

Parties and Issues Reports

Volume 7

Updated 29 May 2024

Plan Change 78

Topic 021 – Other Zones

Topic 022

Schedules and Appendices

Plan Change 79

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Plan Change 78

Topic 046

Outside of the Plan Change Area

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National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 021 Other Zones

Draft Parties and Issues Report
Updated on 16 April 2024



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1. Hearing topic information

1.1 The Hearing Topic or subtopic

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

Table 1: Topic description

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

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

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

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

Table 2.1: Parties to the topic

Total number of primary submitters	20
Total number of primary submission points	29
Total number of primary submitters who wish to be heard	12
Total number of further submitters	146

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

An erratum to join submitter 951 (Eden Epsom Residential Protection Soc Inc) was notified by the council late and Southern Cross Healthcare have made a further submission against this primary submission. These two additional submitters are counted into the above table. No additional allocations of submissions or fs have been added to Topic 021 by the IHP.

2.2. Submission coding topics and subtopics

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

Table 2.2: Topic coding

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

2.3 Panel Directions

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

2.3.1 Direction for all submitters

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

2.3.2 Direction for Auckland Council

[Direction 22 February 2023 - Panel ADR direction to Council](#)

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Subtopic 021D H27 Special Purpose – Māori Purpose Zone is the only part of this topic going through ADR. This was directed by the IHP. [Direction 22 February 2023 - Panel ADR direction to Council.](#)

Table 3.1: Pre-hearing documents

Pre-hearing documents	Date	Link to www.intensificationhearingsakl.co.nz webpage for documents
<p><u>Subtopic 021D H27 Special Purpose – Māori Purpose Zone</u></p> <p>There are two primary submitters to this subtopic: Submitter 873 Kāinga Ora (KO) and submitter 1084 Te Ākitai Waiohua Waka Taua Incorporated Society (Te Ākitai Waiohua).</p> <p>Te Ākitai Waiohua support the Special Purpose – Māori Purpose Zone as proposed in PC 78.</p> <p>KO seek to amend the development standards within the Māori Purpose Zone so that they enable development of a scale generally consistent with that of the medium density residential standards (MDRS).</p> <p>There are 140 further submitters. 134 oppose or oppose in part the submission of KO. 6 support or support in part the submission of KO.</p>		
Mediation 1 attendance sheet		
Mediation 2 attendance sheet		
Mediation Joint Statement 1		
Expert Witnesses Joint Statement		
Hearing evidence		Refer to this link <i><link to document folder on website with evidence for hearing topic></i> for copies of evidence submitted prior to hearing. <i>Note - evidence may continue to be provided</i>

Pre-hearing documents	Date	Link to www.intensificationhearingsakl.co.nz webpage for documents
		<i>to the Hearings Panel after the preparation of this report.</i>

3.2 Independent expert evidence

The Panel may request independent expert evidence to assist in the understanding of hearing topics. If the independent evidence is obtained a copy of the evidence will be made available from the link provided below.

Table 3.2: Independent expert advice

Matter on which independent evidence sought:	
Date evidence requested:	
Date evidence received:	

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

Matters raised	
Summary of matters agreed	
Summary of matters outstanding	
Other matters	

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

Matters raised	
Summary of matters agreed	
Summary of matters outstanding	
Other matters	

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

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

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

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

4.4 Aligned pre-hearing outcomes from other topics

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

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

- *No connections identified at this stage*

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

5 Hearing Session/s

Table 5: Hearing sessions

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

Appendix 1: List of parties

Sub#	Submitter Name
182	Sandra Mulcock
572	Sabrina Joy Davies
668	Liadan Cotter
669	Lynette Brumby
873	Kāinga Ora
888	Simon Ingram
891	Thomas and Emily Barou
897	Catholic Diocese of Auckland
947	Retirement Villages Association of New Zealand Incorporated (RVA)
951	Eden Epsom Residential Protection Society Incorporated
1084	Te Ākitai Waiohua Waka Taua Incorporated Society(Te Ākitai Waiohua)
1120	Victoria and Phillip Lowe
1189	Diocesan School for Girls
1359	Hugh Green Limited
1853	John Leonard Francis
1893	South Epsom Planning Group
2273	Aaron Grey
2287	Christine Ball
2362	Shane Pratt
2363	Wu Yong

Further Sub #	Further Submitter
FS100	Michele Clare Maddison
FS102	Francis Ryan Close Neighbourhood Group
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox
FS113	Sarah Allen
FS114	Barbara Joan Chapman
FS120	Waipu Trust
FS13	Keith Law
FS132	David Southcombe Trust
FS135	Cameron Loader
FS139	Oscar Fransman
FS143	Patrick Richard Forrester
FS156	Pieter Lionel Holl
FS16	Robert Hay
FS164	Parnell East Community Group
FS17	Greg Jones
FS171	BA Trustees Ltd
FS177	John Colebrook
FS181	Jenny Granville
FS186	Sheila McCabe
FS195	Felicity Jane Cains
FS196	Katie Isabel Holl
FS197	Richard John Dunbar
FS198	Kenny Desmond Brennan
FS199	Dawn Irene MacLean
FS20	Dennis Michael Simpson
FS200	Darryl Roots
FS201	Robert Butler
FS202	Donald Gendall
FS203	Jillian Gendall
FS204	Satvinder Sembhi
FS206	Auckland Thoroughbred Racing Incorporated

FS207	Pamela Ingram
FS208	Carolyn Walker
FS209	Tanya Newman
FS21	Sarah Anne Kerr
FS225	Gerard Robert Murphy
FS23	Malcolm MacDonald
FS238	Ministry of Education Te Tāhuhu o Te Mātauranga
FS239	Michael David Brockway Rogers
FS24	Christopher DH. Ross
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS256	Anne Bollard, Tony Eede and Carolyn Eede, Tony Garnier, Wayne Hughes and Jane Hughes, Judith Newhook, Peter Sargisson and Hannah Sargisson
FS26	Anita Jackson
FS266	Judith Gayleen Mackereth
FS267	Philip Mayo
FS269	Parnell Community Committee
FS27	Hugo Jackson
FS270	Pioneer Investments Trust
FS271	Thomas Purkis
FS272	Trevor Purkis
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, Hannah Sargisson, Wayne Hughes and Jane Hughes
FS286	William Peake
FS287	Ivan Tottle
FS305	Garry Downs
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS313	Dilworth Trust Board
FS320	Larry Small
FS321	Sarah Redfern & David Deavoll
FS322	Douglas Sierra Trust

FS323	Sally Gunn and Nick Gunn
FS324	Teri Yang and Moore Yang
FS325	Myron Zhu and Amy Yan
FS326	Rebecca McRobie and Reid McRobie
FS327	Emma Douglas and George Grant
FS332	Alan Clive Stokes
FS333	Mark Dolling Andrews
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS357	Boezo Limited
FS358	James Hu
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS377	Metlifecare Limited
FS388	Pam Shearer
FS389	Southern Cross Healthcare Limited
FS39	Sabrina Joy Davies
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS402	Graham Dick
FS404	South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand
FS409	Janet Grant
FS41	Simon Birkenhead
FS410	Grey Lynn Residents Association
FS411	Grey Power Howick and Pakuranga and Districts Association Inc
FS415	Howick Ratepayers and Residents Association [HRRA].
FS42	Bruce Lloyd Gilbert
FS421	Tania Fleur Mace
FS425	Holly Purkis
FS429	Freemans Bay Residents Association
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry

FS44	Michael Gordon Hillyer
FS440	Darryl Gregory
FS45	Gaynor Steel
FS456	Tom Birdsall
FS46	Mark Hardie
FS47	Sara Hardie
FS470	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet, Graig Heatley
FS472	North Eastern Investments Limited
FS478	Yang Yang
FS48	Richard Rolfe
FS487	John Gordon Hunt
FS49	William Akel and Robyn Hughes
FS492	Paul Willetts and Laurence Nash
FS50	Martin Dobson
FS503	Erica Hellier
FS504	Brett Hellier
FS506	Charlotte Adams-Drury
FS51	Frederick Ball and Josephine Ball
FS524	69 Roberta Avenue Limited
FS525	Andrew Brown
FS526	Lydia Hewitt
FS529	Wayne E R Russell
FS530	Allan Tyler
FS531	Cushla & Cameron Wallace
FS532	John Francis Mather
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS75	Elliot McCullough

FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahan
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 046 Outside of Plan Change Area

Draft Parties and Issues Report
Updated on 24 March 2023

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



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1. Hearing topic information

1.1 The Hearing Topic or subtopic

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

Table 1: Topic description

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

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

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

Table 2.1: Parties to the topic

Total number of primary submitters	71
Total number of primary submission points	103

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

2.2. Submission coding topics and subtopics

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

Table 2.2: Topic coding

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

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

Not applicable

2.3.2 Direction for Auckland Council

Not applicable

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

Pre-hearing documents	Date	Link to www.intensificationhearingsakl.co.nz webpage for documents
Hearing evidence		Refer to this link https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx for copies of evidence submitted prior to hearing. <i>Note - evidence may continue to be provided to the Hearings Panel after the preparation of this report.</i>

3.2 Independent expert evidence

The Panel may request independent expert evidence to assist in the understanding of hearing topics. If the independent evidence is obtained a copy of the evidence will be made available from the link provided below.

Table 3.2: Independent expert advice

Matter on which independent evidence sought:	
Date evidence requested:	
Date evidence received:	

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

Matters raised	Not applicable
Summary of matters agreed	Not applicable

Summary of matters outstanding	Not applicable
Other matters	Not applicable

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

Matters raised	Not applicable
Summary of matters agreed	Not applicable
Summary of matters outstanding	Not applicable
Other matters	Not applicable

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

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

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

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

4.4 Aligned pre-hearing outcomes from other topics

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

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

- *No connections identified at this stage*

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

5 Hearing Session/s

Table 5: Hearing sessions

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

Appendix 1: List of parties

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

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

Further Sub #	Further Submitter
FS06	Balmoral Residents Association Incorporated
FS13	Keith Law
FS16	Robert Hay
FS17	Greg Jones
FS20	Dennis Michael Simpson
FS21	Sarah Anne Kerr
FS23	Malcolm MacDonald
FS24	Christopher DH. Ross
FS26	Anita Jackson
FS27	Hugo Jackson
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS43	Waka Kotahi NZ Transport Agency
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS61	John Andrew Burns and Anita Theresia Arlov
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS75	Elliot McCullough
FS77	Keith Maddison
FS78	Jean Barton
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahan
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS94	Remuera Heritage Inc
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison

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

Further Sub #	Further Submitter
FS225	Gerard Robert Murphy
FS230	Albert Poleki
FS233	Jonathan Kale
FS239	Michael David Brockway Rogers
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS250	Citylife Investments Eight Ltd
FS256	Anne Bollard, Tony Eede and Carolyn Eede, Tony Garnier, Wayne Hughes and Jane Hughes, Judith Newhook, Peter Sargisson and Hannah Sargisson
FS257	David Gilbert
FS262	Heritage Landscapes
FS263	Herne Bay Residents Association Inc.
FS266	Judith Gayleen Mackereth
FS267	Philip Mayo
FS269	Parnell Community Committee
FS270	Pioneer Investments Trust
FS271	Thomas Purkis
FS272	Trevor Purkis
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, Hannah Sargisson, Wayne Hughes and Jane Hughes
FS281	Kāinga Ora – Homes and Communities
FS285	Viaduct Harbour Holdings Limited
FS286	William Peake
FS287	Ivan Tottle
FS294	Sarah Jane Beckett
FS295	William Reginald Barnes
FS296	Character Coalition Incorporated
FS305	Garry Downs
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS314	Jeff Lowrey
FS320	Larry Small
FS321	Sarah Redfern & David Deavoll
FS322	Douglas Sierra Trust
FS323	Sally Gunn and Nick Gunn
FS324	Teri Yang and Moore Yang
FS325	Myron Zhu and Amy Yan
FS326	Rebecca McRobie and Reid McRobie
FS327	Emma Douglas and George Grant
FS332	Alan Clive Stokes
FS333	Mark Dolling Andrews
FS340	Foodstuffs North Island Limited
FS351	Drive Holdings Limited
FS353	Christopher Lynch
FS355	Wendy Ann Moffett

Further Sub #	Further Submitter
FS356	Tina Louise Lynch
FS357	Boezo Limited
FS358	James Hu
FS359	Jasvinder Singh-Taylor
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS388	Pam Shearer
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS398	Citizens Against The Housing Act
FS402	Graham Dick
FS404	South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS411	Grey Power Howick and Pakuranga and Districts Association Inc
FS415	Howick Ratepayers and Residents Association [HRRRA].
FS416	Daren Humphries
FS421	Tania Fleur Mace
FS425	Holly Purkis
FS429	Freemans Bay Residents Association
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry
FS440	Darryl Gregory
FS441	Radio New Zealand
FS442	South Epsom Planning Group (Inc)
FS445	Ashcroft Homes Auckland Limited
FS449	Stephen Richard Berry
FS456	Tom Birdsall
FS461	Hugh Green Limited
FS465	Peter Lange
FS470	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet, Graig Heatley
FS472	North Eastern Investments Limited
FS478	Yang Yang
FS480	Niall McLaren Robertson
FS481	Frank Grgec
FS487	John Gordon Hunt
FS489	Neil Group
FS490	Southside Group
FS492	Paul Willetts and Laurence Nash
FS502	Scrumptious Fruit Trust
FS503	Erica Hellier
FS504	Brett Hellier
FS505	Gregory John McKeown
FS506	Charlotte Adams-Drury
FS508	Eden Park Neighbours' Assoc. Inc

Further Sub #	Further Submitter
FS511	Angelique Ward
FS512	Bruce Anthony Gulley
FS514	Claudia Eyley and Peter Eyley
FS515	Jessica Ward
FS524	69 Roberta Avenue Limited
FS525	Andrew Brown
FS526	Lydia Hewitt
FS529	Wayne E R Russell
FS530	Allan Tyler
FS531	Cushla & Cameron Wallace
FS532	John Francis Mathe