

The Enabling Housing Supply Amendment Act is Bad Law and it is remarkable that NZ's 2 largest political parties and jointly devise and enact such a poor legislation with minimal public consultation. The one size fits all is a slap in the face to qualified town and urban planners who understand how societies and communities operate. Auckland's existing Unitary Plan is fit for purpose and delivers growth in a planned and coherent manner that recognised character, heritage, and infrastructure constraints.

717.1 Protection of view shafts and other qualifying matters should be supported as they add character and relevance for all in the community to enjoy.

717.2 It is logical to focus development in areas with adequate spare capacity to absorb growth.

717.3 Stormwater Constraints must be included as a qualifying matter. Like Cockle Bay, much of Howick Beach and Mellons Bay draining the northern slopes to the fragile coastal environment do not have the necessary infrastructure to safeguard property from erosion and flooding events.

717.4 Compliance with the Coastal Policy Statement should be a qualifying matter. There is evidence that the catchment the catchment areas are already struggling to cope with increased sedimentation and flooding events.

717.6 Increase the number of Special Character Areas that are important for community identities and add diversity to the built form.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 20 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

Long term Resident and stakeholder of the Howick community for over 30 years

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 20 January 2023 12:31 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - John Oliver

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: John Oliver

Organisation name:

Full name of your agent: John Oliver

Email address: johnandedith@xtra.co.nz

Contact phone number:

Postal address:
75 Lawrence Crescent
Manurewa
Manurewa 2102

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
John Oliver
75 Lawrence Crescent
Hillpark
Manurewa 2102

Submission number: 927

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number All

The reasons for my or our support or opposition are:
Manukau City Council acknowledged the significance of Hillpark as a unique heritage area and a very unique and important ecological corridor with native trees and biodiversity interspersed with single house dwellings complementary to the urban ngahere. This in itself reflects a special character, which was also acknowledged by the Independent Hearings Panel that prepared the Auckland Unitary Plan in 2016. The values and characteristics that were acknowledged by that Panel in 2016 remain today, which is why Auckland Council has resolved to notify PC 78 with Hillpark's Special Character Area Overlay retained.

I support the retention of the Overlay for Hillpark for the reasons stated and ask that the Panel uphold the Provisions of both D18.2 (Objectives), D18.3 (Policies) and the schedule and map denoting Hillpark's overlay.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 20 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: No

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

I have been a Hillpark resident for over 34 years and consider this as a vested interest.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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From: John Burns <jaburns@xtra.co.nz>
Sent: Friday, 20 January 2023 12:21 pm
To: Unitary Plan
Subject: Plan Change 78 - Further submission
Attachments: CC further submission PC78 final.doc; Appendix - Sub points opposed and supported by the Character Coalition.pdf

Attached is the further submission of the Character Coalition Inc. on Plan Change 78.

Please acknowledge receipt.

Character Coalition Inc.

John Burns

Character Coalition Incorporated – Further Submission

This is a further submission to Plan Change 78: Intensification by Character Coalition Incorporated

We **support** those parts of the submissions listed in the Appendix under the heading “*Submission Points Supported by Character Coalition.*”

The reason for our support is that these submissions consistently support the retention of the historic heritage and special character of Auckland which is at present protected under the Auckland Unitary Plan.

We **oppose** those parts of the submissions listed in the Appendix under the heading “*Submission Points Opposed by Character Coalition.*”

The reasons for our opposition to those submission points that seek inclusion of the Auckland Light Rail Corridor ("ALRC") in PC78 are that;

- They are out of scope
- If they are found to be in scope, then the inclusion of the ALRC would be contrary to the purposes and principles of the Act and the Objectives and Policies of the Auckland Unitary Plan, would not give effect to SS 6 & 7 of the Act, and would have significant adverse effects on the environment which could not be avoided, remedied or mitigated.
- Granting the relief sought in them would, in whole or in part, adversely affect the historic heritage and character of Auckland protected under the Unitary Plan.
- The reasons set out in our primary submission.

The reasons for our opposition to the other submission points are;

- The relief sought in them would be contrary to the purposes and principles of the Act and the Objectives and Policies of the Auckland Unitary Plan, would not give effect to SS6 & 7 of the Act, and would have significant adverse effects on the environment which could not be avoided, remedied or mitigated.
- Granting the relief sought in them would, in whole or in part, adversely affect the historic heritage and character of Auckland protected under the Unitary Plan.
- The reasons set out in our primary submission.

A further reason for our opposition to the submission points from Kainga Ora is that, as a Crown – Owned Entity which owns and develops land, it has a direct financial interest in the outcome.

Further reasons for our opposition to all submissions made by Kainga Ora and other government entities and/or agencies which seek to introduce more permissive intensification standards/rules and/or intensification of more areas than those in the publicly notified Plan Changes are that:

(a) The introduction of such proposals in this way breaches the principles of public process for introduction of new law, and

(b) There is no opportunity for public scrutiny of the validity of the policy reasons for advancing these proposals, including whether they are based on sound public policy.

We want Auckland Council to make a decision to allow those parts of the submissions listed in the Appendix that we support and to disallow those parts of the submissions listed in the Appendix that we oppose.

Dated 20 January 2023

The Appendix listing those parts of the submissions we support and those we oppose is attached as a supporting document.

We wish to be heard in support of this submission.

We would consider presenting a joint case at a hearing if others have made a similar submission

Declaration

Character Coalition Inc is a person representing a relevant aspect of the public interest.

The Coalition consists of, and represents, over 60 groups of Auckland citizens who are concerned at the loss of its heritage and character areas. Many of the members of those groups are also property owners whose properties will be potentially adversely affected by the proposals

We declare that:

- We understand that we must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- We accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

John Burns

(on behalf of Character Coalition Incorporated)

Appendix: Submission points opposed by the Character Coalition

Sub#/ Point	Submitter Name	Address for Service
20.1	Samuel Cormack	sam.cormack@gmail.com
86.2	Nathaniel Brown	nathaniel.brown@xtra.co.nz
113.1	Iain Butler	iaintbutler@gmail.com
116.1	Thomas Dodd	tompipdodd@gmail.com
127.1	Joshua Sean Marshall	joshua.marshall.nz@gmail.com
152.2	Oliver Wilson	oliver.wilson.o.w@gmail.com
154.2	Graeme McInnes	graeme.mcinnnes@gmail.com
174.2	Nikolas Rusten	nikolas@rusten.co.nz
258.2	Christopher Rapson	chris.rapson@gmail.com
292.2	CIVIX Ltd	feitongc@gmail.com
351.12	iSolutions	rajm@isolutionsnz.com
379.1	Cameron William Churchill	cameron.w.churchill@gmail.com
482.1	Michael Richard Adamson	mike22240@hotmail.com
515.1	Liam Appleton	liamappleton@msn.com
711.7	Jessica de Heij	deheij@gmail.com
753.1	Lynda Murphy	lynda@paperspaces.co.nz
823.1	Jones Family Trust	barrykaye@xtra.co.nz
830.2	Ockham Group Ltd	barrykaye@xtra.co.nz
830.3	Ockham Group Ltd	barrykaye@xtra.co.nz
839.26	Russell Property Group	Vijay.lala@tattico.co.nz
839.84	Russell Property Group	Vijay.lala@tattico.co.nz
839.85	Russell Property Group	Vijay.lala@tattico.co.nz
840.13	Auckland City Centre Residents Group	nbuckland@xtra.co.nz
840.14	Auckland City Centre Residents Group	nbuckland@xtra.co.nz
840.15	Auckland City Centre Residents Group	nbuckland@xtra.co.nz
840.16	Auckland City Centre Residents Group	nbuckland@xtra.co.nz
841.107	Villages of New Zealand Limited	Tom.Morgan@Tattico.co.nz
841.108	Villages of New Zealand Limited	Tom.Morgan@Tattico.co.nz
841.11	Villages of New Zealand Limited	Tom.Morgan@Tattico.co.nz
841.6	Villages of New Zealand Limited	Tom.Morgan@Tattico.co.nz
841.9	Villages of New Zealand Limited	Tom.Morgan@Tattico.co.nz
871.19	Property Council New Zealand	Logan@propertynz.co.nz
871.23	Property Council New Zealand	Logan@propertynz.co.nz
871.25	Property Council New Zealand	Logan@propertynz.co.nz
873.1	Kāinga Ora	developmentplanning@kaingaora.govt.nz
873.11	Kāinga Ora	developmentplanning@kaingaora.govt.nz
873.13	Kāinga Ora	developmentplanning@kaingaora.govt.nz
873.14	Kāinga Ora	developmentplanning@kaingaora.govt.nz
873.15	Kāinga Ora	developmentplanning@kaingaora.govt.nz
873.2	Kāinga Ora	developmentplanning@kaingaora.govt.nz
873.3	Kāinga Ora	developmentplanning@kaingaora.govt.nz
873.32	Kāinga Ora	developmentplanning@kaingaora.govt.nz
873.5	Kāinga Ora	developmentplanning@kaingaora.govt.nz
873.7	Kāinga Ora	developmentplanning@kaingaora.govt.nz
873.9	Kāinga Ora	developmentplanning@kaingaora.govt.nz
895.14	Ngāti Whātua Ōrākei Group	Makarenad@barker.co.nz
898.7	Cornwall Park Trust Board	mark.vinall@tattico.co.nz
899.1	Development	n.grala@harrisingrierson.com
899.2	Development	n.grala@harrisingrierson.com
909.6	Bill and Christine Endean	Nick@civix.co.nz
917.1	Winstone Wallboards Limited	Jacqui.hewson@rmgroup.co.nz
934.1	John Mackay	john@urbs.co.nz
938.153	New Zealand Housing Foundation	michael@campbellbrown.co.nz
947.105	(RVA)	marika.williams@chapmantripp.com
949.144	Piper Properties Consultants Limited	layne@bastiongroup.co.nz

Appendix: Submission points opposed by the Character Coalition

Sub#/ Point	Submitter Name	Address for Service
949.145	Piper Properties Consultants Limited	layne@bastiongroup.co.nz
949.154	Piper Properties Consultants Limited	layne@bastiongroup.co.nz
949.6	Piper Properties Consultants Limited	layne@bastiongroup.co.nz
976.3	Judith Gayleen Mackereth	mackereth.g@gmail.com
983.3	Daniel Robert	danielrobert.nz@gmail.com
1066.108	Kaipara Whenua Hoko Holdings Limited ('NMWoK')	mark.vinall@tattico.co.nz
1066.109	Kaipara Whenua Hoko Holdings Limited ('NMWoK')	mark.vinall@tattico.co.nz
1066.21	Kaipara Whenua Hoko Holdings Limited ('NMWoK')	mark.vinall@tattico.co.nz
1066.22	Kaipara Whenua Hoko Holdings Limited ('NMWoK')	mark.vinall@tattico.co.nz
1066.23	Kaipara Whenua Hoko Holdings Limited ('NMWoK')	mark.vinall@tattico.co.nz
1066.54	Kaipara Whenua Hoko Holdings Limited ('NMWoK')	mark.vinall@tattico.co.nz
1066.57	Kaipara Whenua Hoko Holdings Limited ('NMWoK')	mark.vinall@tattico.co.nz
1066.58	Kaipara Whenua Hoko Holdings Limited ('NMWoK')	mark.vinall@tattico.co.nz
1079.2	The Coalition for More Homes	morehomesnz@gmail.com
1079.39	The Coalition for More Homes	morehomesnz@gmail.com
1079.95	The Coalition for More Homes	morehomesnz@gmail.com
1086.23	Sonn Group	Mark.Vinall@Tattico.co.nz
1086.8	Sonn Group	Mark.Vinall@Tattico.co.nz
1086.81	Sonn Group	Mark.Vinall@Tattico.co.nz
1110.18	Wyborn Capital Limited	nickr@barker.co.nz
1202.4	Brad Allen	bradjamesallen@gmail.com
1206.9	Daniel Graham Maier-Gant	dmaiergant@gmail.com
1210.1	Kelvin James Norgrove	kelvin.norgrove@strategese.co.nz
1210.2	Kelvin James Norgrove	kelvin.norgrove@strategese.co.nz
1215.2	617 New North Limited	delilah@civix.co.nz
1223.2	Emma Dixon	cowie.ea@gmail.com
1225.1	Aaron Ghee	delilah@civix.co.nz
1271.1	Prasanthi	prasanthi.cottingham@gmail.com
1359.29	Hugh Green Limited	emma@civilplan.co.nz
1359.8	Hugh Green Limited	emma@civilplan.co.nz
1359.9	Hugh Green Limited	emma@civilplan.co.nz
1387.5	Sally Helen Jacobson	sally.jacobson@xtra.co.nz
1416.1	David James Watton	david.watton@hotmail.com
1430.2	Hanno Willers	hwillers@gmail.com
1442.1	Jeremy Christian Hansen	jeremy@jeremyhansen.co.nz
1442.2	Jeremy Christian Hansen	jeremy@jeremyhansen.co.nz
1543.211	Winton Land Limited	ross.cooper@tattico.co.nz
1543.212	Winton Land Limited	ross.cooper@tattico.co.nz
1543.219	Winton Land Limited	ross.cooper@tattico.co.nz
1543.23	Winton Land Limited	ross.cooper@tattico.co.nz
1546.1	Zoe Alexis Dunster	zoealexisdunster@gmail.com
1570.1	Rory Lenihan-Ikin	r.lenihanikin@gmail.com
1584.64	30 Hospital Road Limited Partnership	ross.cooper@tattico.co.nz
1584.9	30 Hospital Road Limited Partnership	ross.cooper@tattico.co.nz
1585.128	Gibbonsco Management Limited	ross.cooper@tattico.co.nz
1585.28	Gibbonsco Management Limited	ross.cooper@tattico.co.nz
1585.7	Gibbonsco Management Limited	ross.cooper@tattico.co.nz
1585.71	Gibbonsco Management Limited	ross.cooper@tattico.co.nz
1593.1	Logan Paul O'Callahan	o'callahanl@wsc.school.nz
1593.7	Logan Paul O'Callahan	o'callahanl@wsc.school.nz
1717.3	Sarah C	greenredblueblack@gmail.com
1729.2	Scott M Winton	scottwinton@hotmail.com
1747.1	Harry Platt	harryplatt555@icloud.com
1765.3	Samson Corporation Ltd and Sterling Nominees Ltd	office@brownandcompany.co.nz
1792.2	Cameron Wallace	camwallacenz@gmail.com

Appendix: Submission points opposed by the Character Coalition

Sub#/Point	Submitter Name	Address for Service
1840.1	Edward Siddle	eddetchon@yahoo.co.nz
1856.1	Jonathan Rickard	jonathan.rickard.nz@gmail.com
1885.2	Andrew Calder	andrewgcalder@hotmail.com
1886.11	Angela Lin	angela.qi.lin@gmail.com
1886.12	Angela Lin	angela.qi.lin@gmail.com
1886.14	Angela Lin	angela.qi.lin@gmail.com
1886.15	Angela Lin	angela.qi.lin@gmail.com
1888.2	Anthony James Chapman	ajchapman@gmail.com
1895.1	Damian Light	damian@damianlight.co.nz
1895.2	Damian Light	damian@damianlight.co.nz
1915.3	Jack Gibbons	gibbonsj97@gmail.com
1929.1	Jamie Simmonds	j.b.c.simmonds@gmail.com
1930.8	Jed Robertson	jed.l.j.roberts@gmail.com
1932.4	Jessica Wiseman	jwiseman.nz@gmail.com
1953.6	Matthew Wansbone	matthew.wansbone@gmail.com
1953.61	Matthew Wansbone	matthew.wansbone@gmail.com
1961.4	Oscar Sims	oscar@oscarsims.co.nz
1962.22	Aedifice Property Group	jessica@civix.co.nz
1962.25	Aedifice Property Group	jessica@civix.co.nz
1962.29	Aedifice Property Group	jessica@civix.co.nz
1962.47	Aedifice Property Group	jessica@civix.co.nz
1962.56	Aedifice Property Group	jessica@civix.co.nz
1962.64	Aedifice Property Group	jessica@civix.co.nz
1976.1	Susan King and Abe King	sunny@avantplanning.co.nz
2023.1	Chloride Trust	david@whitburngroup.co.nz
2023.3	Chloride Trust	david@whitburngroup.co.nz
2025.2	Greater Auckland	Lowrie.matt@gmail.com
2025.3	Greater Auckland	Lowrie.matt@gmail.com
2025.31	Greater Auckland	Lowrie.matt@gmail.com
2025.35	Greater Auckland	Lowrie.matt@gmail.com
2033.165	Classic Group	Michael@campbellbrown.co.nz
2034.1	Craigieburn Range Trust	sukhi.singh@babbage.co.nz
2034.2	Craigieburn Range Trust	sukhi.singh@babbage.co.nz
2034.3	Craigieburn Range Trust	sukhi.singh@babbage.co.nz
2036.164	Evans Randall Investors Ltd	Michael@campbellbrown.co.nz
2038.1	Highbrook Living Limited	sukhi.singh@babbage.co.nz
2040.16	Mike Greer Developments	Michael@campbellbrown.co.nz
2041.165	Neilston Homes	Michael@campbellbrown.co.nz
2042.1	NZ Storage Holdings Limited	sukhi.singh@babbage.co.nz
2042.2	NZ Storage Holdings Limited	sukhi.singh@babbage.co.nz
2042.3	NZ Storage Holdings Limited	sukhi.singh@babbage.co.nz
2049.21	Waka Kotahi	evan.keating@nzta.govt.nz
2049.22	Waka Kotahi	evan.keating@nzta.govt.nz
2055.5	Brett Carter Family Trust	brettcarter2000@hotmail.com
2083.142	Universal Homes	Michael@campbellbrown.co.nz
2143.1	James Penwarden	hjpenwarden@gmail.com
2146.2	Henderson Enterprises Limited	Nick@civix.co.nz
2175.4	Alison Sherning	alison.sherning@gmail.com
2248.127	Stuart P.C. Ltd	mark.vinall@tattico.co.nz
2248.128	Stuart P.C. Ltd	mark.vinall@tattico.co.nz
2248.129	Stuart P.C. Ltd	mark.vinall@tattico.co.nz
2248.21	Stuart P.C. Ltd	mark.vinall@tattico.co.nz
2248.81	Stuart P.C. Ltd	mark.vinall@tattico.co.nz
2248.82	Stuart P.C. Ltd	mark.vinall@tattico.co.nz
2248.83	Stuart P.C. Ltd	mark.vinall@tattico.co.nz

Appendix: Submission points opposed by the Character Coalition

Sub#/ Point	Submitter	Name Address for Service
2248.84	Stuart P.C. Ltd	mark.vinall@tattico.co.nz
2248.85	Stuart P.C. Ltd	mark.vinall@tattico.co.nz
2248.86	Stuart P.C. Ltd	mark.vinall@tattico.co.nz
2272.1	CivilPlan Consultants Limited	aaron@civilplan.co.nz
2272.11	CivilPlan Consultants Limited	aaron@civilplan.co.nz
2272.12	CivilPlan Consultants Limited	aaron@civilplan.co.nz
2273.13	Aaron Grey	aaronjgrey@gmail.com
2273.15	Aaron Grey	aaronjgrey@gmail.com
2273.16	Aaron Grey	aaronjgrey@gmail.com
2273.27	Aaron Grey	aaronjgrey@gmail.com
2273.274	Aaron Grey	aaronjgrey@gmail.com
2273.275	Aaron Grey	aaronjgrey@gmail.com
2273.276	Aaron Grey	aaronjgrey@gmail.com
2273.44	Aaron Grey	aaronjgrey@gmail.com
2273.7	Aaron Grey	aaronjgrey@gmail.com
2273.8	Aaron Grey	aaronjgrey@gmail.com

Appendix: Submission points supported by the Character Coalition

Sub#/ Point	Submitter	Name Address for Service
872.1	Heritage New Zealand Pouhere Taonga	bparslow@heritage.org.nz
872.2	Heritage New Zealand Pouhere Taonga	bparslow@heritage.org.nz
872.3	Heritage New Zealand Pouhere Taonga	bparslow@heritage.org.nz
872.4	Heritage New Zealand Pouhere Taonga	bparslow@heritage.org.nz
872.5	Heritage New Zealand Pouhere Taonga	bparslow@heritage.org.nz
872.6	Heritage New Zealand Pouhere Taonga	bparslow@heritage.org.nz
872.7	Heritage New Zealand Pouhere Taonga	bparslow@heritage.org.nz
872.8	Heritage New Zealand Pouhere Taonga	bparslow@heritage.org.nz
872.9	Heritage New Zealand Pouhere Taonga	bparslow@heritage.org.nz
872.10	Heritage New Zealand Pouhere Taonga	bparslow@heritage.org.nz
872.11	Heritage New Zealand Pouhere Taonga	bparslow@heritage.org.nz
872.12	Heritage New Zealand Pouhere Taonga	bparslow@heritage.org.nz
872.13	Heritage New Zealand Pouhere Taonga	bparslow@heritage.org.nz
872.14	Heritage New Zealand Pouhere Taonga	bparslow@heritage.org.nz
872.15	Heritage New Zealand Pouhere Taonga	bparslow@heritage.org.nz
872.16	Heritage New Zealand Pouhere Taonga	bparslow@heritage.org.nz
872.17	Heritage New Zealand Pouhere Taonga	bparslow@heritage.org.nz
872.18	Heritage New Zealand Pouhere Taonga	bparslow@heritage.org.nz
872.19	Heritage New Zealand Pouhere Taonga	bparslow@heritage.org.nz
872.20	Heritage New Zealand Pouhere Taonga	bparslow@heritage.org.nz
872.21	Heritage New Zealand Pouhere Taonga	bparslow@heritage.org.nz
872.23	Heritage New Zealand Pouhere Taonga	bparslow@heritage.org.nz
872.25	Heritage New Zealand Pouhere Taonga	bparslow@heritage.org.nz

Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Thursday, 19 January 2023 2:46 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Kate Dalglish
Attachments: Further Submission - PC78 - Arney Road.pdf

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Kate Dalglish

Organisation name: Woodside Trust

Full name of your agent: Positive Planning Ltd. - Matthew Harrison

Email address: matthew@positiveplanning.co.nz

Contact phone number: 093020461

Postal address:
Level 17
55 Shortland Street
Auckland Central
Auckland 1010

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Refer to attached further submission document

Submission number: Refer to attached further submission document

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
Point number Refer to attached further submission document

The reasons for my or our support or opposition are:
Refer to attached further submission document

I or we want Auckland council to make a decision to: Disallow part of the original submission

Specify the parts of the original submission you want to allow or disallow:
Refer to attached further submission document

Submission date: 19 January 2023

Supporting documents
Further Submission - PC78 - Arney Road.pdf

Attend a hearing

I or we wish to be heard in support of this submission: Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:
Submitter owns property in area subject to the proposals/submissions

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Alice Zhou

From: Matthew Harrison <matthew@positiveplanning.co.nz>
Sent: Thursday, 19 January 2023 2:44 pm
To: Unitary Plan
Subject: Further submission on Plan Change 78 Auckland Unitary Plan
Attachments: Further Submission - PC78 - Arney Road.pdf

Dear Sir/Madam,

Please find attached our further submission to the proposed Plan Change 78 – Auckland Unitary Plan.

Kind regards,
Matt Harrison Assoc.NZPI BSc (LPDP)

Positive Planning Limited
Level 17, 55 Shortland Street
PO Box 228, Shortland Street
Auckland 1010

Office +64 9 302 0461
DDI 028 2555 4840
Email matthew@positiveplanning.co.nz

www.positiveplanning.co.nz

19th January 2023

Auckland Council
Private Bag 92300
Auckland 1142

**AUCKLAND UNITARY PLAN – PROPOSED PLAN CHANGE 78 – INTENSIFICATION
– FURTHER SUBMISSION**

1.0 Submitter Details

Name: Woodside Trust
Postal Address: 27 Arney Road, Remuera
Email Address: nzdaigelish@extra.co.nz

2.0 Agent Details:

Organisation: Positive Planning Limited
Contact: Gary Deeney
Postal Address: PO Box 582, Shortland Street 1140
Email Address: gary@positiveplanning.co.nz
Phone: (09) 302 0461 or 021 828 969

3.0 Stance on Proposed Plan Change 78 Submission/s in relation to this Further Submission:

This is a further submission relating to the following submission/s:

Submission/s to Oppose:

- Submission #873.198-200 – Kainga Ora
 - Address for service: developmentplanning@kaingaora.govt.nz

To summarise, the abovementioned submission seeks to intensify all properties within Auckland. This includes intensifying residentially zoned sites within established suburbs and streets, such as Arney Road and Remuera.

Submission/s to Support:

- Submission #922.1/2/6/9 – Kerry and Amanda Deane
 - Address for service: kdeane15@gmail.com

- Submission #1248.1 – David Chisolm
 - Address for service: dchis@xtra.co.nz
- Submission #2044 – Ronald Evan Young
 - Address for service: 84youngfam@gmail.com
- Submission #2045 – '82-96 Arney Road and 2-4 Wharua Road'
 - Address for service: 84youngfam@gmail.com

To summarise the submissions we support, the abovementioned submissions seek to oppose the intensification sought after under Plan Change 78 and/or retain the character overlays and low-density zonings, ultimately seeking to protect and preserve Auckland's heritage and character, in particular for those sites located on Arney Road, Remuera.

4.0 Reasons for the Submission

Our reasons for opposing and supporting the abovementioned submissions are as follows:

- The proposed rezoning sought by Kainga Ora in their submission is excessive and ill-conceived. No regard has been given to site characteristics, particularly for established streets and neighbourhoods, such as Arney Road and surrounding streets and the suburb of Remuera.
- A blanket intensification approach has been undertaken by Kainga Ora, predominantly by re-zoning most central residential sites, in our view, this will destroy these established and high-quality living areas/suburbs.
- The properties located along Arney Road and surrounding streets contribute to the character of the established suburb of Remuera. These sites are located within the middle of this historic residential neighbourhood and the existing development actively contributes to the established character for this suburb.
- Remuera, and in particular Arney Road, collectively contain a variety of scale of residential development and has over the years been a location of significant investment for large, quality character dwellings which actively contribute to and represent the established character of Remuera and would be a significant loss of heritage and character if the character overlay were to be removed and significant up-zoning were to be imposed as sought after by Kainga Ora.

6.0 Preferred Outcome:

For the reasons stated in section 5.0 of this further submission, we consider the following outcomes appropriate:

- Reject any proposed intensification and/or increasing the height variation control over all sites on Arney Road and surrounding area and streets, including 27, 29 & 31 Arney Road.
- Retain the character overlays as a qualifying matter over all sites on Arney Road and surrounding area and streets, including 27, 29 & 31 Arney Road.

7.0 Hearings:

We wish to be heard in support of this further submission. If others make a similar further submission, we will consider presenting a joint case with them at a hearing.

Yours Faithfully,

Positive Planning Limited

On behalf of – Woodside Trust



Gary Deeney
B.R.P (Hons), MNZPI
Director

ADDENDUM TO FURTHER SUBMISSIONS LODGED TO COUNCIL

Further Submission Details:

1.0 Submitter Details:

Name: Woodside Trust
Postal Address: 27 Arney Road, Remuera
Email Address: nzdaigleish@xtra.co.nz

ADDENDUM TO LODGED FURTHER SUBMISSION:

7.0 Submitters Interest in Proposal/Submission:

The submitter has an interest in the proposal/submissions that is greater than the interest of the general public because they own a property and/or live in the area affected by the proposal/submission.

Alice Zhou

From: Madeleine Wright <madeleine@sallygepp.co.nz>
Sent: Thursday, 19 January 2023 2:25 pm
To: Unitary Plan; Sarah El Karamany
Cc: nickr@barker.co.nz; Rebecca Sanders; parkerb@xtra.co.nz; brabantcj@outlook.com; diane.maloney@xtra.co.nz; Ross Cooper; Renee Fraser-Smith; Andrew Allsopp-Smith; Andrew Fawcett
Subject: Mariposa Ltd - further submission on PC 78 to AUP
Attachments: 20230119 Mariposa Ltd further submission on PC78.pdf

Good afternoon

Please find **attachment** for lodgement and by way of service a further submission on **PC78** to the AUP on behalf of Mariposa Ltd.

Please advise if you would like a hard copy.

Kind regards

Madeleine C Wright
Barrister

Tel: 0274687778

www.sallygepp.co.nz

This email is from Sally Gepp, Barrister. The contents of this email and any attachments are confidential to the intended recipient. They may not be disclosed to or used by or copied in any way by anyone other than the intended recipient. If this email is received in error, please contact me on 021 558 241 and then delete the email. I do not accept responsibility for viruses and it is your responsibility to scan or otherwise check this email and any attachments.

FURTHER SUBMISSION ON PLAN CHANGE 78 TO THE AUCKLAND UNITARY PLAN OPERATIVE IN PART

1. SUBMITTER DETAILS

Submitter name: Mariposa Ltd

Submitter address: Mariposa Ltd
c/o Madeleine Wright / Sally Gepp - Barristers
madeleine@sallygepp.co.nz / sally@sallygepp.co.nz
Level 1, 189 Hardy Street, Nelson

Primary submission no.: 943

Date: 19 January 2023

Scope: PC78 to the Auckland Unitary Plan Operative in Part (“AUP”)

Hearing: Mariposa Ltd wishes to be heard in support of its submission and further submission

Standing: As a submitter on PC78, and as an entity which undertakes residential development, Mariposa Ltd has an interest in PC78 that is greater than the interest of the general public¹

2. FURTHER SUBMISSION

Submission #	Submitter name	Submission point #	Submission point	Mariposa Ltd position
1073	Fulton Hogan Land Development Ltd	1073.4	Amend objective to clarify MHU plays role in reducing carbon emissions.	Support MHU density and the location of the zoning will support emissions reductions.
		1073.7	Amend objective HS5.2(1):	Support

¹ Sch 1 Part 1 cl 8(1)(b), Sch 1 Part 6 cl 95(2)(k)

			Land near the Business – Metropolitan Centre Zone and the Business – Town Centre Zone, high density residential areas and close to the public transport network is efficiently used for higher medium density residential living and to provide urban living that increases housing capacity and choice and access to public transport.	Agree objective's focus on high density does not align with medium density focus of MDRS.
		1073.8	Approve deletion of objective H5.2(3).	Support Agree objective does not align with outcomes sought by the MDRS and so is no longer applicable.
		1073.10	Retain operative version of objective H5.2(4).	Support Agree that addition of term “high quality amenity” is unclear.
		1073.11	Delete objective H5.2(5).	Support Agree matter covered elsewhere. Duplication should be avoided.
		1073.13	Amend objective H5.2(7): <u>Development is supported by adequate infrastructure and services.</u>	Support Agree that infrastructure constraints should be managed through matters of discretion and assessment criteria and that revised objective better aligns with this approach.
		1073.15	Delete objective H5.2(9) relating to SEAs as Qualifying Matters.	Support Agree that protection of SEAs adequately covered by other AUP provisions. Blanket application of SEAs as Qualifying Matters not justified; a site specific analysis is required under the relevant RMA provisions. In some cases

				this may justify application of a Qualify Matter, in others it may not.
		1073.16	Delete objective H5.2(10) which relates to avoiding development in areas with significant transport constraints.	Support Agree that infrastructure constraints can be overcome via funding mechanism which sit outside the AUP. Extremely directive nature of the policy risks preventing this type of arrangement in order to 'unlock' currently isolated or semi-isolated areas.
		1073.17-1073.27	Retain new policies/deleted policies.	Support New policies are mandatory MDRS policies. Policies deleted are replaced by MDRS policies.
		1073.28	Replace policy H5.3(6A) with three new policies relating to quality urban form.	Support in part Agree that it is important for policies to be as concise and clear as possible. However, Mariposa Ltd wants to ensure the wording of policies is focused on high-level courses of action to achieve objectives and leaves developers flexibility in implementation. In its view, less is generally more, in terms of policy direction.
		1073.33	Delete policy H5.3(11).	Support Agree policy direction already captured by policies in other parts of the AUP. Duplication should be avoided.
		1073.34, 1073.35	Amend policies H5.3(12) and (13):	Support

			<u>Require proposals for four or more residential units to demonstrate that there is adequate capacity in the infrastructure networks to support the development</u>	Better aligns with matters of discretion and assessment criteria.
		1073.36	Delete policy H5.3(14)	Support Acknowledge importance of safe street environment, but Mariposa Ltd agrees that if the intent of the policy is to drive extensive public realm upgrades this is a matter that sits outside the AUP.
		1073.37	Delete policy H5.3(15)	Support in part Acknowledge that protection of s 6(c) significant ecological areas is a matter of national importance. However, Mariposa Ltd agrees that SEAs are already, and more appropriately, managed under the SEA provisions in the AUP.
		1073.38	Delete policy H5.3(16)	Support Reasons as at 1073.16 above.
		1073.41-1073.52	Variously amend, delete, or retain activity statuses applying to activities in Activity Table H5.4.1	Support in part Agree with the reasons provided for changes in the submission and relief sought to the extent it aligns with relief sought by Mariposa Ltd in its submission.
		1073.53	Amend clause preventing public notification of applications of 4 or more dwellings, to delete various	Support

			standards that must be complied with to receive non-notification benefit.	Agree that potential for notification should only be triggered where there are breaches of standards which relate to effects outside the site envelope. Public input not relevant to breaches of standards within the site envelope.
		1073.54	Delete H5.6.3B setting permitted activity standards requiring connection to existing stormwater network in combined waste water / stormwater areas.	Support Infrastructure constraints are already captured by the MHU provisions and are best addressed via matters of discretion and assessment criteria. There is no 'one size fits all' approach.
		1073.55	Delete H5.6.3C setting permitted standard relating to provision of stormwater.	Support Reasons as above at 1073.54.
		1073.56	Retain H5.6.4 building height	Support Aligns with the MDRS.
		1073.57	Retain H5.6.5 height in relation to boundary, except (2)(b)	Support Aligns with MDRS.
		1073.58	Remove deletion to H5.6.5(2)(b)	Support Deleted text does not align with the MDRS.
		1073.59, 1073.60	Support deletion of H5.6.6 and H5.6.7 alternative height in relation to boundary provisions	Support Replaced by new MDRS compliant provision.
		1073.62	Retain H5.6.9 regarding max impervious area.	Oppose

				Notified standard does not align with MDRS which allow 50% site coverage—only allowing an additional 10% for eaves and parking areas, paved patios for outdoor living will create perverse urban amenity outcomes. 70% should apply as sought in Mariposa Ltd's submission.
		1073.63	Remove clause in H5.6.10 applying different approach to building coverage for sites with SEAs.	Support SEAs adequately protected via exiting AUP provisions. No direct correlation between coverage and SEA presence provided to support clause.
		1073.66	Delete standard relating to daylight.	Support Unnecessary.
		1073.67, 1073.68	Various amendments to H5.6.14 Outdoor living spaces to better align with MDRS.	Support For reasons set out in Mariposa Ltd's submission. Mariposa Ltd also agrees that there is no reason for distinguishing between developments of up to 3 and over 3 given oversight RDA status provides for developments over 3.
		1073.69	Amend H5.6.15 standard relating to side and rear fences and walks to increase maximum height to 2.5m.	Support Better reflects the realities of developing on steeper land, which is inevitable in Auckland given its overall topography.
		1073.70	Amend H5.6.16 standard relating to studios to decrease footprint to 40m ² for 1 bedroom dwellings.	Support Provides more development flexibility.

		1073.71, 1073.72	Amend H5.6.17 standard relating to rain water tanks to provide a size dimension alternative to the height (1m) standard, and some flexibility to be above ground.	Support Provides more development flexibility.
		1073.73	Delete or amend H5.6.18 as it applies to developments of 4 or more dwellings.	Support in part Standard should align with the MDRS. Unnecessary additional controls should be avoided as they curtail development design flexibility.
		1073.78	Amend matters of discretion relating to developments of 4 or more dwellings to make them simpler and clearer.	Support Matters of discretion should be broadly framed so that they do not denote specific outcomes to be achieved but rather enable consideration of relevant matters.
		1073.80	Retain operative matters of discretion for buildings that do not meet standards.	Support Matters are broadly framed and address relevant issues.
		1073. 81	Retain proposed deletion matters of discretion relating to alternative height in relation to boundary.	Support Consequential to relevant standards being deleted to implement the MDRS.
		1073.82, 1973.83	Delete matters of discretion relating to 1 or more dwelling in water, waste water or stormwater control areas.	Support Consequential to change to standard sought above.
		1073.84	Amend assessment criteria for 4 or more dwellings.	Support

				Amendments reflect proper level of detail for assessment criteria and proper point of focus for assessing effects of 4 or more dwellings.
		1073.86	Amend assessment criteria for buildings exceeding building height standards.	Support in part Agree that criteria as notified are overly restrictive and do not align with the intent of the NPSUD and the MDRS. Criteria need to be appropriately framed to focus on areas of potential effect without pre-determining the outcome of a consent application.
		1073.89	Amend assessment criteria for exceeding height in relation to boundary.	Support Agree that amendments properly focus on potential effects of infringement as identified as being of import by the NPSUD.
		1073.95	Amend assessment criteria for building coverage.	Support Agree criteria overly complex and how they would be applied is unclear. Criteria effectively reframe policies in more complex language.
		1073.99, 1973.108	Amend assessment criteria to remove requirements for communal open space and provide room for a reduction in private outdoor spaces.	Support Mandatory requirement for communal open space reduces development flexibility and developable land area, and may not always be justified. Flexibility around size of private open space important for enabling flexible design.

		1073.102	Amend assessment criteria for dwelling size.	Support Agree that a standard based on ‘typical’ furniture size is unworkable as there is no standard for this, and varying views. Agree criteria should avoid reframing policy outcomes.
		1073.103, 1973.109	Delete criteria and special information for deep soil trees.	Support Consequential to opposition. Benefit of deep soil trees not clear.
		1073.106, 1973.107	Delete standards relating to waste, waste water, and stormwater controls.	Support Consequential.
		1073.216	Delete objectives E38.2(10)(d) and (e).	Support Objectives have the effect of requiring infrastructure supporting subdivision and development in place before said subdivision and development. This is not how development projects work.
		1073.217	Retain objective E38.2(11).	Support Aligns with the MDRS.
		1073.218-1073.221	Variously delete or retain policies relating to urban subdivision.	Support Agree with reasons in Fulton Hogan submission.
		1073.228, 1073.229	Delete rules making subdivision RDA where water, waste water, or stormwater control applies.	Support Not required. Issue already captured by standards applying to subdivision.

		1073.230, 1073.231	Retain notification provision relating to 1-3 dwellings in MHU, and amend notification provision relating to 4+ dwellings in MHU.	Support Notification provision for 1-3 dwellings aligns with MDRS. Amendments to notification provision for 4+ dwellings appropriately focused notification opportunity on situations where public input may assist decision-making.
		1073.233, 1073.234	Retain standards in E38.8.1A as notified.	Support Implement the MDRS.
		1073.235	Delete previous E38.8.2.4.	Support Standard does not align with the NPSUD.
		1073.235, 1073.236	Delete standards relating to water, waste water and stormwater control areas.	Support Consequential to deletion of rule. Standards not required as provided for elsewhere in provisions.
		1073.238, 1073.239	Retain matters of control.	Support Matters align with MDRS.
		1073.240-1073.243	Delete matters of discretion and assessment criteria relating to water, waste water, and stormwater control areas.	Support Consequential.
1095	Bernard Adrian Parker	1095.10	Amend the plan to make stormwater a qualifying matter in catchments where there are flood prone or flood plain areas.	Oppose The flood plain overlay is a non-statutory overlay that is not of sufficient quality to be used as a Qualifying Matter

				of blanket application, either on its own or as a proxy for stormwater.
1113	Claire Brabant	1113.1, 1113.2	Rezone all land affected by significant infrastructure constraints (water and waste water) outside a walkable catchment to LDRZ.	Oppose It is acknowledged that in some situations water and waste water constraints may justify application of a Qualifying Matter over a particular area or site. However, a 'blanket' approach to applying Qualifying Matters across Auckland should not be adopted. The RMA demands a much more detailed, careful approach. In addition, in many situations perceived constraints can be overcome through developer funded upgrades or additions to the water and/or waste water networks. This Qualifying Matter should only be applied to those areas where a site-specific assessment confirms ability to overcome constraints is not possible or extremely difficult.
1114	Diane Dorothy Maloney	1114.1, 1114.2	Include stormwater constraints as outlined in Watercare's maps as Qualifying Matters.	Oppose A 'blanket' approach to applying Qualifying Matters across Auckland should not be adopted. The RMA demands a much more detailed, careful approach. In addition, in many situations perceived constraints can be overcome through high quality stormwater infrastructure specifically

				tailored to the particular development site.
1543	Winton Land Ltd	1543.3	Retain proposed rule C1.6A.	Support Rule provides clarity about interrelationship between overlay, precinct, zone, and Auckland-wide provisions.
		1543.7	Remove presence of notable trees as a Qualify Matter.	Support Blanket approach to Qualifying Matters does not reflect site-based approach required by RMA. Notable trees subject to sufficient protection through existing AUP provisions.
		1543.21	Remove local and public views overlay as a Qualifying Matter.	Support Blanket approach to Qualifying Matters does not reflect site-based approach required by RMA. Local views not of sufficient importance to meet s 77I and 77O threshold for being a Qualifying Matter.
		1543.23	Remove special character as a Qualifying Matter.	Support As above for 1543.7 and 1543.21.
		1543.48-1543.50	Remove natural hazards and flooding as a Qualifying Matter, and delete reference to these being Qualifying Matters in E36.	Support Importance of managing natural hazards and flooding is acknowledged, however appropriately addressed via existing AUP provisions. Blanket application of Qualifying Matters risks inhibiting

				development in situations where risks are in fact low or non-existent, and is inconsistent with the site-specific approach required.
		1543.51, 1543.208, 1543.52, 1543.53, 1543.56, 1543.59, 1543.60	Delete objective, policies, standards, matters of discretion, assessment criteria providing for subdivision where it can be serviced by stormwater, water, waste water.	Support Infrastructure requirements already provided for elsewhere in the plan. Agree these constraints should not be Qualifying Matters as usually constraint able to be overcome as part of development design.
		1543.57, 1543.58	Delete matters of control, except for compliance with an approved land use consent.	Support Effects covered by land use consent, thus exclusive focus on compliance with that consent all that is needed. Better aligns with MDRS.
		1543.65, 1543.66	Delete Qualifying Matters from MHU.	Support in part There may be some specific sites where it is appropriate that a Qualifying Matter is applied. However, this should be determined by a specific site-by-site assessment, not my blanket application of Qualifying Matter status to overlays or non-statutory layers. The effect of this approach is to unjustifiably render the MHU zoning otiose across much of Auckland.
		1543.67	Delete all proposed objectives from H5.2 MHU zone.	Support in part

				Agree with underlying intent that zone objectives should be kept focused on uses within the zone, and that duplication of other equivalent objectives elsewhere in the AUP should be avoided.
		1543.68	Delete all proposed policies from H5.3 MHU zone.	Support in part Reasons as above for 1543.67.
		1543.69	Delete proposed rules restricting development on sites where an SEA is present.	Support Protection of SEAs provided through other AUP provisions. Current wording of provisions restricts development even if on part of site that is not covered by the SEA itself.
		1543.72	Delete permitted activity standard relating to combined sewers.	Support More appropriately addressed via assessment criteria or a broader standard that makes room for innovative stormwater solutions.
		1543.73	Delete permitted activity standard relating to stormwater disposal constraints control.	Support As above for 1543.72.
		1543.78	Delete standards relating to SEAs in H5.6.10 regarding building coverage.	Support SEA protection provided for elsewhere in the AUP.
		1543.79	Delete standards in H5.6.11 landscape area that are additional to the MDRS.	Support

				Additional provisions for 4+ dwellings will significantly reduce developable area.
		1543.81	Delete or amend standards in H5.6.12 outlook space, relating to 4+ dwellings.	Support Additional provisions put additional expectations on 4+ that are not put on up to 3 dwellings, and are unachievable with some standard medium density design typologies (e.g. terrace).
		1543.84	Delete or amend standards in H5.6.14 Outdoor living space relating to 4+ dwellings.	Support Overly prescriptive.
		1543.85	Delete standard for deep soil and canopy trees.	Support Overly prescriptive. Significant reduction in developable area. In many medium density designs not possible or practical to extent standard requires.
		1543.86	Delete standard providing safety and privacy buffer from private pedestrian and vehicle access ways.	Support Overly prescriptive. Traffic safety measures need to be designed specifically for a site.
		1543.87	Delete standard requirement 1.4m ² area for waste bins per dwelling.	Support Overly prescriptive. Bin space location and size should be able to be flexibly designed to match the site and development design. For example, it is sufficient to state that adequate and accessible storage and collection space is required.

		1543.88	Delete matter of control H5.6.1 relating to one dwelling on site with SEA.	Support Consequential to changes addressed above.
		1543.90-1543.95, 1543.213-217.	Amend matters of discretion in H5.8.1(2) relating to 4+ dwellings and related assessment criteria.	Support in part Agree matters/criteria are excessive and worded in a way that supports their application as standards, as opposed to identifying high-level issues to be considered when assessing a consent application. Amendments required to more tightly focus on matters relevant to objectives and policies (as sought to be amended), and ensure discretion is retained.
		1543.97	Delete matters of discretion in H5.8.1 relating to more than one dwelling in water, waste water, stormwater control areas.	Support Consequential to changes sought above.
		1543.98	Delete assessment criteria for building heights in H5.8.2(4).	Support in part Some criteria are needed however current criteria are too prescriptive and are inappropriately framed to favour decision-making that does not support heights over permitted standards.
		1543.102	Delete assessment criteria relating to building coverage in H5.8.2(11).	Support in part Some criteria are needed, however current criteria are too prescriptive. In addition, focus on current and planned character of the zone is inappropriate as

				it fails to align with NPSUD recognition that neighbourhoods change overtime.
		1543.103	Delete assessment criteria relating to landscape area in H5.8.2(12).	Support in part Some criteria are needed, however current criteria are too broad. Consequential amendments also needed in light of changes referred to above.
		1543.104	Delete assessment criteria relating to outlook space in H5.8.2(13).	Support in part Some criteria are needed, however current criteria are too broad. In addition, framing of (d) suggests that consent should not be granted if overlooking not minimized to maximum extent possible, however multiple other factors go into design which mean that minimizing to max extent is not the best outcome. Reframing needed to ensure discretion to assess is retained.
		1543.105	Delete assessment criteria relating to daylight in H5.8.2(14).	Support in part Some criteria are needed, however current criteria are too broad.
		1543.106	Retain notified assessment criteria for outdoor living space in H5.8.2(15).	Support Criteria tightly focused on key issues of relevance. Framed so as to provided discretion, not presuppose outcome.
		1543.107	Delete assessment criteria in H5.8.2(15A) relating to windows to street and pedestrian accessway.	Support in part Some criteria are needed, however current criteria are too broad.

		1543.108	Delete assessment criteria relating to H5.8.2(16) relating to front, side, and rear walls.	Support in part Some criteria are needed, however current criteria are too broad.
		1543.109	Delete assessment criteria in H5.8.2(17) for minimum dwelling size.	Support in part Some criteria are needed, however current criteria are too broad.
		1543.110	Delete assessment criteria in H5.8.2(18) relating to deep soil area and canopy.	Support Consequential to changes sought above.
		1543.113, 1543.114	Delete assessment criteria in H5.8.2(21) and (22) relating to dwellings in water, waste water, stormwater control areas.	Support Consequential to changes sought above.
		1543.115	Delete new special information requirements.	Support in part Some guidance in AUP regarding assessments Council is likely to want/request is helpful to applicants. However current framing is too prescriptive and does not allow for assessment to be commensurate to scale of development.
		1543.189	Delete new definition of “landscaped area”.	Support A definition is needed, however revised definition is unduly narrow and risks resulting in a significant and unjustified reduction in developable area.
		1543.191	Delete definition of ‘urban heat island’.	Support Scientific basis for concept not clear.

