

NORTH SHORE CITY DISTRICT PLAN

DECISIONS ON SUBMISSIONS AND FURTHER SUBMISSIONS

PCDN 24 & VARS 7 & 8

PART FOUR

Proposed Plan Change 24 and Variations 7 and 8

***Addressing Environmental Effects in Areas Subject
to Natural Flooding Hazards***

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Proposed Plan Change 24 and Variations 7 and 8

Addressing Environmental Effects in Areas Subject to Natural Flooding Hazards

Decision Notice

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1 REPORT FORMAT AND TOPICS

During the hearing, the Commissioners received presentations from submitters. After each presentation, the Commissioners asked questions where considered to be necessary and also received responses from the Council Officer and/or Consultants to the matters raised by submitters.

An extensive range of matters was raised in submissions. For convenience, the Commissioners have grouped these by topic, using a similar format to that set out in the Hearing Report as follows:

- 2 OVERALL APPROACH
- 3 FLOOD PLAINS
- 4 COASTAL INUNDATION
- 5 OVERLAND FLOW PATHS
- 6 OTHER MATTERS

In considering each of the topics, the Commissioners have adopted the following format:

Summary of Submission and Relief Sought with related further submissions - the adoption of the summary contained in the Officer's Report in each case. This summary is shown in italics.

Attachment 4-2 - contains the names and addresses of submitters and the full summary of all of the submissions with related further submissions.

Evidence Presented - being the Commissioners' summary of the evidence presented as generally set out in Section 5 of Part 1 of this report.

Commissioners Deliberations and Conclusions / Discussion - being a summary of the Commissioners' deliberations.

Submission Determination - outlining whether the submission is accepted wholly or in part or rejected.

Decisions on original and further submission points are also detailed and set out in a matrix format in Attachment 4-3 to this decision notice.

Provision Determination - outlining the changes (if any) to be made to Plan Change 24 as a consequence of accepting any submission wholly or in part. Where changes are to be made these are double underlined and if text is deleted this is indicated by a ~~double strikethrough~~ line. Changes to operative District Plan text as were notified are shown as single underline and ~~single strikethrough~~. Attachment 4-1 contains the full text of the plan change as amended by decisions on submissions.

Reasons - being the Commissioners' reasons for accepting or rejecting any submission wholly or in part.

Further Recommendations - The Commissioners have made a number of constructive further recommendations to the Council on issues raised in the submissions. These are outlined in Section 5.0 of Part 1 of this decision.

2 OVERALL APPROACH

2.1 Specific Submissions

2.1.1 Delete Entire Plan Change

1-9 Jonathan Cutler Albany City Holdings Limited C/- Harrison Grierson Consultants

Delete the Plan Change in its entirety.

Further Submissions

1-9x1	Bunnings Ltd C/- Haines Planning	Support
1-9x273	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
1-9x385	Neil Construction Limited C/- Harrison Grierson Consultants	Support
1-9x497	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
1-9x609	Albany City Property Investments Limited C/- Harrison Grierson	Support
1-9x741	Landco Ltd (LATE)	Support
1-9x83	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

2-9 Jonathan Cutler Albany City Property Investments Limited C/- Harrison Grierson Consultants

Delete the Plan Change in its entirety.

Further Submissions

2-9x2	Bunnings Ltd C/- Haines Planning	Support
2-9x282	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
2-9x394	Neil Construction Limited C/- Harrison Grierson Consultants	Support
2-9x506	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
2-9x618	Albany City Property Investments Limited C/- Harrison Grierson	Support
2-9x750	Landco Ltd (LATE)	Support
2-9x92	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

4-9 Jonathan Cutler Beta Properties Limited C/- Harrison Grierson Consultants

Delete the Plan Change in its entirety.

Further Submissions

4-9x3	Bunnings Ltd C/- Haines Planning	Support
4-9x309	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
4-9x421	Neil Construction Limited C/- Harrison Grierson Consultants	Support
4-9x533	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
4-9x645	Albany City Property Investments Limited C/- Harrison Grierson	Support
4-9x759	Landco Ltd (LATE)	Support
4-9x101	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

10-9 Fletcher Residential Fletcher Residential C/- Harrison Grierson Consultants

Delete the Plan Change in its entirety.

Further Submissions

10-9x4	Bunnings Ltd C/- Haines Planning	Support
10-9x322	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
10-9x434	Neil Construction Limited C/- Harrison Grierson Consultants	Support
10-9x546	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
10-9x658	Albany City Property Investments Limited C/- Harrison Grierson	Support
10-9x768	Landco Ltd (LATE)	Support
10-9x110	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

12-9 Jonathan Cutler Harrison Grierson Consultants

Delete the Plan Change in its entirety.

Further Submissions

12-9x5	Bunnings Ltd C/- Haines Planning	Support
12-9x333	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
12-9x445	Neil Construction Limited C/- Harrison Grierson Consultants	Support
12-9x557	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
12-9x669	Albany City Property Investments Limited C/- Harrison Grierson	Support
12-9x777	Landco Ltd (LATE)	Support
12-9x119	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

13-1 John Farquhar Heritage Land Ltd and North Eastern Investments Ltd C/- John Maassen, Cooper Rapley

Decline the Plan Change.

Further Submissions

13-1x169	Housing New Zealand Corporation C/- SKM	Oppose in Part
13-1x819	Landco Ltd (LATE)	Support
13-1x842	Strand Property Investments Ltd and Strand Plaza Takapuna Ltd	Support
13-1x727	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	Support in Part

16-1 Vaughan Smith NZRPG Management Ltd (formerly IMF) C/- Bentley & Co. Ltd

Withdraw the proposed Plan Change.

Further Submissions

16-1x64	Bunnings Ltd C/- Haines Planning	Support
16-1x826	Landco Ltd (LATE)	Support

17-1 Neil Donnelly Landco Ltd

Withdraw the proposed Plan Change in its entirety.

19-9 Jonathan Cutler Neil Construction Limited C/- Harrison Grierson Consultants

Delete the Plan Change in its entirety.

Further Submissions

19-9x6	Bunnings Ltd C/- Haines Planning	Support
19-9x352	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
19-9x464	Neil Construction Limited C/- Harrison Grierson Consultants	Support
19-9x576	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
19-9x688	Albany City Property Investments Limited C/- Harrison Grierson	Support
19-9x786	Landco Ltd (LATE)	Support
19-9x128	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

23-9 Jonathan Cutler Ritchies Coachlines C/- Harrison Grierson Consultants

Delete the Plan Change in its entirety.

Further Submissions

23-9x7	Bunnings Ltd C/- Haines Planning	Support
23-9x366	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
23-9x478	Neil Construction Limited C/- Harrison Grierson Consultants	Support
23-9x590	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
23-9x702	Albany City Property Investments Limited C/- Harrison Grierson	Support
23-9x795	Landco Ltd (LATE)	Support
23-9x137	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

27-1 Vaughan Smith The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd

Withdraw the proposed Plan Change.

Further Submissions

27-1x65	Bunnings Ltd C/- Haines Planning	Support
27-1x831	Landco Ltd (LATE)	Support

29-1 Vicki Toan/P Fuller Valley Developments Ltd C/- Glaister Ennor

That the entire Plan Change be rejected.

Further Submissions

29-1x66	Bunnings Ltd C/- Haines Planning	Support
29-1x837	Landco Ltd (LATE)	Support

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

Submitters seeking that the Plan Change be deleted or rejected in its entirety identify a range of concerns, many of which are discussed in the Introduction to this Section. The Commissioners have addressed some of these concerns by accepting other submissions, as discussed elsewhere in this decision notice. For example, the activity status of development in the 1% AEP flood plain has been amended from a non complying to a discretionary activity. In this case the activity status will therefore revert to the same status as exists currently in the partially operative District Plan.

The Commissioners have carefully considered whether this outcome indicates that the fundamental goals of PC24 are undermined to such an extent that it has little value and should be declined in its entirety. They have decided that it does not. There is value in the new 8.4.8 Natural Hazards section (as notified, now renumbered 8.4.9), that has drawn together objectives, policies, rules and assessment criteria from disparate parts of the plan, making it more focused and easier to understand. Although, in respect of flood plains, the policy framework of prevention that guided the notified version of the plan change has been subtly altered, the Commissioners have accepted the general approach taken through the plan change as being consistent with the purpose and principles of the RMA.

With respect to Landco's submission, the Commissioners have accepted the following evidence from the Council's Environmental Policy Adviser.

"It is assumed that the submission by Landco is most concerned with the implications of PC24 on development at Long Bay. The Long Bay Structure Plan relies largely on the existing provisions of the District Plan in relation to management of flooding hazards. As such, where PC24 amends these provisions they would affect development at Long Bay. Another concern raised by Landco's submission is the inclusion of site works in the definition of development. This is discussed further in Section 6.1.1. See also the PC25 Hearing Report for discussion on this point."

Submission Determination

The Commissioners **reject** the submissions.

Provision Determination

No change as a result of these submissions.

Reasons

- 1 The provisions relating to natural flooding hazards, as modified by this plan change, are an appropriate response to the need to manage hazard zones and will promote the sustainable management of resources in a manner consistent with the purpose and principles of Part 2 of the RMA.**
- 2 The overall package of provisions that have been adopted in the plan change is an efficient and effective way to meet the Council's responsibilities to manage natural flooding hazards that arise from rainfall events and coastal storms.**

3-1 Andrew Schollum, Policy Planner Auckland Regional Council

Approve the Plan Change.

Further Submissions

3-1x138	Housing New Zealand Corporation C/- SKM	Support
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7-1 Pam Dalton

Support the Plan Change.

Further Submissions

7-1x311	Albany City Holdings Limited C/- Harrison Grierson Consultants	Oppose
7-1x423	Neil Construction Limited C/- Harrison Grierson Consultants	Oppose
7-1x535	Ritchies Coachlines C/- Harrison Grierson Consultants	Oppose
7-1x647	Albany City Property Investments Limited C/- Harrison Grierson	Oppose
7-1x162	Housing New Zealand Corporation C/- SKM	Support

9-1 Robert White East Coast Bays Coastal Protection Society

Support all aspects of this proposed Plan Change.

Further Submissions

9-1x313	Albany City Holdings Limited C/- Harrison Grierson Consultants	Oppose
9-1x425	Neil Construction Limited C/- Harrison Grierson Consultants	Oppose
9-1x537	Ritchies Coachlines C/- Harrison Grierson Consultants	Oppose
9-1x649	Albany City Property Investments Limited C/- Harrison Grierson	Oppose

11-1 Bonita Watt, Chairperson Friends of Lucas Creek Society Inc

Support the key changes in proposed Plan Change 24.

14-1 Natalie Reeves Housing New Zealand Corporation C/- SKM

That the proposed [Plan Change and] variation be confirmed.

18-1 Kurt Marquart

Support the proposed changes to all Sections of Plan Change 24.

Further Submissions

18-1x343	Albany City Holdings Limited C/- Harrison Grierson Consultants	Oppose
18-1x455	Neil Construction Limited C/- Harrison Grierson Consultants	Oppose
18-1x567	Ritchies Coachlines C/- Harrison Grierson Consultants	Oppose
18-1x679	Albany City Property Investments Limited C/- Harrison Grierson	Oppose
18-1x176	Housing New Zealand Corporation C/- SKM	Support in Part

20-1 Dr Heather M Halcrow Nicholson

Support Plan Change.

Further Submissions

20-1x353	Albany City Holdings Limited C/- Harrison Grierson Consultants	Oppose
20-1x465	Neil Construction Limited C/- Harrison Grierson Consultants	Oppose
20-1x577	Ritchies Coachlines C/- Harrison Grierson Consultants	Oppose
20-1x689	Albany City Property Investments Limited C/- Harrison Grierson	Oppose

22-1 Faith J Read

Supports the proposed Plan Change.

Further Submissions

22-1x357	Albany City Holdings Limited C/- Harrison Grierson Consultants	Oppose
22-1x469	Neil Construction Limited C/- Harrison Grierson Consultants	Oppose
22-1x581	Ritchies Coachlines C/- Harrison Grierson Consultants	Oppose
22-1x693	Albany City Property Investments Limited C/- Harrison Grierson	Oppose

24-4 J A Lewis Royal Forest and Bird Protection Society

Support recognition of the impact of cumulative effects.

Further Submissions

24-4x185	Housing New Zealand Corporation C/- SKM	Support
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Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

The submitters support PC24 in principle, although some submitters qualify this with other submissions. For example, Housing New Zealand supports PC24 subject to certain amendments and modifications, which are discussed elsewhere in this decision notice. To the extent that they provide general support for the plan change, the Commissioners have accepted the submissions.

Submission Determination

The Commissioners **accept** the submissions **in part to the extent that** these submissions provide general support for the plan change.

Provision Determination

No change as a result of these submissions.

Reasons

- 1 The provisions relating to natural flooding hazards, as modified by this plan change, are an appropriate response to the need to manage hazard zones and will promote the sustainable management of resources in a manner consistent with the purpose and principles of Part 2 of the RMA.
- 2 The overall package of provisions that have been adopted in the plan change is an efficient and effective way to meet the Council's responsibilities to manage natural flooding hazards that arise from rainfall events and coastal storms.
- 3 The submissions are accepted in part to the extent that they provide general support for the plan change.

2.1.2 Non-Complying Activity Status

1-7 Jonathan Cutler Albany City Holdings Limited C/- Harrison Grierson Consultants

Amend to delete clauses (a) and (b) to identify that only piping of secondary overland flow paths is a non-complying activity.

Further Submissions

1-7x14	Bunnings Ltd C/- Haines Planning	Support
1-7x199	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	Support
1-7x233	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	Support
1-7x271	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
1-7x383	Neil Construction Limited C/- Harrison Grierson Consultants	Support
1-7x495	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
1-7x607	Albany City Property Investments Limited C/- Harrison Grierson	Support
1-7x739	Landco Ltd (LATE)	Support
1-7x840	Strand Property Investments Ltd and Strand Plaza Takapuna Ltd	Support
1-7x81	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

2-7 Jonathan Cutler Albany City Property Investments Limited C/- Harrison Grierson Consultants

Amend to delete clauses (a) and (b) to identify that only piping of secondary overland flow paths is a non-complying activity.

Further Submissions

2-7x22	Bunnings Ltd C/- Haines Planning	Support
2-7x203	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	Support
2-7x237	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	Support
2-7x280	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
2-7x392	Neil Construction Limited C/- Harrison Grierson Consultants	Support
2-7x504	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
2-7x616	Albany City Property Investments Limited C/- Harrison Grierson	Support
2-7x748	Landco Ltd (LATE)	Support
2-7x90	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

4-7 Jonathan Cutler Beta Properties Limited C/- Harrison Grierson Consultants

Amend to delete clauses (a) and (b) to identify that only piping of secondary overland flow paths is a non-complying activity.

Further Submissions

4-7x30	Bunnings Ltd C/- Haines Planning	Support
4-7x213	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	Support
4-7x247	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	Support
4-7x307	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
4-7x419	Neil Construction Limited C/- Harrison Grierson Consultants	Support
4-7x531	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
4-7x643	Albany City Property Investments Limited C/- Harrison Grierson	Support
4-7x757	Landco Ltd (LATE)	Support
4-7x99	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

10-7 Fletcher Residential Fletcher Residential C/- Harrison Grierson Consultants

Amend to delete clauses (a) and (b) to identify that only piping of secondary overland flow paths is a non-complying activity.

Further Submissions

10-7x38	Bunnings Ltd C/- Haines Planning	Support
10-7x217	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	Support
10-7x251	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	Support
10-7x320	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
10-7x432	Neil Construction Limited C/- Harrison Grierson Consultants	Support
10-7x544	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
10-7x656	Albany City Property Investments Limited C/- Harrison Grierson	Support
10-7x766	Landco Ltd (LATE)	Support
10-7x108	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

12-7 Jonathan Cutler Harrison Grierson Consultants

Amend to delete clauses (a) and (b) to identify that only piping of secondary overland flow paths is a non-complying activity.

Further Submissions

12-7x46	Bunnings Ltd C/- Haines Planning	Support
12-7x221	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	Support

12-7x255	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	Support
12-7x331	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
12-7x443	Neil Construction Limited C/- Harrison Grierson Consultants	Support
12-7x555	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
12-7x667	Albany City Property Investments Limited C/- Harrison Grierson	Support
12-7x775	Landco Ltd (LATE)	Support
12-7x117	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

13-2 John Farquhar Heritage Land Ltd and North Eastern Investments Ltd C/- John Maassen, Cooper Rapley

Delete all changes including changes to the status of activities and in particular Rule 8.4.8.3 Non-Complying Activities.

Further Submissions

13-2x170	Housing New Zealand Corporation C/- SKM	Oppose in Part
13-2x334	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
13-2x446	Neil Construction Limited C/- Harrison Grierson Consultants	Support
13-2x558	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
13-2x670	Albany City Property Investments Limited C/- Harrison Grierson	Support
13-2x820	Landco Ltd (LATE)	Support
13-2x843	Strand Property Investments Ltd and Strand Plaza Takapuna Ltd	Support
13-2x728	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	Support in Part

13-4 John Farquhar Heritage Land Ltd and North Eastern Investments Ltd C/- John Maassen, Cooper Rapley

Amend rules in 24.4 so that the activities specified in Rule 8.4.8.3 Non-Complying Activities become discretionary activities.

Further Submissions

13-4x172	Housing New Zealand Corporation C/- SKM	Oppose in Part
13-4x335	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
13-4x447	Neil Construction Limited C/- Harrison Grierson Consultants	Support
13-4x559	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
13-4x671	Albany City Property Investments Limited C/- Harrison Grierson	Support
13-4x822	Landco Ltd (LATE)	Support
13-4x845	Strand Property Investments Ltd and Strand Plaza Takapuna Ltd	Support
13-4x730	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	Support in Part

14-2 Natalie Reeves Housing New Zealand Corporation C/- SKM

Amend Rule 8.4.8.3 a) (Non-Complying Activities) so that the activity status of buildings and alterations or additions within the 1% AEP Flood Plain be retained as a discretionary activity under rule 8.4.8.2

Further Submissions

14-2x338	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
14-2x450	Neil Construction Limited C/- Harrison Grierson Consultants	Support
14-2x562	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
14-2x674	Albany City Property Investments Limited C/- Harrison Grierson	Support
14-2x825	Landco Ltd (LATE)	Support

16-5 Vaughan Smith NZRPG Management Ltd (formerly IMF) C/- Bentley & Co. Ltd

Amend Rule 8.4.8.3 Non-Complying Activities to provide for development within the 1% AEP flood plain as a Discretionary Activity under Rule 8.4.8.2.

Further Submissions

16-5x70	Bunnings Ltd C/- Haines Planning	Support
16-5x342	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
16-5x454	Neil Construction Limited C/- Harrison Grierson Consultants	Support
16-5x566	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
16-5x678	Albany City Property Investments Limited C/- Harrison Grierson	Support
16-5x830	Landco Ltd (LATE)	Support
16-5x849	Strand Property Investments Ltd and Strand Plaza Takapuna Ltd	Support
16-5x175	Housing New Zealand Corporation C/- SKM	Support in Part

19-7 Jonathan Cutler Neil Construction Limited C/- Harrison Grierson Consultants

Amend to delete clauses (a) and (b) to identify that only piping of secondary overland flow paths is a non-complying activity.

Further Submissions

19-7x54	Bunnings Ltd C/- Haines Planning	Support
19-7x225	NZRPG Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	Support
19-7x259	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	Support
19-7x350	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
19-7x462	Neil Construction Limited C/- Harrison Grierson Consultants	Support

19-7x574	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
19-7x686	Albany City Property Investments Limited C/- Harrison Grierson	Support
19-7x784	Landco Ltd (LATE)	Support
19-7x126	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

23-7 Jonathan Cutler Ritchies Coachlines C/- Harrison Grierson Consultants

Amend to delete clauses (a) and (b) to identify that only piping of secondary overland flow paths is a non-complying activity.

Further Submissions

23-7x62	Bunnings Ltd C/- Haines Planning	Support
23-7x229	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	Support
23-7x263	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	Support
23-7x364	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
23-7x476	Neil Construction Limited C/- Harrison Grierson Consultants	Support
23-7x588	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
23-7x700	Albany City Property Investments Limited C/- Harrison Grierson	Support
23-7x793	Landco Ltd (LATE)	Support
23-7x135	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

27-5 Vaughan Smith The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd

Amend Rule 8.4.8.3 Non-Complying Activities to provide for Discretionary Activity status for development within the 1% AEP flood plain.

Further Submissions

27-5x74	Bunnings Ltd C/- Haines Planning	Support
27-5x375	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
27-5x487	Neil Construction Limited C/- Harrison Grierson Consultants	Support
27-5x599	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
27-5x711	Albany City Property Investments Limited C/- Harrison Grierson	Support
27-5x835	Landco Ltd (LATE)	Support
27-5x195	Housing New Zealand Corporation C/- SKM	Support in Part

28-2 Thurlow Consulting Engineers & Surveyors Ltd

Delete rule 8.4.8.3 Non-Complying Activities and attribute the items contained within this the activity status of discretionary.

Further Submissions

28-2x376	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
28-2x488	Neil Construction Limited C/- Harrison Grierson Consultants	Support
28-2x600	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
28-2x712	Albany City Property Investments Limited C/- Harrison Grierson	Support
28-2x836	Landco Ltd (LATE)	Support
28-2x196	Housing New Zealand Corporation C/- SKM	Support in Part

Evidence Presented

None.

Commissioners Deliberations and Conclusions/Discussion

Submitters are concerned with the non complying activities in Section 8.4.8 (as notified). Some submitters seek amendment to identify only piping of the secondary overland flow path as non-complying, while others seek that all non-complying activities be identified as discretionary.

It is the Council's intention to avoid development within the 1% AEP flood plain to protect function and integrity of the flood plain, and property. Therefore the notified version of the Plan Change does not provide for development to occur within these areas, providing a clear direction for flood management and the use and development of land in the flood plain as a non complying activity. In light of submissions however, the Commissioners can envisage situations where development is appropriate in the flood plain. This is highlighted by policy 3 in the notified version of PC24 which envisages a set of parameters where, if fulfilled, development may be justifiable. Given this situation the Commissioners consider that a non complying status is not justifiable. The Commissioners consider such development should be a discretionary activity, applications for which Council still has the discretion to notify and either grant or refuse consent where appropriate and still enables protection of function, integrity and property. The policies relating to flood plains have been amended to recognise better reflect the situations in which development in the flood plain is appropriate (see discussion in Part 3 Flood Plains). New assessment criteria have also been introduced (see Section 8.4.9.11). The Commissioners consider however that it is

still appropriate that, as a general policy direction, development in the flood plain is to be avoided. See the discussion under 3.1.2 Avoidance versus Mitigation.

The Commissioners have analysed the non complying activities relating to overland flow paths and consider that they should remain non complying. The Commissioners can envisage few situations where an overland flow path should be obstructed or a secondary overland flow path should be piped. See the discussion in Part 5 Overland Flow Paths.

Submission Determination

The Commissioners **accept** the submissions **in part**.

The Commissioners accept those parts of the submissions that propose that development in the 1% AEP flood plain should be a discretionary activity and that piping of secondary overland flow paths should remain a non complying activity.

The Commissioners reject those parts of the submissions that propose that the non complying activities relating to overland flow paths be made discretionary activities.

Provision Determination

- The activity status in respect of buildings within the 1% flood plain is amended from non complying to discretionary.

8.4.8.3 Non-Complying Activities

- ~~a) All Buildings and structures (excluding network utilities), or alterations and additions to existing buildings increasing building coverage, within the 1% AEP flood plain.~~

8.4.9.1.38 Discretionary Activities

- ~~a) Site works within overland flow paths and/or the 1% AEP flood plain where they are not associated with flood protection works or network utilities.~~
- a) Buildings and structures or alterations and additions to existing buildings increasing building coverage, within the 1% AEP flood plain.
- b) Permitted and controlled activities that do not comply with Rule 8.4.9.5 General Standards.
- Consequent changes to subdivision rules are necessary to ensure consistency between subdivision and development provisions. Delete S9.4.1.5 b) and insert 9.4.1.4 n).

9.4.1.5 Non-Complying Activities

- ~~b) Subdivision or development that will result in a building platform within the 1% AEP flood plain (in accordance with Rule 8.4.8.1.3).~~

9.4.1.4 Discretionary Activities

- n) Subdivision that will result in a building platform within the 1% AEP flood plain (in accordance with Rule 8.4.9.1.3 (a)).
- New assessment criteria for discretionary activities

8.4.9.11 8-8 Assessment Criteria for Discretionary Activities

Without restricting the exercise of Council's discretion, the Council's assessment of applications for discretionary activities subject to natural hazards may include the following as applicable:

The Assessment Criteria for Controlled activities listed in Rule 8.4.9.9, 8-7, Limited Discretionary activities in Rule 8.4.9.10, and:

- ~~a) The extent to which site works within an Overland flow path or 1% AEP Flood plain materially changes the location, scale, intensity, and/or direction of water flow and/or flood waters.~~

- ~~b) The extent to which site works within the 1% AEP flood plain remove vegetation or limit the ability of the flood plain to function naturally.~~
- ~~c) The extent to which an overland flow path is redirected to enable the construction of buildings, structures or fencing (including retaining walls) while providing for the continuity of overland flow paths both within the site and to and from adjacent sites with no adverse effects on adjacent sites or property.~~
- ~~d) Whether the hydrological report determines that an alternative minimum finished floor height is acceptable to avoid the effects of flooding on buildings.~~
- a) Whether redevelopment of existing buildings and structures can be undertaken in a way that reduces flood hazards for the site, as well as downstream or upstream sites, using techniques such as reducing building coverage and increasing on-site flood storage space.
- b) Whether development proposed to be located in the 1% AEP flood plain is required to be located in the flood plain for operational reasons (such as infrastructure) and involves activities that do not place people at risk of adverse affects.
- c) Whether green areas, parking areas or buildings and structures that are less susceptible to effects of flooding or prone to exacerbating effects of flooding can be located in the flood plain.
- d) Whether the retention of vegetation or addition of new vegetation will:
- i) benefit the hydrology of the flood plain
 - ii) benefit the ecology of the flood plain and streams
 - iii) contribute to green linkages.
- e) The extent to which the amenity of the development will be affected by flooding, including the likely frequency of flooding.

Reasons

- 1 Council's proposed policy direction to completely avoid buildings in the flood plain is not justifiable as there are situations where development in this location will be acceptable.
- 2 In association with the total package of objectives, policies and rules for the plan change, a discretionary activity status for buildings and structures in the flood plain is appropriate as it envisages that some development may have the need to locate there, whilst the ability to reject inappropriate applications is retained.
- 3 The non complying activity status for obstructing overland flow paths and piping secondary overland flow paths is appropriate as there are alternative opportunities to resolve conflict between development and overland flow paths.

11-3 Bonita Watt, Chairperson Friends of Lucas Creek Society Inc

Support ensuring new development remains clear of flood plains (by applying a non-complying activity status to any proposals to build in a flood plain) both to enable these areas to function properly and to ensure the safety and amenity of developments.

Further Submissions

11-3x168	Housing New Zealand Corporation C/- SKM	Oppose
11-3x323	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support in Part and Oppose in Part
11-3x435	Neil Construction Limited C/- Harrison Grierson Consultants	Support in Part and Oppose in Part
11-3x547	Ritchies Coachlines C/- Harrison Grierson Consultants	Support in Part and Oppose in Part
11-3x659	Albany City Property Investments Limited C/- Harrison Grierson	Support in Part and Oppose in Part

24-12 J A Lewis Royal Forest and Bird Protection Society

Support 8.4.8.3 Non-Complying Activities.

Further Submissions

24-12x193 Housing New Zealand Corporation C/- SKM	Oppose
24-12x370 Albany City Holdings Limited C/- Harrison Grierson Consultants	Oppose
24-12x482 Neil Construction Limited C/- Harrison Grierson Consultants	Oppose
24-12x594 Ritchies Coachlines C/- Harrison Grierson Consultants	Oppose
24-12x706 Albany City Property Investments Limited C/- Harrison Grierson	Oppose

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

The submissions support rules with a non-complying activity status in the notified version of PC24. As discussed above, the Commissioners consider that development in the 1% AEP flood plain should be a discretionary activity. The Commissioners consider however, that this activity status will be sufficient to ensure that inappropriate development remains clear of flood plains, protecting the integrity of the flood plain and ensuring that flood plains do not diminish from the amenity of developments.

Submission Determination

The Commissioners **accept** the submissions **in part to the extent that** some activity statuses remain non complying and development that is inappropriate for location in a flood plain remains clear of flood plain areas.

Provision Determination

No change.

Reasons

- 1 Council's proposed policy direction to completely avoid buildings in the flood plain is not justifiable as there are situations where development in this location will be acceptable.
- 2 A discretionary activity status for buildings and structures in the flood plain is appropriate as it envisages that some development may have the need to locate there, whilst the ability to reject inappropriate applications is retained.
- 3 The non complying activity status for obstructing overland flow paths and piping secondary overland flow paths is appropriate as there are alternative opportunities to resolve conflict between development and overland flow paths.
- 4 The submissions are accepted in part to the extent that some activity statuses remain non complying and development that is inappropriate for location in a flood plain remains clear of flood plain areas.

2.1.3 Support Rules in 8.4.8 (Now Renumbered 8.4.9)

24-11 J A Lewis Royal Forest and Bird Protection Society

Support 8.4.8 Natural Hazards, rules exclude permitted activities.

Further Submissions

24-11x192 Housing New Zealand Corporation C/- SKM	Support
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Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

As discussed elsewhere in this decision notice, the Commissioners have resolved to amend some of the rules relating to natural hazards, including introducing new permitted activity rules (see submissions 21-1, 21-5 and 25-1).

Submission Determination

The Commissioners **accept** the submission **in part to the extent that** the requirement for resource consent remains for particular activities.

Provision Determination

No change.

Reasons

- 1 As a result of submissions, the rules in S 8.4.8 (as notified, now renumbered 8.4.9) have been amended to include new permitted activity rules. These are discussed elsewhere in this decision notice under submissions 21-1, 21-5, and 25-1.**
- 2 The submission supports the exclusion of permitted activities, and to the extent that the requirement for resource consent remains for particular activities, the submission is accepted.**

2.1.4 Identification of Flooding Hazards

3-13 Andrew Schollum, Policy Planner Auckland Regional Council

Ensure the practicality of the rules and information requirements in Section 8.4.8 Natural Hazards, by accurately identifying the 1% AEP flood plain across North Shore City using Light Detection and Ranging (LIDAR).

Further Submissions

3-13x150	Housing New Zealand Corporation C/- SKM	Support
3-13x206	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	Support
3-13x240	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	Support
3-13x291	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
3-13x403	Neil Construction Limited C/- Harrison Grierson Consultants	Support
3-13x515	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
3-13x627	Albany City Property Investments Limited C/- Harrison Grierson	Support
3-13x807	Landco Ltd (LATE)	Support

5-2 Sharon Blincoe

That the proposed Plan Change is put on hold until the completion of a comprehensive stormwater study that has investigated the reality of local conditions rather than a theoretical approach. That more consultation is undertaken with the owners of properties affected by rules relating to overland flow paths.

Further Submissions

5-2x310	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
5-2x422	Neil Construction Limited C/- Harrison Grierson Consultants	Support
5-2x534	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
5-2x646	Albany City Property Investments Limited C/- Harrison Grierson	Support

25-2 David Sanders and Gael McKitterick

Provide for a permitted activity standard where a Hydrological Report demonstrates that a building or structure is not within an overland flow path as shown on the GIS maps.

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

The submitters are concerned that flood plains and overland flow paths across the North Shore region have not been correctly identified. The hazards have been mapped using LiDAR and the overland flow paths gauged from this process. The Commissioners accept that this process will not be 100% correct but it is not cost effective to survey every site in the North Shore. Should an applicant adequately demonstrate that an application is not hindered by an overland flow path Council will update the GIS system and a resource consent will not be required. The Commissioners do not consider it necessary to specifically provide for a permitted activity in this respect.

Submission Determination

The Commissioners **accept** submission 3-13.

The Commissioners **reject** submission 5-2.

The Commissioners **accept** submission 25-2 **in part to the extent that**, practically, a permitted activity standard is not required where a Hydrological Report demonstrates that an overland flow path will not affect development.

Provision Determination

No change as a result of these submissions.

Reasons

- 1 **The flood plain has been identified using LiDAR and this information is available to Councils and applicants. For this reason submission 3-13 is accepted.**
- 2 **Council has up to date information concerning the location of areas subject to flooding, including overland flow paths, and therefore it is unnecessary to put PC24 on hold. For this reason submission 5-2 is rejected.**
- 3 **Where it can be demonstrated that development does not occur within an area subject to a hazard there would be no requirement for resource consent.**

5-1 Sharon Blincoe

That no building restrictions be put on 14 Bardia Street, Takapuna as there are other options to control or redirect any overland flow path.

Evidence Presented

None.

Commissioners Deliberations and Conclusions/Discussion

PC24 does not put building restrictions on sites, but it does require that overland flow paths are considered at the time of development. If a development does not cause an obstruction to an overland flow path then these rules will not prevent the development proceeding. The submission is correct in stating that there are other options to control or redirect any overland flow path – if an overland flow path will affect development, it can be diverted or altered providing the location at which it enters or exits the site is not altered, and nor is the volume and velocity of flow.

Submission Determination

The Commissioners **accept** the submission **in part to the extent that** a building restriction is not placed on properties as typically there are other measures to address overland flow paths.

Provision Determination

No change as a result of this submission.

Reasons

- 1 **Overland flow paths need to be considered when planning development, to avoid obstructing them and potentially causing localised flooding.**
- 2 **The submission is accepted in part, to the extent that building restrictions are not placed on properties, as typically there are other options to deal with overland flow paths that have potential to affect development.**

3 FLOOD PLAINS

3.1 Specific Submissions

3.1.1 Support Protection of the Flood Plain

24-1 J A Lewis Royal Forest and Bird Protection Society

Support the greater recognition of peak flows as a potential hazard.

Further Submissions

24-1x182 Housing New Zealand Corporation C/- SKM

Support

24-6 J A Lewis Royal Forest and Bird Protection Society

Support 8.3.7 Natural Hazards, Objectives: Flood Plains.

Further Submissions

24-6x367 Albany City Holdings Limited C/- Harrison Grierson Consultants

Oppose

24-6x479 Neil Construction Limited C/- Harrison Grierson Consultants

Oppose

24-6x591 Ritchies Coachlines C/- Harrison Grierson Consultants

Oppose

24-6x703 Albany City Property Investments Limited C/- Harrison Grierson

Oppose

24-6x187 Housing New Zealand Corporation C/- SKM

Support

24-7 J A Lewis Royal Forest and Bird Protection Society

Support 8.3.7 Natural Hazards, Objectives: Flood Plains, Policies 1 and 4.

Further Submissions

24-7x188 Housing New Zealand Corporation C/- SKM

Support

26-1 Shirley Squire

Support 8.3.7 Natural Hazards, Objective: Flood Plains, Policy 3 c) and d).

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

Two of the submissions generally support the policy approach taken by PC24, and two support specific policies. The general intent of the objectives and policies has not changed, although the Commissioners have made changes as a result of other submissions. See the discussion under submissions 13-5 and 13-6 for further information.

Royal Forest and Bird support policies 1 and 4. Policy 1 has not changed in principle, but policy 4 has had the reference to native vegetation removed, and replaced by a general reference to vegetation. Again, see the discussion under submissions 13-5 and 13-6 as to reasons for this change. The specific policies supported by Shirley Squire remain largely unchanged.

Submission Determination

The Commissioners **accept** the submissions **in part**, to the extent that these submissions provide general support for the plan change.

Provision Determination

No change as a result of these submissions.

Reasons

- 1 These objectives and policies, in association with the total package of objectives and policies for natural flooding hazards, will promote the sustainable management of resources in a manner consistent with the purpose and principles of Part 2 of the RMA.
- 2 Those aspects of the submissions that support the general policy framework for flood management are accepted.

3.1.2 Avoidance versus Mitigation

13-3 John Farquhar Heritage Land Ltd and North Eastern Investments Ltd C/- John Maassen, Cooper Rapley

Modify the Objectives and Policies so that there is a focus upon minimising development within the 1% AEP unless reasonable utilisation of the site, having regard to its character and location, justifies development in which case mitigation will be required addressing the matters set out in policy 3 (Objectives: Flood Plains) as specified in 8.3.7 Natural Hazards.

Further Submissions

13-3x171	Housing New Zealand Corporation C/- SKM	Oppose in Part
13-3x821	Landco Ltd (LATE)	Support
13-3x844	Strand Property Investments Ltd and Strand Plaza Takapuna Ltd	Support
13-3x729	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	Support in Part

16-4 Vaughan Smith NZRPG Management Ltd (formerly IMF) C/- Bentley & Co. Ltd

Amend Objectives: Flood Plains and the associated policies to provide for development within the 1% AEP flood plain to be “managed” rather than “avoided”.

Further Submissions

16-4x69	Bunnings Ltd C/- Haines Planning	Support
16-4x341	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
16-4x453	Neil Construction Limited C/- Harrison Grierson Consultants	Support
16-4x565	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
16-4x677	Albany City Property Investments Limited C/- Harrison Grierson	Support
16-4x829	Landco Ltd (LATE)	Support
16-4x848	Strand Property Investments Ltd and Strand Plaza Takapuna Ltd	Support

27-4 Vaughan Smith The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd

Amend Objectives: Flood Plains and the associated policies to provide for development within the 1% AEP flood plain to be “managed” rather than “avoided”.

Further Submissions

27-4x73	Bunnings Ltd C/- Haines Planning	Support
27-4x374	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
27-4x486	Neil Construction Limited C/- Harrison Grierson Consultants	Support
27-4x598	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
27-4x710	Albany City Property Investments Limited C/- Harrison Grierson	Support
27-4x834	Landco Ltd (LATE)	Support

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

The submissions seek to modify the objectives and policies to ‘minimise’ or ‘manage’ development in the flood plain rather than have them focus on avoidance. The Commissioners have decided that the activity status for development in a flood plain be reduced from non complying to discretionary, but have retained the focus on avoidance of further buildings and structures.

As a general rule, development should not take place in the flood plain, unless it can be shown that it cannot be practicably located elsewhere, and if so, whether adverse effects of the matters discussed in revised policy 4 are avoided or mitigated. The Commissioners consider that this policy approach is necessary to avoid further cumulative effects of incursions by development into the flood plain, as they impinge on the carrying capacity of the flood plain and create barriers to flood flows. This will ensure that the integrity of the flood plain and the natural environment is protected, as are other properties.

However the approach does not preclude development occurring in the flood plain where it demonstrates compliance with the policy approach and assessment criteria.

Submission Determination

The Commissioners **reject** the submissions.

Provision Determination

No change as a result of these submissions.

Reasons

- 1 The intention of the Plan Change is to avoid development in the flood plain unless it cannot be practically located elsewhere and can protect the function and integrity of the flood plain and other properties.
- 2 This approach is necessary to ensure the protection of the natural environment and other property owners. 'Managing' or 'minimising' development in the flood plain may undermine these goals.
- 3 Development is still possible in the flood plain where it meets the policy and assessment criteria.

24-3 J A Lewis Royal Forest and Bird Protection Society

Question the change from avoidance to mitigation of potential buildings.

Further Submissions

24-3x184 Housing New Zealand Corporation C/- SKM

Support

24-5 J A Lewis Royal Forest and Bird Protection Society

More recognition of the necessity of flood plains and avoidance of structures.

Further Submissions

24-5x186 Housing New Zealand Corporation C/- SKM

Support

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

The Commissioners have accepted the following evidence from Council's Environmental Policy Adviser.

"Royal Forest & Bird seeks more recognition of the necessity of flood plains and avoidance of structures within the Explanation and Reasons to the Objectives and Policies. Royal Forest & Bird also seeks clarification as to why the Plan Change has deleted the existing policy around avoiding development in areas that are subject to the 1 in 100 year flood (Objective 8.3.5: Stormwater Control - Policy 2) and replaced it with one envisaging mitigation of adverse effects for buildings that must locate within the flood plain (Section 8.3.7, Proposed Policy 3).

...Avoiding development in the 1% AEP flood plain remains the focus of PC24, as illustrated by Policy 1, but it is also recognised that it is not always possible to avoid development and where this is the case the effects need to be managed or mitigated."

Submission Determination

The Commissioners **reject** the submissions.

Provision Determination

No change as a result of these submissions.

Reasons

- 1 It is not always possible to avoid development in the flood plain, and so management and mitigation of the effects of development need to be provided for.

24-14 J A Lewis Royal Forest and Bird Protection Society

Acceptance of any renovations but not of additions or new buildings in Section 8.3.7 Natural Hazards, Objectives: Flood Plains, Policies 2 and 3 as inconsistent with Policy 1 and mitigation should not be possible.

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

Royal Forest and Bird accept renovations to existing buildings but do not think that new buildings are acceptable in the flood plain. The submission notes that there appears to be an inconsistency between policy 1 and policy 2 and 3.

Policy 2 (now policy 6) deals with the flood sensitive area, and as such is not inconsistent with policy 1, which deals with the flood plain. PC 24 does not require avoidance of buildings in the flood sensitive area as these areas are outside the 1% AEP flood plain.

Policy 3 (now split up into policies 3 and 4) recognise that development in the flood plain is sometimes appropriate where an applicant can demonstrate that the development will not affect the flood plain and other properties. The Commissioners consider that it is not justifiable to impose a prohibition on development in the flood plain, as in some circumstances the effects of development will be minor. The policies are not inconsistent, but provide for avoidance unless certain conditions are met.

Submission Determination

The Commissioners **reject** the submission.

Provision Determination

No change as a result of this submission.

Reasons

- 1 Policy 2 does not address development in the 1% AEP flood plain.**
- 2 A prohibition or blanket avoidance of development in the flood plain is not appropriate and policies 3 and 4 make it clear as to when development will be acceptable in the flood plain.**

3-2 Andrew Schollum, Policy Planner Auckland Regional Council

Amend Policy 1, Section 8.3.7 Natural Hazards, Objective: Flood Plains; to read: "By identifying the 1% AEP flood plain during subdivision or development and manage the effects of development within..."

Further Submissions

3-2x139	Housing New Zealand Corporation C/- SKM	Support
3-2x283	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
3-2x395	Neil Construction Limited C/- Harrison Grierson Consultants	Support
3-2x507	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
3-2x619	Albany City Property Investments Limited C/- Harrison Grierson	Support
3-2x796	Landco Ltd (LATE)	Support

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

The Commissioners have accepted the following evidence from Council's Environmental Policy Adviser.

ARC's submission seeks amendment to Policy 1 to include identification of the 1% AEP flood plain during subdivision and development... It is acknowledged that amendment to Policy 1 as suggested by the ARC would assist with ensuring that development is avoided in the flood plain. Furthermore, such an amendment would confirm whether development would be subject to the 1% AEP flood plain in the event that GIS mapping is incorrect".

Submission Determination

The Commissioner **accepts** the submission.

Provision Determination

Policy 1 is amended as follows.

1. By identifying the 1% AEP flood plain during subdivision or development and managing the effects of development within the 1% AEP flood plain by avoiding any additional buildings and structures being erected within it.

Reasons

- 1 Identifying the 1% AEP flood plain during subdivision or development will assist in ensuring that development is avoided in that area.
- 2 This addition supports the requirement contained in 8.4.9.8 Information Requirements to show the 1% AEP flood plain during subdivision and development.

13-5 John Farquhar Heritage Land Ltd and North Eastern Investments Ltd C/- John Maassen, Cooper Rapley

Such other amendments to the Plan Change and variation as are necessary or desirable to enable site specific and application specific evaluation of developments within the 1% AEP as discretionary activities.

Further Submissions

13-5x173	Housing New Zealand Corporation C/- SKM	Oppose in Part
13-5x336	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
13-5x448	Neil Construction Limited C/- Harrison Grierson Consultants	Support
13-5x560	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
13-5x672	Albany City Property Investments Limited C/- Harrison Grierson	Support
13-5x823	Landco Ltd (LATE)	Support
13-5x846	Strand Property Investments Ltd and Strand Plaza Takapuna Ltd	Support
13-5x731	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	Support in Part

13-6 John Farquhar Heritage Land Ltd and North Eastern Investments Ltd C/- John Maassen, Cooper Rapley

Such other amendments to the Plan Change and variations Objectives and Policies that ensure the focus is on mitigation of effects rather than avoidance where intensive development of the land is justified having regard to the characteristics and location of the land in the urban fabric and where the risk of material damage downstream as a result of development within the 1% AEP is small.

Further Submissions

13-6x174	Housing New Zealand Corporation C/- SKM	Oppose in Part
13-6x337	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
13-6x449	Neil Construction Limited C/- Harrison Grierson Consultants	Support
13-6x561	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
13-6x673	Albany City Property Investments Limited C/- Harrison Grierson	Support
13-6x824	Landco Ltd (LATE)	Support
13-6x847	Strand Property Investments Ltd and Strand Plaza Takapuna Ltd	Support
13-6x732	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	Support in Part

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

The submissions seek amendments to PC24 to enable evaluation of developments as discretionary activities, and to enable intensive development of land where the risk of material adverse effects of such development is small. The submitter also made detailed written and oral submissions at the hearing. A number of these topics are discussed under headings below.

Redevelopment of Sites in the Flood Plain

The Commissioners view redevelopment of sites in the flood plain as an opportunity to lessen effects of development on the flood plain and surrounding properties. This should be encouraged as the existing use rights relating to any application enable a redevelopment to have similar effects as the previous development, whereas better outcomes should be encouraged. The Commissioners consider that a new objective is necessary to encourage redevelopment that reduces the extent of the 1% AEP flood plain, as is a new policy to support this.

New Development in the Flood Plain

The Commissioners consider that, for clarity, policy 3 in the notified version of PC24 is confused and needs to be separated into 2 policies.

Vegetation

During the hearing the submitter argued that Council was confusing hazard management with amenity, and that Policy 4 and Policy 3 e) in the notified version should not refer to native vegetation. The Commissioners agree that any vegetation may have effects on the flood plain, regardless whether it is native or not. The reference to native should be removed in both these areas and policy 4 in the notified version should be expanded to provide a linkage between objective 2 and the assessment criteria for discretionary activities.

Emergency Access

The submitter requested that the reference in policy 3 of the notified plan change to “escape in a 1% event” should be deleted. The Commissioners agree that it is unlikely that people will be attempting to move around in a 1% event, and this reference should be removed.

Finished Floor Levels in Flood Sensitive Areas

In written submissions at the hearing the applicant suggested that the word ‘avoid’ in this policy should be amended to ‘are above’. This drafting is preferable to that in the notified plan change and the Commissioners accept this submission. For consistency, this should also be done in policy 1 for the Coastal Inundation Area.

Public Notification

In written submissions the applicant submitted that any controlled or discretionary activity in PC 24 need not be publicly notified nor served on affected parties. In response to questions during the hearing however the submitter’s representative noted that while it was considered that public notification was unnecessary, service of affected parties may be appropriate.

The RMA does not allow public notification and/or service of notice on affected parties to be waived for discretionary activities. The Commissioners are therefore unable to implement this aspect of the submission. However the Commissioners have decided that some rules regarding overland flow paths be amended to be provided for as limited discretionary activities. The Commissioners consider that it is appropriate that these limited discretionary activities be excluded from the need for public notification as their potential effects on the wider community will be minor. However they do not consider it appropriate that affected parties need not be served notice of an application entirely, as development that affects overland flow paths has the potential to affect neighbouring properties. Nor do the Commissioners consider that it is appropriate to exclude service of notice on affected parties for controlled activities in Sections 8.4.9.1 – 8.4.9.3.

Obstruction of Overland Flow Paths

In the proposed redraft of PC 24 the submitter deleted the first policy concerning overland flow paths. The Commissioners consider that the policy should remain in order to make it clear that water needs to be able to flow freely in overland flow paths. However the policy discusses both obstruction and the ability to pass stormwater flows from a 1% AEP rainfall event. The Commissioners consider that it is most important that the overland flow path is able to pass stormwater flows from a 1% event, and that the reference to obstruction is not necessary.

Submission Determination

The Commissioners **accept** the submissions **in part to the extent that** amendments be made to reflect the circumstances in which avoidance of development in the flood plain is not justified and the principles that should guide an application in this instance.

Provision Determination

- New objective for redevelopment of properties in the flood plain.
4. To encourage redevelopment that reduces the extent of the 1% AEP flood plain.

- New and amended policies as discussed above.

Policies

1. By identifying the 1% AEP flood plain during subdivision or development and managing the effects of development within the 1% AEP flood plain by avoiding any additional buildings and structures being erected within it.
 42. By retaining ~~native~~ vegetation cover or introducing new vegetation cover ~~and encouraging to provide enhancement of the 1% AEP flood plain, provide green linkages and support the ecology of streams. by avoiding development and encouraging revegetation of native species.~~
 3. By requiring any new development required to locate within the 1% AEP flood plain to demonstrate that it cannot practically be located elsewhere.
 34. By ~~requiring~~ ensuring that any development required to locate in the 1% AEP flood plain avoids or mitigates any adverse effects so that: ~~to demonstrate that it cannot practically be located elsewhere and any adverse effects would be avoided or mitigated so that:~~
 - a) All habitable floor levels are protected from the 1% AEP flood event; and
 - ~~b. Access to buildings is maintained providing escape in a 1% AEP flood event; and~~
 - ~~e-b) Development does not obstruct the natural flow of flood waters, or divert flows onto neighbouring properties or exacerbate upstream and downstream flooding; and~~
 - ~~d-c) The storage capacity of the flood plain is retained. ; and~~
 - ~~e. Existing vegetation within the flood plain is retained.~~
 5. By recognising the potential for redevelopment in the 1% AEP flood plain, to reduce the extent of the flood plain and to reduce the cumulative adverse effects of the flood plain on the site and on other properties.
 6. By ensuring that new buildings and structures, or additions/extensions to existing buildings located within flood sensitive areas are managed so that finished floor levels ~~avoid~~ are above the 1% AEP flood levels.
- Amendment to policy 1 concerning overland flow paths
 1. By identifying overland flow paths during subdivision or development and ensuring they ~~are~~ retained ~~free of obstruction~~ the capacity to pass stormwater flows from a 1% AEP rainfall event safely without causing damage to any property.
 - New provision detailing that public notification is not necessary but service of notice on affected parties is appropriate.

8.4.9.4 Rule: Public Notification Waived

The Council shall consider any application for the following Limited Discretionary resource consents under Rule 8.4.9.2.2 a), b) and c) without public notification. Notice of such an application shall be served on all affected parties unless the statutory tests for non-notification are met. If the Council considers special circumstances exist it may require the application to be publicly notified.

Refer to Rule 3.3.2 Notification Processes for Resource Consents – Applications Requiring Multiple Resource Consents.

Explanation and Reasons

Infringement of any of the Rules 8.4.9.2.2 a), b) and c) have the potential to affect neighbouring properties or other properties that are affected by the same overland flow path, but it is unlikely that infringements will have effects on the wider general public. Therefore the need to publicly notify such applications has been excluded.

Reasons

- 1 The objectives and policies require amendments in order to best meet the Council's responsibilities to manage natural flooding hazards in an efficient and effective manner.
- 2 These objectives and policies, in association with the total package of objectives and policies for natural flooding hazards, will promote the sustainable management of resources in a manner consistent with the purpose and principles of Part 2 of the RMA.
- 3 The submissions are accepted to the extent that those amendments be made to reflect the circumstances in which avoidance of development in the flood plain is not justified and the principles that should guide an application in this instance.
- 4 It is appropriate that limited discretionary activity applications concerning diverting, altering and piping overland flow paths and structures located within overland flow paths do not need to be publicly notified, but limited only to service of affected parties.

3.1.3 Safety and Access

3-3 Andrew Schollum, Policy Planner Auckland Regional Council

Amend 8.3.7 Natural Hazards, Explanation and Reasons; to include a reference to avoiding risk to life and property, and to make explicit reference to the need to ensure public safety.

Further Submissions

3-3x140	Housing New Zealand Corporation C/- SKM	Support
3-3x284	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
3-3x396	Neil Construction Limited C/- Harrison Grierson Consultants	Support
3-3x508	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
3-3x620	Albany City Property Investments Limited C/- Harrison Grierson	Support
3-3x797	Landco Ltd (LATE)	Support

3-14 Andrew Schollum, Policy Planner Auckland Regional Council

Amend 8.4.8.6 Information Requirements by adding a new Section requiring assessment of safety and access issues. This addition should include the following, or similar, wording: "Identify the ability to ensure access to the building platform during a 1% AEP flooding event".

Further Submissions

3-14x207	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	Oppose
3-14x241	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	Oppose
3-14x151	Housing New Zealand Corporation C/- SKM	Support
3-14x292	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
3-14x404	Neil Construction Limited C/- Harrison Grierson Consultants	Support
3-14x516	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
3-14x628	Albany City Property Investments Limited C/- Harrison Grierson	Support
3-14x808	Landco Ltd (LATE)	Support

3-15 Andrew Schollum, Policy Planner Auckland Regional Council

Amend 8.4.8.7 Assessment Criteria for Controlled Activities by adding a new Section as follows: "Whether access is able to be maintained to ensure safe egress during flooding".

Further Submissions

3-15x152	Housing New Zealand Corporation C/- SKM	Support
3-15x293	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
3-15x405	Neil Construction Limited C/- Harrison Grierson Consultants	Support
3-15x517	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
3-15x629	Albany City Property Investments Limited C/- Harrison Grierson	Support
3-15x809	Landco Ltd (LATE)	Support

3-20 Andrew Schollum, Policy Planner Auckland Regional Council

Amend 9.4.3.3 Explanation and Reasons (Variation 7) to include reference to safety issues associated with the need to ensure building platforms are above the 1% AEP flood level.

Further Submissions

3-20x157	Housing New Zealand Corporation C/- SKM	Support
3-20x297	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
3-20x409	Neil Construction Limited C/- Harrison Grierson Consultants	Support
3-20x521	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
3-20x633	Albany City Property Investments Limited C/- Harrison Grierson	Support
3-20x814	Landco Ltd (LATE)	Support

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

ARC's submissions are concerned with the retention of safe egress during flooding, and seek various amendments to provide suitable consideration of this issue at the time of resource consent.

As discussed under submissions 13-5 and 13-6, the Commissioners consider that, given the potential gravity of a 1% AEP flooding event, it is unlikely that people will be attempting to move around unless absolutely necessary. It is accepted that there is an argument that in an emergency persons may need to gain access to or leave a property. However the Commissioners consider that the chances of the two events occurring simultaneously are remote and do not justify specific reference in the Information Requirements or controlled activity assessment criteria.

The ARC also seeks greater explanation of safety issues associated with ensuring building platforms are above the 1% AEP flood level in association with Rule 9.4.3.3. The Commissioners acknowledge that safety issues are a relevant consideration for the location of building platforms and as such greater explanation should be included in the Explanation and Reasons for this rule.

Submission Determination

The Commissioners **reject** submissions 3-3, 3-14, and 3-15.

The Commissioners **accept** submission 3-20.

Provision Determination

- Addition to explanation and reasons in 9.4.3.3.

Explanation and Reasons

The need to identify an area suitable for the construction of a building on each lot ensures that the design of the subdivision or development takes account of the particular characteristics of the land in the layout of the lots and location of buildings to avoid potential risks to property and safety from natural hazards. It also enables the Council to be satisfied that a suitable building area can be provided, in accordance with the requirements of the zone in which the land is located, prior to any approval of the subdivision.

The location of building platforms in the 1% AEP flood plain or an overland flow path creates problems for the property owner (including adverse effects on amenity values, and potential risks to property and safety), downstream properties and receiving environments by increasing and/or redirecting flood flows and preventing the flood plain from functioning naturally, and therefore all effort to prevent buildings locating in the flood plain or obstructing overland flow paths should be taken. It is expected that in determining an appropriate building platform consideration be given to any current adopted NSCC engineering/infrastructure standards.

Reasons

- 1 **Requiring an applicant to provide for safe access to and from a property during a 1% AEP flooding event is unreasonable.**
- 2 **A reference to safety is appropriate when dealing with the location of building platforms and the need to ensure they are above the 1% AEP flood level.**

3.1.4 Larger Scale Flooding Events

8-3 Devonport Community Board

Give greater recognition to the effects / management of flows in excess of the 1% AEP events.

8-4 Devonport Community Board

Give encouragement to the evaluation of damage that may occur through events in excess of the 1% AEP so that it may be limited to that which can be repaired or reinstated rather than catastrophic collapse.

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

The Commissioners have accepted the following evidence from Council's Environmental Policy Adviser.

"The Devonport Community Board seek greater recognition of the effects and management of flows in excess of the 1% AEP event, including an evaluation of potential damage caused by such events in order to minimise potential future damage. The Council acknowledges that events greater than the 1% AEP do occur, although these would occur very rarely. By identifying a flood sensitive area, where habitable buildings must provide a 500mm freeboard above the 1% AEP flood level these events are catered for in a small way. Allowance has also been made for the effects of possible climate change over the next 50 – 100 years by adjusting the rainfall figures used for Council's stormwater modelling and design standards, when determining the 1% AEP – reflecting that what accounts for a 1% AEP event today may be a more frequent event in the future.

It is extremely difficult to estimate with any accuracy the likely damage that might occur in a particular rainfall event. Requiring applicants to do this for events in excess of the 1% AEP event is not a realistic requirement. Instead the approach that has been taken is to limit the development that occurs within the 1% AEP flood plain so that the damage caused by events that exceed this magnitude will be minimal".

Submission Determination

The Commissioners **accept** submission 8-3 **in part to the extent that** some allowance for events greater than the 1% AEP flood event have been made.

The Commissioners **reject** submission 8-4.

Provision Determination

No change as a result of these submissions.

Reasons

- 1 Through the flood sensitive area and allowances for climate change, the Plan Change does partially take account of events in excess of the 1% AEP. Submission 8-3 is accepted in part to his extent.
- 2 From a risk perspective it is not currently considered necessary to specifically provide for flows in excess of the 1% AEP.
- 3 Evaluating the damage that may be caused by floods in excess of the 1% AEP scenario is extremely difficult and requiring applicants to attempt to show this with any accuracy is not considered justifiable.

4 COASTAL INUNDATION

4.1 Specific Submissions

4.1.1 Support the Identification of Coastal Inundation Areas

8-1 Devonport Community Board

Support introduction of "Coastal Inundation" as a controlled activity.

11-4 Bonita Watt, Chairperson Friends of Lucas Creek Society Inc

Support requiring appropriate assessment, design and construction to ensure a level of safety for any new development in coastal inundation areas.

Further Submissions

11-4x324	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
11-4x436	Neil Construction Limited C/- Harrison Grierson Consultants	Support
11-4x548	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
11-4x660	Albany City Property Investments Limited C/- Harrison Grierson	Support

24-2 J A Lewis Royal Forest and Bird Protection Society

Support inclusion of higher sea levels.

Further Submissions

24-2x183	Housing New Zealand Corporation C/- SKM	Support
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24-10 J A Lewis Royal Forest and Bird Protection Society

Support 8.3.7 Natural Hazards, Objective: Coastal Inundation Areas.

Further Submissions

24-10x191	Housing New Zealand Corporation C/- SKM	Support
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Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

The submissions from the Devonport Community Board, Friends of Lucas Creek and Royal Forest & Bird support the new objectives, rules and assessment criteria concerning development in areas subject to potential coastal inundation and the Commissioners have accepted these submissions.

Submission Determination

The Commissioners **accept** these submissions.

Provision Determination

No change as a result of these submissions.

Reasons

- 1 The submissions support the approach of the Plan Change with respect to identifying areas subject to coastal inundation and requiring resource consent to ensure new development addresses potential effects.
- 2 The provisions relating to coastal inundation are an appropriate response to the need to manage hazard zones and will promote the sustainable management of resources in a manner consistent with the purpose and principles of Part 2 of the RMA.
- 3 The overall package of provisions that have been adopted in the plan change is an efficient and effective way to meet the Council's responsibilities to manage natural flooding hazards that arise from coastal inundation.

4.1.2 Activities Within Areas Subject to Coastal Inundation

24-15 J A Lewis Royal Forest and Bird Protection Society

Object to 8.3.7 Natural Hazards, Objective: Coastal Inundation Areas, Policies 1 and 2 as minimising risks should be the approach taken for existing buildings and structures rather than providing for their continuation or introduction.

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

Royal Forest and Bird submits that further development in the coastal inundation area should be avoided. PC24's approach is precautionary in that it tries to ensure that property owners are aware of the risk of locating in the coastal inundation area, and provide for it when building new buildings and structures. As long as development in coastal inundation areas take into consideration the potential effects of sea inundation through the design process and adverse effects on neighbouring sites are avoided or mitigated, continued development will have no resulting wider implications for the city. In contrast, there is more potential for development in flood plains and overland flow paths to affect neighbouring upstream and downstream properties.

Submission Determination

The Commissioners **reject** the submission.

Provision Determination

No change as a result of this submission.

Reasons

- 1 The Council's approach is to identify the risk and ensure that development within areas subject to this risk takes it into consideration in designing development.
- 2 This approach is sufficient to protect both the proposed buildings and other properties in the coastal inundation area.

3-4 Andrew Schollum, Policy Planner Auckland Regional Council

Clarify whether coastal protection measures such as rock deposits, fences and retaining walls and similar structures fall within the scope of the proposed new rules in Section 8.4.8 Natural Hazards.

Further Submissions

3-4x141	Housing New Zealand Corporation C/- SKM	Support
3-4x285	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
3-4x397	Neil Construction Limited C/- Harrison Grierson Consultants	Support
3-4x509	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
3-4x621	Albany City Property Investments Limited C/- Harrison Grierson	Support
3-4x798	Landco Ltd (LATE)	Support

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

The Commissioners have accepted the following evidence from Council's Environmental Policy Adviser.

"ARC's submission seeks clarification as to whether coastal protection measures are within the scope of the proposed new rules.

...coastal protection works are not intended to be addressed under PC24. The Plan Change aims to refer coastal protection works back to existing provisions by referring to Rule 16.6.1.5A. This rule deals with structures located in the foreshore yard. However, by excluding structures for coastal protection in

accordance with this rule there is a suggestion that the Plan Change appears to capture those coastal protection works that are not addressed under Rule 16.6.1.5A (that are not within the foreshore yard).

The intention of the controlled activity Rule 8.4.8.1 c) was to ensure that buildings should be protected from inundation, particularly the finished floor levels, and to ensure that they do not have an adverse impact on other sites in terms of the natural flow of flood waters. Currently the rule includes all 'buildings and structures' which as the submission points out makes it unclear whether coastal protection works are included. The inclusion of structures also means that retaining walls up to 1.5m and fences will be captured as controlled activities in the coastal inundation zone. Ideally it would be useful to ensure that any wave action and deflection from structures such as these would not adversely affect neighbouring properties. However given the ubiquity of fences and retaining walls and their relatively low cost, it is not considered necessary to require a consent and an engineers report to determine and minimise effects on neighbouring properties.

Therefore, to ensure that coastal protection works, retaining walls and fences are not captured by a controlled activity status if they are inside the coastal inundation area but outside the foreshore yard, it is proposed to remove 'structures' from the rule. To a certain size these structures are excluded from the definition of building – should they exceed this size they will be captured by the controlled activity rule.

It is also proposed to remove the express exclusion regarding structures in coastal inundation areas and insert a note to the rule to highlight that there are other rules in the Coastal Conservation Area and Foreshore Yard that may alter the activity status of buildings or structures in the coastal inundation area.

The discretionary activity Rule 8.4.8.2 b) in the notified Plan Change is similarly unclear as to how coastal protection measures are treated. This proposed rule duplicates the rule it refers to in Rule 16.6.1.5A and does not help resolve the confusion as to the ambit of the rule. As this uncertainty has been made clearer by the proposed removal of structures from the controlled activity rule, it is proposed that this discretionary activity rule also be removed".

Submission Determination

The Commissioners **accept** the submission and make changes to clarify the rules.

Provision Determination

- Delete Rule 8.4.8.1 c) (now renumbered 8.4.9.3.2 c)):
8.4.9.3.2
~~c) Development of buildings or structures in coastal inundation areas, except where the structure is for coastal protection (in accordance with Rule 16.6.1.5A) and excluding network utilities.~~
- Replace with Rule 8.4.9.3.2 a) that removes 'structures' from the rule and removes the express exclusion regarding coastal protection, as follows:

8.4.9.3 Coastal Inundation Areas

...

8.4.9.3.2 Controlled Activities

a) Buildings in coastal inundation areas (subject to Rule 8.4.9.5 General Standards).

Note for Permitted and Controlled Activities in Coastal Inundation Areas: Buildings or structures in the Coastal Conservation Area or Foreshore Yard must be in accordance with Rules 8.4.1 and 16.6.1.5A.

- Remove discretionary activity rule 8.4.8.2 b) (now renumbered 8.4.9.3.3 a)):
~~a) Any structures in the coastal inundation area for coastal protection works (in accordance with Rule 16.6.1.5A).~~

Reasons

- 1 The proposed wording within Section 8.4.8 (as notified, now renumbered 8.4.9), is ambiguous as to whether coastal protection works are within its scope.
- 2 Amendments to Section 8.4.8 (as notified, now renumbered 8.4.9), to clarify the relationship between buildings in the coastal inundation area and coastal protection works in the foreshore yard are necessary to remove this ambiguity.

3-9 Andrew Schollum, Policy Planner Auckland Regional Council

Amend Rule 8.4.8.7 Assessment Criteria for Controlled Activities, to include consideration of alternative measures of inundation protection. These matters are addressed in the operative plan Rule 16.7.5.1 and could be achieved by cross-referencing to this provision as follows: "Whether development design takes account of relevant assessment matters stated in Rule 16.7.5.1".

Further Submissions

3-9x146 Housing New Zealand Corporation C/- SKM
3-9x803 Landco Ltd (LATE)

Support
Support

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

The Commissioners have accepted the following evidence from Council's Environmental Policy Adviser.

"ARC's submission seeks provision for the consideration of alternative measures for inundation protection. The ARC indicates that alternative measures for inundation protection may be appropriate, such as the placement of fill within a depression to avoid flooding, and their submission seeks assessment criteria to enable such measures to be considered.

Site works are not specifically controlled in coastal inundation areas, other than by the general rules relating to site works. Hence any site works will not require consent except under the regular site works provisions in Section 9, for example, resource consent is required for site works over 300m². Nor is placing fill captured by the rules in Section 9 unless it concerns a retaining wall which raises the natural ground level by more than 0.5m (S9.4.1.2 b)). Any development captured under these rules will be subject to the wide range of assessment criteria in Section 9.7.1 and it is not considered necessary to add further criteria here.

Furthermore, as it is proposed to remove 'structures' from the ambit of the controlled activity Rule 8.4.9.1 c) (see submission 3-4 above), any buildings that comprise alternative methods of inundation protection would be covered by assessment criteria 8.4.8.7 f) (now numbered 8.4.9.9 f)) in terms of potential adverse effects to neighbouring sites".

Submission Determination

The Commissioners **accept** the submission **in part to the extent that** assessment criteria for alternative measures of inundation protection are already contained in other sections.

Provision Determination

No change as a result of this submission.

Reasons

- 1 Section 9 has assessment criteria that are adequate for those methods of inundation protection that infringe the site works rules.
- 2 Buildings that are constructed under 8.4.9.3.2 a) as an alternative means of inundation protection are adequately covered by the assessment criterion 8.4.9.9 f).
- 3 The submission is accepted to the extent that assessment criteria for alternative measures of inundation protection are already contained in other sections.

4.1.3 Managing Effects of Coastal Inundation

21-4 North Shore City Council North Shore City Council

Amend 8.4.8.6 Information Requirements clause d) as follows "...to ensure that buildings are protected from the impacts of coastal inundation and that any actual or potential adverse effects on the environment and/or neighbouring properties be minimised".

Further Submissions

21-4x180 Housing New Zealand Corporation C/- SKM

Support in Part

Evidence Presented

None.

Commissioners Deliberations and Conclusions/Discussion

The Commissioners have accepted the following evidence from Council's Environmental Policy Adviser.

"The submitter requests a change in wording dealing with the requirement for Hydrological Reports in areas subject to coastal inundation. Currently criterion d) requires that there will be no new or additional adverse effect on the environment or neighbouring properties. It is unlikely that development of any sort will have no adverse effects on the environment. The submission proposes a redraft of criterion d) which is more consistent with the language of the RMA and recognises that all development has some sort of effect".

Submission Determination

The Commissioners **accept** the submission.

Provision Determination

- 8.4.9.8 d) is redrafted as per the submission.
- d) For sites in coastal inundation areas, a site specific ~~inundation~~ assessment is required and appropriate design requirements determined to ensure that the buildings are protected from the impacts of coastal inundation and that there would be no new or additional adverse effect any actual or potential adverse effects on the environment and / or neighbouring properties are minimised.

Reasons

- 1 **All development has an effect on the environment and it is unreasonable to require applicants to demonstrate that no new or additional adverse effect on the environment will be created.**

3-8 Andrew Schollum, Policy Planner Auckland Regional Council

Amend Rule 8.4.8.7 f) (Assessment Criteria for Controlled Activities) to include consideration of the effects of wave action and deflection.

Further Submissions

3-8x145 Housing New Zealand Corporation C/- SKM
3-8x802 Landco Ltd (LATE)

Support
Support

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

ARC's submission seeks amendment to assessment criterion 8.4.8.7(f) (as notified) to include consideration of the effects of wave action and deflection on neighbouring structures, property and foreshore areas. The Commissioners consider that while the reference to 'potential adverse effects on the environment and neighbouring properties' in criterion f) implicitly deals with wave action and deflection, explicitly acknowledging such effects does provide certainty. The Commissioners note however that this effect is only expected to be meaningful in the first 20 – 30 metres beyond the high tide mark.

Submission Determination

The Commissioners **accept** the submission.

Provision Determination

- 8.4.9.9 f) is redrafted as per the submission.
f) Whether building design allows for the natural flow of coastal flood waters in coastal inundation areas while minimising any actual or potential adverse effects on the environment and or neighbouring properties, including the effects of wave action and deflection.

Reasons

- 1 **Although proposed wording of the assessment criteria includes consideration of effects on the environment and neighbouring properties, the effects of wave action and deflection are not explicitly stated.**
- 2 **Amending the assessment criterion to explicitly include consideration of these matters would provide greater certainty to plan readers.**

8-5 Devonport Community Board

Expand on the causes and effects of coastal inundation hazards and their likely frequency.

9-2 Robert White East Coast Bays Coastal Protection Society

Add reference at an appropriate point on the predicted rise of sea levels and more frequent and more intense storms expected to result from global warming.

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

Submissions from the Devonport Community Board and the East Coast Bays Coastal Protection Society seek reference to rising sea levels, increased frequency of storms, and greater explanation of the possible causes and effects of types of coastal inundation.

Causes of coastal inundation include cyclonic storm waves and storm surges, tide levels, wave action, projected sea level rise and cyclical sea variation (sea levels vary at different times of the year, different stages of the 2-4 year El Nino cycle, and during different times of the 20-30 year 'El Nino like' cycle that affects the sea levels in the Pacific). The Commissioners agree that the District Plan should contain further explanation of the causes of coastal inundation hazards (including sea level rise), and that this should be in the Explanation and Reasons to the Objectives and Policies. Coastal inundation is also caused by tsunamis but PC24 does not deal with tsunamis as it is already dealt with in the District Plan.

In terms of frequency of storm events, the coastal inundation area is concerned with the 1% AEP storm event and this event, by definition, may happen at any time. Consequently the Commissioners do not wish to speculate in the District Plan on the likely frequency of storm events occurring.

Submission Determination

The Commissioners **accept** the submissions **in part to the extent that** it is necessary to add reference to the causes of coastal inundation, including sea level rise.

Provision Determination

- An addition to the Explanation and Reasons to the Objectives and Policies is as follows:
The Council has assessed the low lying coastal areas of the city to determine the extent to which land is subject to coastal inundation and the potential risk to development. In determining the extent of the 1% AEP coastal storm event using the 2050 sea level rise scenario, analysis has been

conducted on ~~coastal inundation includes~~ tide levels, wave action, storm surge, cyclical sea variations and projected sea level rise.

Reasons

- 1 More detailed explanation of the causes of coastal inundation supports the precautionary approach taken by PC24.**
- 2 It is not appropriate to speculate in the District Plan on the likely frequency of storm events occurring.**

5 OVERLAND FLOW PATHS

5.1 Minor Corrections

The proposed permitted activities in 8.4.8.2.1 (as notified, now renumbered 8.4.9.2.1), are subject to specific general standards in 8.4.8.4 (as notified, now renumbered 8.4.9.5). Should the activity not comply with the general standards a discretionary activity consent is required. The Commissioners consider that each permitted activity should be specifically referenced to the relevant general standard. This can be done as a Section 16(2) amendment according to the First Schedule of the RMA which allows changes to a Plan Change provided they are of minor effect or correct any minor error. It also seems prudent to amend the order of the permitted activities so that they are listed in the same order as they are listed in 8.4.9.5 General Standards.

5.2 Specific Submissions

5.2.1 General Support for Plan Change

24-8 J A Lewis Royal Forest and Bird Protection Society

Support 8.3.7 Natural Hazards, Objective: Overland Flow Paths.

Further Submissions

24-8x368	Albany City Holdings Limited C/- Harrison Grierson Consultants	Oppose
24-8x480	Neil Construction Limited C/- Harrison Grierson Consultants	Oppose
24-8x592	Ritchies Coachlines C/- Harrison Grierson Consultants	Oppose
24-8x704	Albany City Property Investments Limited C/- Harrison Grierson	Oppose
24-8x189	Housing New Zealand Corporation C/- SKM	Support

24-9 J A Lewis Royal Forest and Bird Protection Society

Support 8.3.7 Natural Hazards, Objective: Overland Flow Paths, Policies 1-3.

Further Submissions

24-9x369	Albany City Holdings Limited C/- Harrison Grierson Consultants	Oppose
24-9x481	Neil Construction Limited C/- Harrison Grierson Consultants	Oppose
24-9x593	Ritchies Coachlines C/- Harrison Grierson Consultants	Oppose
24-9x705	Albany City Property Investments Limited C/- Harrison Grierson	Oppose
24-9x190	Housing New Zealand Corporation C/- SKM	Support

11-2 Bonita Watt, Chairperson Friends of Lucas Creek Society Inc

Support Objective: Overland Flow Paths, Policy 1 requiring overland flow paths to be identified and retained at the time of new development and avoiding any obstructions within the overland flow path.

8-2 Devonport Community Board

Support Objective: Overland Flow Paths, Policy 3 in recognition of the value of secondary flow paths in the event of water structures becoming blocked.

20-2 Dr Heather M Halcrow Nicholson

That the City Council devise rules to solve stormwater problems between neighbours caused by new building, renovations and alterations, (i.e. new developments should not be allowed to divert surface water onto neighbours' properties especially where ground levels have been changed).

28-1 Thurlow Consulting Engineers & Surveyors Ltd

In full support of Plan Change that reinforces the provision to allow for overland flow paths across sites.

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

The submissions support the objectives of PC 24 as they relate to overland flow paths.

Submission Determination

The Commissioners **accept** the submissions.

Provision Determination

No change as a result of these submissions.

Reasons

- 1 The provisions relating to overland flow paths, as modified by this plan change, are an appropriate response to the need to manage hazard zones and will promote the sustainable management of resources in a manner consistent with the purpose and principles of Part 2 of the RMA.
- 2 The overall package of provisions that have been adopted in the plan change is an efficient and effective way to meet the Council's responsibilities to manage natural flooding hazards that arise from overland flow paths.

5.2.2 Definition of Secondary Overland Flow Path

1-8 Jonathan Cutler Albany City Holdings Limited C/- Harrison Grierson Consultants

Amend the definition of 'Secondary Overland Flow Path' to include clarification of what constitutes a primary overland flow path.

Further Submissions

1-8x15	Bunnings Ltd C/- Haines Planning	Support
1-8x200	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	Support
1-8x234	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	Support
1-8x272	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
1-8x384	Neil Construction Limited C/- Harrison Grierson Consultants	Support
1-8x608	Albany City Property Investments Limited C/- Harrison Grierson	Support
1-8x740	Landco Ltd (LATE)	Support
1-8x841	Strand Property Investments Ltd and Strand Plaza Takapuna Ltd	Support
1-8x82	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

10-8 Fletcher Residential Fletcher Residential C/- Harrison Grierson Consultants

Amend the definition of 'Secondary Overland Flow Path' to include clarification of what constitutes a primary overland flow path.

Further Submissions

10-8x39	Bunnings Ltd C/- Haines Planning	Support
10-8x218	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	Support
10-8x252	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	Support
10-8x321	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
10-8x433	Neil Construction Limited C/- Harrison Grierson Consultants	Support
10-8x545	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
10-8x657	Albany City Property Investments Limited C/- Harrison Grierson	Support
10-8x767	Landco Ltd (LATE)	Support
10-8x109	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

12-8 Jonathan Cutler Harrison Grierson Consultants

Amend the definition of 'Secondary Overland Flow Path' to include clarification of what constitutes a primary overland flow path.

Further Submissions

12-8x47	Bunnings Ltd C/- Haines Planning	Support
12-8x222	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	Support
12-8x256	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	Support
12-8x332	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
12-8x444	Neil Construction Limited C/- Harrison Grierson Consultants	Support
12-8x556	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
12-8x668	Albany City Property Investments Limited C/- Harrison Grierson	Support
12-8x776	Landco Ltd (LATE)	Support
12-8x118	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

19-8 Jonathan Cutler Neil Construction Limited C/- Harrison Grierson Consultants

Amend the definition of 'Secondary Overland Flow Path' to include clarification of what constitutes a primary overland flow path.

Further Submissions

19-8x55	Bunnings Ltd C/- Haines Planning	Support
19-8x226	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	Support
19-8x260	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	Support
19-8x351	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
19-8x463	Neil Construction Limited C/- Harrison Grierson Consultants	Support
19-8x575	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
19-8x687	Albany City Property Investments Limited C/- Harrison Grierson	Support
19-8x785	Landco Ltd (LATE)	Support
19-8x127	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

2-8 Jonathan Cutler Albany City Property Investments Limited C/- Harrison Grierson Consultants

Amend the definition of 'Secondary Overland Flow Path' to include clarification of what constitutes a primary overland flow path.

Further Submissions

2-8x23	Bunnings Ltd C/- Haines Planning	Support
2-8x204	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	Support
2-8x238	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	Support
2-8x281	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
2-8x393	Neil Construction Limited C/- Harrison Grierson Consultants	Support
2-8x505	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
2-8x617	Albany City Property Investments Limited C/- Harrison Grierson	Support
2-8x749	Landco Ltd (LATE)	Support
2-8x91	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

23-8 Jonathan Cutler Ritchies Coachlines C/- Harrison Grierson Consultants

Amend the definition of 'Secondary Overland Flow Path' to include clarification of what constitutes a primary overland flow path.

Further Submissions

23-8x63	Bunnings Ltd C/- Haines Planning	Support
23-8x230	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	Support
23-8x264	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	Support
23-8x365	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
23-8x477	Neil Construction Limited C/- Harrison Grierson Consultants	Support
23-8x589	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
23-8x701	Albany City Property Investments Limited C/- Harrison Grierson	Support
23-8x794	Landco Ltd (LATE)	Support
23-8x136	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

4-8 Jonathan Cutler Beta Properties Limited C/- Harrison Grierson Consultants

Amend the definition of 'Secondary Overland Flow Path' to include clarification of what constitutes a primary overland flow path.

Further Submissions

4-8x31	Bunnings Ltd C/- Haines Planning	Support
4-8x214	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	Support
4-8x248	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	Support
4-8x308	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
4-8x420	Neil Construction Limited C/- Harrison Grierson Consultants	Support
4-8x532	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
4-8x644	Albany City Property Investments Limited C/- Harrison Grierson	Support
4-8x100	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

Evidence Presented

None.

Commissioners Deliberations and Conclusions/Discussion

Submitters have raised a number of issues around what constitutes an overland flow path, with some confusion between primary flow paths, overland flow paths, and secondary overland flow paths. For the purposes of clarity, the Commissioners outline below the meaning and hierarchy of the terms.

The submissions request clarification of what is a primary overland flow path. The plan does not use this term, but uses the term primary flow path. "Overland" is not part of the term as a primary flow path includes the paths that stormwater follows either overland (including streams and rivers) and also in pipes and culverts – it is not restricted to those routes that are overland. The Commissioners have considered the

terms used in the notified plan change and consider that a new definition of primary flow path is necessary to ensure the meaning is clear.

Overland flow paths are a subset of primary flow paths. The proposed definition contained in the notified version of PC24 is confusing as it seems to include the primary flow path system when in fact overland flow paths comprise only part of the primary system – being the part flowing overland. Flood plains, streams, rivers, watercourses, channels, and secondary overland flow paths are essentially all overland flow paths. The definition of overland flow path needs to be amended to remove the reference to primary flow paths as these are now contained in the new definition.

Secondary overland flow paths provide the backup system to some aspects of the primary flow paths. On occasion, primary flow paths are blocked or exceeded due to exceptionally heavy rainfall. In the case of channels or watercourses the flow will overtop the banks and this is termed a floodplain. In the case of piped or culverted sections it will find an alternate overland flow path which is termed the secondary overland flow path. The Commissioners consider that the definition of secondary overland flow paths contained in the notified version of PC24 adequately explains the concept.

Submission Determination

The Commissioners **accept** the submission.

Provision Determination

- Insert a new definition of primary flow path;

Primary Flow Path

Means the route that stormwater will follow as a preferred route either via pipes and culverts or overland via overland flow paths and channels or within streams and rivers as it makes its way to the sea.

- Amend the definition of overland flow path as follows;

Overland Flow Path

Means the concentration of surface water runoff (stormwater) flowing overland along the path of least resistance. Overland flow paths include secondary overland flow paths. For the purpose of the provisions in the District Plan, an overland flow path is deemed to begin when a catchment size of 4000m² is reached.

~~towards the stormwater network, waterways and the coast providing the primary flow path system and includes secondary overland flow paths.~~

- Insert addition to the Explanation and Reasons to ensure these definitions are understood;

The stormwater system comprises of two main types of drainage:

- The primary stormwater drainage system (primary flow paths) includes stormwater pipes, open channels, streams, culverts, swales or overland flow paths that cater for the more frequent rainfall events.
- Secondary overland flow paths cater for higher intensity less frequent rainfall events and occasions when there are blockages in the primary drainage system or its capacity is exceeded (these are the back up system for when the primary flow paths fail).

See Section 21 Definitions for the definitions of overland flow path, primary overland flow path and secondary overland flow path.

Reasons

- 1 **The submissions request amendment to the definition of secondary overland flow path. Although the Commissioners have not amended this term, a separate definition of primary flow path and additions to the definition of overland flow path are adopted to ensure the confusion between the separate terms are clarified.**

5.2.3 Site Works Within Overland Flow Paths

1-5 Jonathan Cutler Albany City Holdings Limited C/- Harrison Grierson Consultants

Amend controlled activities so that site works (not associated with flood protection works or network utilities) within overland flow paths are permitted or controlled activities.

Further Submissions

1-5x12	Bunnings Ltd C/- Haines Planning	Support
1-5x197	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	Support
1-5x231	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	Support
1-5x269	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
1-5x381	Neil Construction Limited C/- Harrison Grierson Consultants	Support
1-5x493	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
1-5x605	Albany City Property Investments Limited C/- Harrison Grierson	Support
1-5x713	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	Support
1-5x737	Landco Ltd (LATE)	Support
1-5x838	Strand Property Investments Ltd and Strand Plaza Takapuna Ltd	Support
1-5x79	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

1-6 Jonathan Cutler Albany City Holdings Limited C/- Harrison Grierson Consultants

Amend rule to delete site works (not associated with flood protection works or network utilities) within overland flow paths as a discretionary activity.

Further Submissions

1-6x13	Bunnings Ltd C/- Haines Planning	Support
1-6x198	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	Support
1-6x232	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	Support
1-6x270	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
1-6x382	Neil Construction Limited C/- Harrison Grierson Consultants	Support
1-6x494	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
1-6x606	Albany City Property Investments Limited C/- Harrison Grierson	Support
1-6x714	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	Support
1-6x738	Landco Ltd (LATE)	Support
1-6x839	Strand Property Investments Ltd and Strand Plaza Takapuna Ltd	Support
1-6x80	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

2-5 Jonathan Cutler Albany City Property Investments Limited C/- Harrison Grierson Consultants

Amend controlled activities so that site works (not associated with flood protection works or network utilities) within overland flow paths are permitted or controlled activities.

Further Submissions

2-5x20	Bunnings Ltd C/- Haines Planning	Support
2-5x201	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	Support
2-5x235	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	Support
2-5x278	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
2-5x390	Neil Construction Limited C/- Harrison Grierson Consultants	Support
2-5x502	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
2-5x614	Albany City Property Investments Limited C/- Harrison Grierson	Support
2-5x715	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	Support
2-5x746	Landco Ltd (LATE)	Support
2-5x88	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

2-6 Jonathan Cutler Albany City Property Investments Limited C/- Harrison Grierson Consultants

Amend rule to delete site works (not associated with flood protection works or network utilities) within overland flow paths as a discretionary activity.

Further Submissions

2-6x21	Bunnings Ltd C/- Haines Planning	Support
2-6x202	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	Support
2-6x236	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	Support
2-6x279	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
2-6x391	Neil Construction Limited C/- Harrison Grierson Consultants	Support
2-6x503	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
2-6x615	Albany City Property Investments Limited C/- Harrison Grierson	Support
2-6x716	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	Support
2-6x747	Landco Ltd (LATE)	Support
2-6x89	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

4-5 Jonathan Cutler Beta Properties Limited C/- Harrison Grierson Consultants

Amend controlled activities so that site works (not associated with flood protection works or network utilities) within overland flow paths are permitted or controlled activities.

Further Submissions

4-5x28	Bunnings Ltd C/- Haines Planning	Support
4-5x211	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	Support
4-5x245	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	Support
4-5x305	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
4-5x417	Neil Construction Limited C/- Harrison Grierson Consultants	Support
4-5x529	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
4-5x641	Albany City Property Investments Limited C/- Harrison Grierson	Support
4-5x717	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	Support
4-5x755	Landco Ltd (LATE)	Support
4-5x97	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

4-6 Jonathan Cutler Beta Properties Limited C/- Harrison Grierson Consultants

Amend rule to delete site works (not associated with flood protection works or network utilities) within overland flow paths as a discretionary activity.

Further Submissions

4-6x29	Bunnings Ltd C/- Haines Planning	Support
4-6x212	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	Support
4-6x246	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	Support
4-6x306	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
4-6x418	Neil Construction Limited C/- Harrison Grierson Consultants	Support
4-6x530	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
4-6x642	Albany City Property Investments Limited C/- Harrison Grierson	Support
4-6x718	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	Support
4-6x756	Landco Ltd (LATE)	Support
4-6x98	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

10-5 Fletcher Residential Fletcher Residential C/- Harrison Grierson Consultants

Amend controlled activities so that site works (not associated with flood protection works or network utilities) within overland flow paths are permitted or controlled activities.

Further Submissions

10-5x36	Bunnings Ltd C/- Haines Planning	Support
10-5x215	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	Support
10-5x249	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	Support
10-5x318	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
10-5x430	Neil Construction Limited C/- Harrison Grierson Consultants	Support
10-5x542	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
10-5x654	Albany City Property Investments Limited C/- Harrison Grierson	Support
10-5x719	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	Support
10-5x764	Landco Ltd (LATE)	Support
10-5x106	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

10-6 Fletcher Residential Fletcher Residential C/- Harrison Grierson Consultants

Amend rule to delete site works (not associated with flood protection works or network utilities) within overland flow paths as a discretionary activity.

Further Submissions

10-6x37	Bunnings Ltd C/- Haines Planning	Support
10-6x216	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	Support
10-6x250	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	Support
10-6x319	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
10-6x431	Neil Construction Limited C/- Harrison Grierson Consultants	Support
10-6x543	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
10-6x655	Albany City Property Investments Limited C/- Harrison Grierson	Support
10-6x720	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	Support
10-6x765	Landco Ltd (LATE)	Support
10-6x107	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

12-5 Jonathan Cutler Harrison Grierson Consultants

Amend controlled activities so that site works (not associated with flood protection works or network utilities) within overland flow paths are permitted or controlled activities.

Further Submissions

12-5x44	Bunnings Ltd C/- Haines Planning	Support
12-5x219	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	Support

12-5x253	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	Support
12-5x329	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
12-5x441	Neil Construction Limited C/- Harrison Grierson Consultants	Support
12-5x553	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
12-5x665	Albany City Property Investments Limited C/- Harrison Grierson	Support
12-5x721	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	Support
12-5x773	Landco Ltd (LATE)	Support
12-5x115	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

12-6 Jonathan Cutler Harrison Grierson Consultants

Amend rule to delete site works (not associated with flood protection works or network utilities) within overland flow paths as a discretionary activity.

Further Submissions

12-6x45	Bunnings Ltd C/- Haines Planning	Support
12-6x220	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	Support
12-6x254	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	Support
12-6x330	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
12-6x442	Neil Construction Limited C/- Harrison Grierson Consultants	Support
12-6x554	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
12-6x666	Albany City Property Investments Limited C/- Harrison Grierson	Support
12-6x722	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	Support
12-6x774	Landco Ltd (LATE)	Support
12-6x116	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

19-5 Jonathan Cutler Neil Construction Limited C/- Harrison Grierson Consultants

Amend controlled activities so that site works (not associated with flood protection works or network utilities) within overland flow paths are permitted or controlled activities.

Further Submissions

19-5x52	Bunnings Ltd C/- Haines Planning	Support
19-5x223	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	Support
19-5x257	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	Support
19-5x348	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
19-5x460	Neil Construction Limited C/- Harrison Grierson Consultants	Support
19-5x572	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
19-5x684	Albany City Property Investments Limited C/- Harrison Grierson	Support
19-5x723	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	Support
19-5x782	Landco Ltd (LATE)	Support
19-5x124	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

19-6 Jonathan Cutler Neil Construction Limited C/- Harrison Grierson Consultants

Amend rule to delete site works (not associated with flood protection works or network utilities) within overland flow paths as a discretionary activity.

Further Submissions

19-6x53	Bunnings Ltd C/- Haines Planning	Support
19-6x224	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	Support
19-6x258	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	Support
19-6x349	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
19-6x461	Neil Construction Limited C/- Harrison Grierson Consultants	Support
19-6x573	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
19-6x685	Albany City Property Investments Limited C/- Harrison Grierson	Support
19-6x724	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	Support
19-6x783	Landco Ltd (LATE)	Support
19-6x125	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

23-5 Jonathan Cutler Ritchies Coachlines C/- Harrison Grierson Consultants

Amend controlled activities so that site works (not associated with flood protection works or network utilities) within overland flow paths are permitted or controlled activities.

Further Submissions

23-5x60	Bunnings Ltd C/- Haines Planning	Support
23-5x227	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	Support
23-5x261	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	Support
23-5x362	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
23-5x474	Neil Construction Limited C/- Harrison Grierson Consultants	Support
23-5x586	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
23-5x698	Albany City Property Investments Limited C/- Harrison Grierson	Support
23-5x725	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	Support
23-5x791	Landco Ltd (LATE)	Support

23-6 Jonathan Cutler Ritchies Coachlines C/- Harrison Grierson Consultants

Amend rule to delete site works (not associated with flood protection works or network utilities) within overland flow paths as a discretionary activity.

Further Submissions

23-6x61	Bunnings Ltd C/- Haines Planning	Support
23-6x228	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	Support
23-6x262	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	Support
23-6x363	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
23-6x475	Neil Construction Limited C/- Harrison Grierson Consultants	Support
23-6x587	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
23-6x699	Albany City Property Investments Limited C/- Harrison Grierson	Support
23-6x726	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	Support
23-6x792	Landco Ltd (LATE)	Support
23-6x134	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

Evidence Presented

None.

Commissioners Deliberations and Conclusions/Discussion

The submissions request that site works within an overland flow path be a permitted or controlled activity. The Commissioners acknowledge that small scale site works within an overland flow path could be achieved without significant effects. They can be provided for as a permitted activity provided that continuity of flow is maintained and that the location, volume and velocity of flow remains the same at the ingress and egress to the site, to avoid potential effects on neighbouring properties.

The Commissioners consider that a new rule is necessary, to allow site works that do not alter the configuration of an overland flow path to take place as a permitted activity. Performance standards are also necessary to identify how this rule is interpreted. In some cases site works may have the effect of diverting or altering an overland flow path. As diverting or altering an overland flow path is a limited discretionary activity there needs to be consistency between this rule in S8 and the site works rule in S9 concerning site works that do alter the configuration of an overland flow path so this should also be a restricted discretionary activity. PC 24 removed the restrictions relating to assessment criteria for restricted discretionary activities (S 9.5.2. 17) and this needs to be reinserted to ensure that assessment criteria will apply to the limited discretionary activity.

Furthermore, the meaning of diverting and altering an overland flow path needs to be made clearer so that those carrying out site works understand the limits of what they can do as a permitted activity (although this is also contained in the new performance standards in S9). This includes preparing a new rule for piping overland flow paths.

Submission Determination

The Commissioners **accept** the provisions **in part to the extent that** site works within an overland flow path become permitted in some circumstances, for example where the configuration of the overland flow path is not altered.

Provision Determination

- New permitted activity rule in 9.4.1.1 k)
- k) Site works that do not alter the configuration of an overland flow path.
- New performance standards to illustrate the limits of the permitted activity 9.4.3.4

9.4.3.4 Site Works in an Overland Flow Path

Site works that do not alter the configuration of an overland flow path (Rule 9.4.1.1 k)) are works that maintain the same route of the overland flow path, maintain the same entry and exit point at the site boundary, and do not alter the volume and velocity of water flow.

Explanation and Reasons

Site works are permitted activities in an overland flow path provided they do not alter the configuration of the overland flow path according to the criteria detailed above.

- New limited discretionary activity for site works that fail the performance standard 9.4.1.3 w)
w) Site works that alter the configuration of an overland flow path.
- Insert restriction for limited discretionary activity for site works in an overland flow path 9.5.2 17;
~~17. Site works within the secondary flow path or 1% AEP flood plain.~~
17. Site works within an overland flow path.
- Amend meaning of diversion and alteration of overland flow path (8.4.9.2.2 a)) to ensure it is consistent with the performance standards
a) Diverting or altering any part of the overland flow paths.
Note: Diverting an overland flow path means that no building or structure is located within its path. Generally this is undertaken to redirect the flow path around a building or area and includes moving its location within a site or changing the entry or exit locations. Altering an overland flow path means changing its capacity.
...
c) Piping of overland flow paths.

Reasons

- 1 Subject to performance standards, minor site works within overland flow paths can be achieved without significantly affecting the operation and maintenance for flow paths in a 1% AEP flooding event.**
- 2 The permitted activity rule will, in association with the total package of objectives, policies and rules, promote the sustainable management of overland flow paths in a manner consistent with the purpose and principles of Part 2 of the RMA.**

5.2.4 Structures in Overland Flow Paths

25-1 David Sanders and Gael McKitterick

Oppose 8.4.8.3 b) (Non-Complying Activities). Amend to include "Buildings or structures...located in an overland flowpath..." as a limited discretionary activity and include detailed assessment criteria defining those circumstances where building within an overland flow path can be constructed.

Further Submissions

25-1x371	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
25-1x483	Neil Construction Limited C/- Harrison Grierson Consultants	Support
25-1x595	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
25-1x707	Albany City Property Investments Limited C/- Harrison Grierson	Support
25-1x194	Housing New Zealand Corporation C/- SKM	Support in Part

Evidence Presented

None.

Commissioners Deliberations and Conclusions/Discussion

The submitters oppose the non-complying activity status for buildings or structures located in an overland flow path and seek that the rules be amended to provide for this as a limited discretionary activity.

Obstructing an overland flow path potentially obstructs the flow of flood waters and can cause adverse flooding effects on neighbouring properties and buildings. The Commissioners do not consider that allowing buildings or structures to form an obstruction to an overland flow path is appropriate as a limited

discretionary activity, and it should remain non complying. The lesser activity status bestowed on diverting or altering an overland flow path sends a clear signal that it is a preferable outcome.

However the Commissioners agree with the submitter that a limited discretionary activity is appropriate for some activities. The notified plan change provides no guidance as to when it is appropriate to place a building or structure within an overland flow path in a way that will not obstruct it - in some situations it may be appropriate for a structure to bridge an overland flow path in a way that does not obstruct it. The Commissioners consider that a new limited discretionary activity will enable Council to assess the likelihood that any structure that proposes to bridge an overland flow path will obstruct it in the future. New Explanation and Reasons text also provides guidance about the distinction between the non complying and limited discretionary activities.

Any application for this new activity needs to be accompanied by a Hydrological Report to help establish that the overland flow path will not be obstructed. An amendment to S 8.4.9.8 is necessary to refer to the new limited discretionary activity and additional matters are inserted to ensure that any overland flow path is kept clear of finished floor levels and will not be obstructed in the future by the structure or landscaping or vegetation.

Diversion or alteration of an overland flow path is currently a discretionary activity. The Commissioners consider that the potential effects of this activity are generally equivalent to the new limited discretionary activity concerning obstruction, and that this rule should also be limited discretionary. As the effect of the rules is similar this ensures that the logic of the rules is consistent. Assessment criteria for the new limited discretionary activities have also been prepared, as have new restrictions for limited discretionary activities.

There also seems to be some confusion as to when a fence obstructs an overland flow path and when it does not. Fences are a common cause of localised flooding in North Shore, but they are also ubiquitous and can generally be erected without consent. The Commissioners consider that it would make the administration of the plan easier if the situation in which fences located within or over overland flow paths are considered as permitted activities, subject to performance standards that clearly set out when the overland flow path is deemed to be obstructed. Consequent amendments are also required in S15.6.3.9 and S16.6.1.12 as a result of this change.

The submitter also argues that non complying status is inappropriate as the GIS maps do not always reflect actual overland flow paths. The Commissioners understand that the GIS information is not 100% accurate but should an applicant show that the GIS system is inaccurate and does not affect development in a particular instance, this will be accepted by Council and an application for resource consent will not be required.

Submission Determination

The Commissioners **accept** the submission **in part to the extent that** in some areas a limited discretionary activity is appropriate for development and buildings within an overland flow path.

Provision Determination

- Insert new limited discretionary rule 8.4.9.2.2 b)

b) Buildings and structures (including retaining walls but excluding fences and network utilities) located within or over an overland flow path that do not form an obstruction to any part of an overland flow path.

- Addition to Explanation and Reasons to explain rules and amendments

Buildings or structures that obstruct overland flow paths are non complying activities as it is anticipated that there are very few situations where this would be an acceptable outcome. Fewer environmental effects are likely if it is diverted or piped (in the case of a primary overland flow path) to avoid the obstruction. In some situations it may be appropriate for buildings or structures to bridge an overland flow path, for example a wooden deck that bridges an overland flow path but will not interrupt its flow. This may be acceptable in some situations – see Rule 8.4.9.10 for the criteria that are relevant. Piping of secondary overland flow paths is a non complying activity as these provide the route for water to travel overland when the primary system is overloaded or blocked. Due to the risk of pipes becoming blocked over time, it is not appropriate for a secondary overland flow path to be piped.

Fences that obstruct overland flow paths are a major cause of localised flooding in North Shore City. As fences are generally permitted activities, a resource consent to erect a fence that spans an overland flow path is not required. Instead this is provided for as a permitted activity provided that a space is left clear through which the flow can travel in a flooding event. See Rule 8.4.9.5 General Standards for this requirement.

- Insert new restrictions for limited discretionary activities.

8.4.9.7 Restrictions for Limited Discretionary Activities

Council may grant or refuse consent for Limited Discretionary activities, and if granted may impose conditions under Section 108 of the RMA. For the purpose of making these decisions Council has restricted the exercise of its discretion in respect of the activities identified below.

- 1) Finished floor levels
- 2) Location of buildings or structures
- 3) Location and capacity of overland flow path
- 4) Provision of secondary overland flow path
- 5) Potential for obstruction of overland flow path
- 6) Easements for overland flow paths

- New limited discretionary assessment criteria for new rules 8.4.9.10

8.4.9.10 Assessment Criteria for Limited Discretionary Activities

The Council shall assess applications for limited discretionary activities against the following:

- a) The extent to which an overland flow path is redirected to enable the construction of buildings, structures or fencing (including retaining walls) while providing for the continuity of overland flow paths both within the site and to and from adjacent sites with no adverse effects on adjacent sites or property.
 - b) Whether the hydrological report determines that the overland flow path will avoid the effects of flooding on buildings.
 - c) The creation of an easement for an overland flow path with a catchment area greater than 4,000m², if the proposed route after any diversion or alteration is likely to result in the overland flow path being obstructed in the future.
 - d) For buildings and structures (including retaining walls but excluding fences and network utilities) located within or over an overland flow path that do not form an obstruction to any part of an overland flow path, the extent to which:
 - i) the overland flow path is likely to be obstructed in the future
 - ii) other alternatives exist for the location of the building or structure
 - iii) it is preferable for the overland flow path to be diverted or altered around the building or structure
 - e) Whether a secondary overland flow path is provided.
- Provide for new activity to be subject to hydrological analysis and new criteria in hydrological analysis – 8.4.9.8

Applications for a resource consent for site works or development in the flood sensitive area, 1% AEP flood plain, coastal inundation area, or for a resource consent in respect of overland flow paths according to Rule 8.4.9.2, ~~or obstruction to or alteration of an overland flow path~~, shall include a 'Hydrological Report' by a Chartered Professional Engineer experienced in catchment hydrology (or other suitably qualified and experienced person). The required Hydrological Report shall:

...

- f) Identify finished floor levels in relation to surrounding ground and projected flood levels

- g) Provide long sections and cross sections of any overland flow path or altered overland flow path showing that they provide sufficient capacity to convey the required flows
- h) Identify any landscaping constraints for the site required to protect the integrity of an overland flow path
- Delete discretionary activity concerning diverting and altering overland flow path 8.4.9.2.3 a), amend and insert in limited discretionary activity category 8.4.9.2.2 a).

8.4.9.2.3 Discretionary Activities

~~a) Diverting or altering any part of the overland flow paths.~~

~~Note: Diverting an overland flow path means that no building or structure is located within its path. Generally this is undertaken to redirect the flow path around a building or area.~~

8.4.9.2.2 Limited Discretionary Activities

a) Diverting or altering any part of the overland flow paths.

Note: Diverting an overland flow path means that no building or structure is located within its path. Generally this is undertaken to redirect the flow path around a building or area and includes moving its location within a site or changing the entry or exit locations. Altering an overland flow path means changing its capacity.

- Add sentence in Explanation and Reasons to Objectives and Policies section to make the preferred approach clearer;

Generally, obstructing an overland flow path is not acceptable and diverting or altering an overland flow path around a building or structure is a better solution.

- Insert new permitted activity rule for fences 8.4.9.2.1 b)

b) Fences and network utilities located within or over an overland flow path that do not obstruct the overland flow path.

- Insert performance standards for fences 8.4.9.5 d)

d) Fences and network utilities located within or over an overland flow path that do not obstruct the overland flow path shall:

- i) provide an opening equivalent to twice the area required to convey the 1% AEP flow of the overland flow path, and
- ii) the opening shall be constructed to minimise the chances of blockage of the overland flow path.

- Insert consequent amendments to S15.6.3.9 and S16.6.1.12

~~Where a fence, boundary or retaining wall is located within an overland flow path, these structures shall not obstruct the natural flow of water across the boundary by providing for the flow to pass underneath (in accordance with Rule 8.4.9.3).~~

Structures within or over overland flow paths are also subject to Rule 8.4.9.2

Control Flexibility

Fences, boundary walls and combined fences or boundary or retaining walls up to height of 2.5 metres ~~or located within an overland flow path~~ may be subject to a Limited Discretionary activity. Structures within or over overland flow paths are also subject to Rule 8.4.9.2.

Reasons

- 1 **Obstructing an overland flow path is likely to lead to localised flooding and should be considered as a non complying activity.**
- 2 **A new limited discretionary rule is necessary for buildings and structures that do not form an obstruction to the overland flow path.**

- 3 Diversion or alteration of an overland flow path is appropriate as a limited discretionary activity as the effect of this rule is similar to that of the new limited discretionary rule.
- 4 The submission is accepted to the extent that these limited discretionary activities are appropriate.
- 5 It is better resource management practice to allow as a permitted activity fences that do not block an overland flow path, rather than require a non complying activity consent for them.
- 6 These rules will, in association with the total package of objectives, policies and rules, promote the sustainable management of overland flow paths in a manner consistent with the purpose and principles of Part 2 of the RMA.

5.2.5 Easements

21-3 North Shore City Council

Amend (and/or relocate) clause 6) The creation of easements for overland flow paths in 8.4.8.5 Reservations and Restrictions to clarify its intent and expected application.

Further Submissions

21-3x356	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
21-3x468	Neil Construction Limited C/- Harrison Grierson Consultants	Support
21-3x580	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
21-3x692	Albany City Property Investments Limited C/- Harrison Grierson	Support
21-3x179	Housing New Zealand Corporation C/- SKM	Support in Part

Evidence Presented

None.

Commissioners Deliberations and Conclusions/Discussion

There are no controlled activity rules for overland flow paths and the Commissioners agree with the submission that the assessment criteria should be relocated. As the Commissioners have decided that diverting and altering an overland flow path be a limited discretionary activity, it is appropriate that a restriction relating to easements be inserted in 8.4.9.7 to deal with this, along with appropriate assessment criteria.

The Commissioners recognise that perhaps the best time to place an easement on an overland flow path is at the time of subdivision, and that reference to easements should also be placed in the assessment criteria for subdivision in Section 9.

Submission Determination

The Commissioners **accept** the submission.

Provision Determination

- Remove controlled activity reservation and restriction in 8.4.9.6
- ~~6) The creation of easements for overland flow paths with a catchment area greater than 4,000m² or 1% AEP flow greater than 100 litres per second.~~
- New restriction for limited discretionary activities 8.4.9.7
- f) Easements for overland flow paths
- New assessment criteria for limited discretionary activities 8.4.9.10 c)
- c) The creation of an easement for an overland flow path with a catchment area greater than 4,000m², if the proposed route after any diversion or alteration is likely to result in the overland flow path being obstructed in the future.
- New assessment criteria for controlled activities for subdivision 9.7.1.1 2. s)

- s) May protect an overland flow path on any site containing an overland flow path with a catchment area greater than 4,000m² or 1% AEP flow greater than 100 litres per second, by requiring an easement.

Reasons

- 1 There are no controlled activity rules that concern overland flow paths.
- 2 It is appropriate to insert both a new restriction and assessment criteria for easements that relate to overland flow paths that are limited discretionary activities.
- 3 The requirement to consider the appropriateness of an easement for overland flow paths should also be provided for as an assessment criteria in relation to subdivisions for controlled activities.

5.2.6 Maintaining Continuity of Overland Flow Paths

15-1 Jason Findlay Hugh Green Group

Delete 9.7.3.11(a)(v) Works Within an Overland Flow Path of Flood Plain

Evidence Presented

None.

Commissioners Deliberations and Conclusions/Discussion

9.7.3.11 a) v) is an assessment criterion that deals with subdivision on a site where no suitable building platform is available outside an overland flow path. The submitter argues that diverting an overland flow path onto a road and into the stormwater system is generally acceptable, and as such an overland flow path should not limit the development potential of zoned land. While it is acknowledged that overland flow paths drain into the stormwater system at some point, it is not appropriate to directly divert a flow path to the road or network without first considering how it can be accommodated on the site. It must also be recognised that there would need to be sufficient capacity within the network to accommodate the stormwater from the overland flow path. Therefore such a solution cannot be assumed to be appropriate, and the assessment criterion needs to be considered as part of any application.

Submission Determination

The Commissioners **reject** the submission.

Provision Determination

No change as a result of this submission.

Reasons

- 1 The assessment criterion will ensure that overland flow paths are considered as part of any subdivision application.

6 OTHER MATTERS

6.1 Alteration of Minor Effect

The following matters discuss amendments to PC24 that the Commissioners regard as having minor effect, according to the provisions of S 16 (2) of the First Schedule to the RMA. They are not determinations made as a result of any specific submissions, but are considered necessary to improve the efficacy and comprehension of the Plan.

6.1.1 Definition of 'Development'

The current District Plan contains a definition of development that specifically excludes site works. Both the notified versions of PC 24 and PC 25 contain identical proposed changes to this definition so that this exclusion is removed and 'development' includes 'site works'. Submissions to PC25 have requested that the original wording of development be reinstated and as discussed in that Decision Notice (Part 5 of this report), that these submissions be accepted. Consequent amendments need be made to those parts of PC24 that were prepared with the revised definition in mind. These include the following provisions.

- Section 9.6.5 Geotechnical and Hydrological Reports. In the notified version of PC24, the term 'site works' was replaced by the word 'development' and this should be amended to the original wording. This will ensure that a Hydrological Report is supplied in applications for resource consents that involve site works in areas subject to flooding hazards.

The amendment is adopted as follows:

'2. Hydrological Reports

~~Applications for a resource consent for site works development site works and/or subdivision where a) the affected land is subject to inundation water related flooding hazards, or shall include a 'Hydrological Report' in accordance with Rule 8.4.9.8.6.~~

- Section 8.4.9.8 Information Requirements. Section 9.6.5 above links to Section 8.4.9.8 so that applications for site works and subdivision in a flood hazard area require a Hydrological Report. Currently the requirement for the report in Section 8.4.9.8 is limited to development, in accordance with the planned change to the definition of development described above. As this amendment is removed, Section 8.4.9.8 needs to be amended to ensure that applications for resource consent for site works be included in the requirement.

The amendment is adopted as follows:

'8.4.9.8 8.6 Information Requirements

Applications for a resource consent for site works or development in the flood sensitive area, 1% AEP flood plain, coastal inundation area, or for a resource consent in respect of overland flow paths according to Rule 8.4.9.2, or obstruction to or alteration of an overland flow path, shall include a 'Hydrological Report' by a Chartered Professional Engineer experienced in catchment hydrology (or other suitably qualified and experienced person). The required Hydrological Report shall:

6.1.2 Site Works Rules

In the notified version of PC24, site works in Natural Hazard areas are contained in Section 8. In the context of the District Plan this is unusual as all other site works rules are contained exclusively in Section 9. The Commissioners consider that this could cause confusion for Plan users who are used to finding the site works rules in Section 9. The rules concerning site works should be moved into Section 9, and an addendum to the Explanation and Reasons to the Natural Hazard rules in Section 8 should be prepared to highlight the location of the site works rules. This amendment requires a number of changes to the rules. See the following provisions in the revised text where changes have been made concerning the site works rules:

- 8.4.9.1.2 b) Controlled Activities
- 8.4.9.1.3 a) Discretionary Activities
- Explanation and Reasons to 8.4.9 Natural Hazards – final paragraph
- 8.4.9.5 c) General Standards
- 8.4.9.11 a) and b) Assessment for Discretionary Activities
- 9.4.1.1 k) Permitted activities
- 9.4.1.2 j) Controlled Activities
- 9.4.1.3 w) Limited Discretionary Activities
- 9.4.1.4 b) v) Discretionary Activities
- 9.4.3.4 Site Works in an Overland Flow Path
- 9.7.1.1 l) and m) General Assessment Criteria for Controlled Activities

6.1.3 Natural Hazard Rules

In the notified version of the Plan Change the activity statuses of rules for activities in flood plains, overland flow paths and coastal inundation areas were grouped together. The Commissioners consider that this is confusing and have broken up these rules into the separate activities for ease of comprehension. See the rules 8.4.9.1 – 8.4.9.3 in the revised PC24 text.

6.2 Specific Submissions

6.2.1 Structure Plans

3-23 Andrew Schollum, Policy Planner Auckland Regional Council

Amend 17.5.4.2 viii) Structure Plan (Variation 8) to read “identify the 1% AEP flood plain and overland flow paths to be...”.

Further Submissions

3-23x160	Housing New Zealand Corporation C/- SKM	Support
3-23x299	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
3-23x411	Neil Construction Limited C/- Harrison Grierson Consultants	Support
3-23x523	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
3-23x635	Albany City Property Investments Limited C/- Harrison Grierson	Support
3-23x817	Landco Ltd (LATE)	Support

3-24 Andrew Schollum, Policy Planner Auckland Regional Council

Amend 17A.1.3 General (Variation 8) to read “...which identifies land subject to natural hazards including land within the 1% AEP flood plain, overland flow paths, coastal hazard zones, with significant geotechnical constraints, slopes over 15 degrees and areas of regenerating native bush”.

Further Submissions

3-24x161	Housing New Zealand Corporation C/- SKM	Support
3-24x300	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
3-24x412	Neil Construction Limited C/- Harrison Grierson Consultants	Support
3-24x524	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
3-24x636	Albany City Property Investments Limited C/- Harrison Grierson	Support
3-24x818	Landco Ltd (LATE)	Support

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

The Commissioners have accepted the following evidence from Council's Environmental Policy Adviser.

"The ARC requests that at the time of subdivision in Structure Plan areas the 1% AEP flood plains as well as overland flow paths should be identified. It is acknowledged that it is important that both of these hazards are identified so that development restrictions are made clear to potential developers in Structure Plan areas. In addition, amendment is sought to the wording of clause 17A.1.3 relating to the Introduction and discussion around the Albany Structure Plan: Land Analysis Background Report that seeks the inclusion of coastal hazard zones. Clause 17A.1.3 describes how the Albany Structure Plan was developed in 1995, and does not have a forward looking emphasis but merely describes events that have happened in the past. It is therefore not possible to retrospectively identify the coastal hazard zones as sought by the submitter".

Submission Determination

The Commissioners **accept** submission 3-23 and **reject** submission 3-24.

Provision Determination

- 17.5.4.2 viii) is redrafted as follows;

17.5.4.2 Structure Plan

The Structure Plan will directly relate to the findings of the Land Analysis Background Report, and will:

...

viii) Identify the 1% AEP flood plain and overland flow paths to be protected at the time of subdivision.

Reasons

- 1 3-23 be accepted as it is appropriate for the Structure Plan to identify the 1% AEP flood plain as well as overland flow paths.
- 2 3-24 be rejected as the suggested change applies to a process that has already been completed and as such will have no substantive value.

6.2.2 Subdivisions

1-1 Jonathan Cutler Albany City Holdings Limited C/- Harrison Grierson Consultants

Amend issue to clearly state that it does not apply to subdivisions.

Further Submissions

1-1x8	Bunnings Ltd C/- Haines Planning	Support
1-1x265	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
1-1x377	Neil Construction Limited C/- Harrison Grierson Consultants	Support
1-1x489	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
1-1x601	Albany City Property Investments Limited C/- Harrison Grierson	Support
1-1x733	Landco Ltd (LATE)	Support
1-1x75	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

1-2 Jonathan Cutler Albany City Holdings Limited C/- Harrison Grierson Consultants

Amend Section 8.3.5 (Stormwater Catchment Management) Objectives and Policies to clearly state that they do not apply to subdivisions.

Further Submissions

1-2x9	Bunnings Ltd C/- Haines Planning	Support
1-2x266	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
1-2x378	Neil Construction Limited C/- Harrison Grierson Consultants	Support
1-2x490	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
1-2x602	Albany City Property Investments Limited C/- Harrison Grierson	Support
1-2x734	Landco Ltd (LATE)	Support
1-2x76	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

1-3 Jonathan Cutler Albany City Holdings Limited C/- Harrison Grierson Consultants

Amend Section 8.3.7 (Natural Hazards) Objectives and Policies to clearly state that they do not apply to subdivisions.

Further Submissions

1-3x10	Bunnings Ltd C/- Haines Planning	Support
1-3x267	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
1-3x379	Neil Construction Limited C/- Harrison Grierson Consultants	Support
1-3x491	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
1-3x603	Albany City Property Investments Limited C/- Harrison Grierson	Support
1-3x735	Landco Ltd (LATE)	Support
1-3x77	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

1-4 Jonathan Cutler Albany City Holdings Limited C/- Harrison Grierson Consultants

Amend rules to clearly state that they do not apply to subdivisions.

Further Submissions

1-4x11	Bunnings Ltd C/- Haines Planning	Support
1-4x268	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
1-4x380	Neil Construction Limited C/- Harrison Grierson Consultants	Support
1-4x492	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
1-4x604	Albany City Property Investments Limited C/- Harrison Grierson	Support
1-4x736	Landco Ltd (LATE)	Support
1-4x78	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

10-1 Fletcher Residential Fletcher Residential C/- Harrison Grierson Consultants

Amend issue to clearly state that it does not apply to subdivisions.

Further Submissions

10-1x32	Bunnings Ltd C/- Haines Planning	Support
10-1x314	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
10-1x426	Neil Construction Limited C/- Harrison Grierson Consultants	Support
10-1x538	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
10-1x650	Albany City Property Investments Limited C/- Harrison Grierson	Support
10-1x760	Landco Ltd (LATE)	Support
10-1x102	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

10-2 Fletcher Residential Fletcher Residential C/- Harrison Grierson Consultants

Amend Section 8.3.5 (Stormwater Catchment Management) Objectives and Policies to clearly state that they do not apply to subdivisions.

Further Submissions

10-2x33	Bunnings Ltd C/- Haines Planning	Support
10-2x315	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
10-2x427	Neil Construction Limited C/- Harrison Grierson Consultants	Support
10-2x539	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
10-2x651	Albany City Property Investments Limited C/- Harrison Grierson	Support
10-2x761	Landco Ltd (LATE)	Support
10-2x103	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

10-3 Fletcher Residential Fletcher Residential C/- Harrison Grierson Consultants

Amend Section 8.3.7 (Natural Hazards) Objectives and Policies to clearly state that they do not apply to subdivisions.

Further Submissions

10-3x34	Bunnings Ltd C/- Haines Planning	Support
10-3x316	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
10-3x428	Neil Construction Limited C/- Harrison Grierson Consultants	Support
10-3x540	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
10-3x652	Albany City Property Investments Limited C/- Harrison Grierson	Support
10-3x762	Landco Ltd (LATE)	Support
10-3x104	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

10-4 Fletcher Residential Fletcher Residential C/- Harrison Grierson Consultants

Amend rules to clearly state that they do not apply to subdivisions.

Further Submissions

10-4x35	Bunnings Ltd C/- Haines Planning	Support
10-4x317	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
10-4x429	Neil Construction Limited C/- Harrison Grierson Consultants	Support

10-4x541	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
10-4x653	Albany City Property Investments Limited C/- Harrison Grierson	Support
10-4x763	Landco Ltd (LATE)	Support
10-4x105	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

12-1 Jonathan Cutler Harrison Grierson Consultants

Amend issue to clearly state that it does not apply to subdivisions.

Further Submissions

12-1x40	Bunnings Ltd C/- Haines Planning	Support
12-1x325	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
12-1x437	Neil Construction Limited C/- Harrison Grierson Consultants	Support
12-1x549	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
12-1x661	Albany City Property Investments Limited C/- Harrison Grierson	Support
12-1x769	Landco Ltd (LATE)	Support
12-1x111	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

12-2 Jonathan Cutler Harrison Grierson Consultants

Amend Section 8.3.5 (Stormwater Catchment Management) Objectives and Policies to clearly state that they do not apply to subdivisions.

Further Submissions

12-2x41	Bunnings Ltd C/- Haines Planning	Support
12-2x326	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
12-2x438	Neil Construction Limited C/- Harrison Grierson Consultants	Support
12-2x550	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
12-2x662	Albany City Property Investments Limited C/- Harrison Grierson	Support
12-2x770	Landco Ltd (LATE)	Support
12-2x112	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

12-3 Jonathan Cutler Harrison Grierson Consultants

Amend Section 8.3.7 (Natural Hazards) Objectives and Policies to clearly state that they do not apply to subdivisions.

Further Submissions

12-3x42	Bunnings Ltd C/- Haines Planning	Support
12-3x327	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
12-3x439	Neil Construction Limited C/- Harrison Grierson Consultants	Support
12-3x551	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
12-3x663	Albany City Property Investments Limited C/- Harrison Grierson	Support
12-3x771	Landco Ltd (LATE)	Support
12-3x113	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

12-4 Jonathan Cutler Harrison Grierson Consultants

Amend rules to clearly state that they do not apply to subdivisions.

Further Submissions

12-4x43	Bunnings Ltd C/- Haines Planning	Support
12-4x328	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
12-4x440	Neil Construction Limited C/- Harrison Grierson Consultants	Support
12-4x552	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
12-4x664	Albany City Property Investments Limited C/- Harrison Grierson	Support
12-4x772	Landco Ltd (LATE)	Support
12-4x114	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

19-1 Jonathan Cutler Neil Construction Limited C/- Harrison Grierson Consultants

Amend issue to clearly state that it does not apply to subdivisions.

Further Submissions

19-1x48	Bunnings Ltd C/- Haines Planning	Support
19-1x344	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
19-1x456	Neil Construction Limited C/- Harrison Grierson Consultants	Support
19-1x568	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
19-1x680	Albany City Property Investments Limited C/- Harrison Grierson	Support
19-1x778	Landco Ltd (LATE)	Support
19-1x120	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

19-2 Jonathan Cutler Neil Construction Limited C/- Harrison Grierson Consultants

Amend Section 8.3.5 (Stormwater Catchment Management) Objectives and Policies to clearly state that they do not apply to subdivisions.

Further Submissions

19-2x49	Bunnings Ltd C/- Haines Planning	Support
19-2x345	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
19-2x457	Neil Construction Limited C/- Harrison Grierson Consultants	Support
19-2x569	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
19-2x681	Albany City Property Investments Limited C/- Harrison Grierson	Support
19-2x779	Landco Ltd (LATE)	Support
19-2x121	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

19-3 Jonathan Cutler Neil Construction Limited C/- Harrison Grierson Consultants

Amend Section 8.3.7 (Natural Hazards) Objectives and Policies to clearly state that they do not apply to subdivisions.

Further Submissions

19-3x50	Bunnings Ltd C/- Haines Planning	Support
19-3x346	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
19-3x458	Neil Construction Limited C/- Harrison Grierson Consultants	Support
19-3x570	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
19-3x682	Albany City Property Investments Limited C/- Harrison Grierson	Support
19-3x780	Landco Ltd (LATE)	Support
19-3x122	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

19-4 Jonathan Cutler Neil Construction Limited C/- Harrison Grierson Consultants

Amend rules to clearly state that they do not apply to subdivisions.

Further Submissions

19-4x51	Bunnings Ltd C/- Haines Planning	Support
19-4x347	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
19-4x459	Neil Construction Limited C/- Harrison Grierson Consultants	Support
19-4x571	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
19-4x683	Albany City Property Investments Limited C/- Harrison Grierson	Support
19-4x781	Landco Ltd (LATE)	Support
19-4x123	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

2-1 Jonathan Cutler Albany City Property Investments Limited C/- Harrison Grierson Consultants

Amend issue to clearly state that it does not apply to subdivisions.

Further Submissions

2-1x16	Bunnings Ltd C/- Haines Planning	Support
2-1x274	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
2-1x386	Neil Construction Limited C/- Harrison Grierson Consultants	Support
2-1x498	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
2-1x610	Albany City Property Investments Limited C/- Harrison Grierson	Support
2-1x742	Landco Ltd (LATE)	Support
2-1x84	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

2-2 Jonathan Cutler Albany City Property Investments Limited C/- Harrison Grierson Consultants

Amend Section 8.3.5 (Stormwater Catchment Management) Objectives and Policies to clearly state that they do not apply to subdivisions.

Further Submissions

2-2x17	Bunnings Ltd C/- Haines Planning	Support
2-2x275	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
2-2x387	Neil Construction Limited C/- Harrison Grierson Consultants	Support
2-2x499	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
2-2x611	Albany City Property Investments Limited C/- Harrison Grierson	Support
2-2x743	Landco Ltd (LATE)	Support
2-2x85	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

2-3 Jonathan Cutler Albany City Property Investments Limited C/- Harrison Grierson Consultants

Amend Section 8.3.7 (Natural Hazards) Objectives and Policies to clearly state that they do not apply to subdivisions.

Further Submissions

2-3x18	Bunnings Ltd C/- Haines Planning	Support
2-3x276	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
2-3x388	Neil Construction Limited C/- Harrison Grierson Consultants	Support
2-3x500	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
2-3x612	Albany City Property Investments Limited C/- Harrison Grierson	Support
2-3x744	Landco Ltd (LATE)	Support
2-3x86	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

2-4 Jonathan Cutler Albany City Property Investments Limited C/- Harrison Grierson Consultants

Amend rules to clearly state that they do not apply to subdivisions.

Further Submissions

2-4x19	Bunnings Ltd C/- Haines Planning	Support
2-4x277	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
2-4x389	Neil Construction Limited C/- Harrison Grierson Consultants	Support
2-4x501	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
2-4x613	Albany City Property Investments Limited C/- Harrison Grierson	Support
2-4x745	Landco Ltd (LATE)	Support
2-4x87	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

23-1 Jonathan Cutler Ritchies Coachlines C/- Harrison Grierson Consultants

Amend issue to clearly state that it does not apply to subdivisions.

Further Submissions

23-1x56	Bunnings Ltd C/- Haines Planning	Support
23-1x358	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
23-1x470	Neil Construction Limited C/- Harrison Grierson Consultants	Support
23-1x582	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
23-1x694	Albany City Property Investments Limited C/- Harrison Grierson	Support
23-1x787	Landco Ltd (LATE)	Support
23-1x129	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

23-2 Jonathan Cutler Ritchies Coachlines C/- Harrison Grierson Consultants

Amend Section 8.3.5 (Stormwater Catchment Management) Objectives and Policies to clearly state that they do not apply to subdivisions.

Further Submissions

23-2x57	Bunnings Ltd C/- Haines Planning	Support
23-2x359	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
23-2x471	Neil Construction Limited C/- Harrison Grierson Consultants	Support
23-2x583	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
23-2x695	Albany City Property Investments Limited C/- Harrison Grierson	Support
23-2x788	Landco Ltd (LATE)	Support
23-2x130	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

23-3 Jonathan Cutler Ritchies Coachlines C/- Harrison Grierson Consultants

Amend Section 8.3.7 (Natural Hazards) Objectives and Policies to clearly state that they do not apply to subdivisions.

Further Submissions

23-3x58	Bunnings Ltd C/- Haines Planning	Support
23-3x360	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
23-3x472	Neil Construction Limited C/- Harrison Grierson Consultants	Support
23-3x584	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
23-3x696	Albany City Property Investments Limited C/- Harrison Grierson	Support
23-3x789	Landco Ltd (LATE)	Support
23-3x131	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

23-4 Jonathan Cutler Ritchies Coachlines C/- Harrison Grierson Consultants

Amend rules to clearly state that they do not apply to subdivisions.

Further Submissions

23-4x59	Bunnings Ltd C/- Haines Planning	Support
23-4x361	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
23-4x473	Neil Construction Limited C/- Harrison Grierson Consultants	Support
23-4x585	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
23-4x697	Albany City Property Investments Limited C/- Harrison Grierson	Support
23-4x790	Landco Ltd (LATE)	Support
23-4x132	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

4-1 Jonathan Cutler Beta Properties Limited C/- Harrison Grierson Consultants

Amend issue to clearly state that it does not apply to subdivisions.

Further Submissions

4-1x24	Bunnings Ltd C/- Haines Planning	Support
4-1x301	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
4-1x413	Neil Construction Limited C/- Harrison Grierson Consultants	Support
4-1x525	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
4-1x637	Albany City Property Investments Limited C/- Harrison Grierson	Support
4-1x751	Landco Ltd (LATE)	Support
4-1x93	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

4-2 Jonathan Cutler Beta Properties Limited C/- Harrison Grierson Consultants

Amend Section 8.3.5 (Stormwater Catchment Management) Objectives and Policies to clearly state that they do not apply to subdivisions.

Further Submissions

4-2x25	Bunnings Ltd C/- Haines Planning	Support
4-2x302	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
4-2x414	Neil Construction Limited C/- Harrison Grierson Consultants	Support
4-2x526	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
4-2x638	Albany City Property Investments Limited C/- Harrison Grierson	Support
4-2x752	Landco Ltd (LATE)	Support
4-2x94	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

4-3 Jonathan Cutler Beta Properties Limited C/- Harrison Grierson Consultants

Amend Section 8.3.7 (Natural Hazards) Objectives and Policies to clearly state that they do not apply to subdivisions.

Further Submissions

4-3x26	Bunnings Ltd C/- Haines Planning	Support
4-3x303	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
4-3x415	Neil Construction Limited C/- Harrison Grierson Consultants	Support
4-3x527	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
4-3x639	Albany City Property Investments Limited C/- Harrison Grierson	Support
4-3x753	Landco Ltd (LATE)	Support
4-3x95	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

4-4 Jonathan Cutler Beta Properties Limited C/- Harrison Grierson Consultants

Amend rules to clearly state that they do not apply to subdivisions.

Further Submissions

4-4x27	Bunnings Ltd C/- Haines Planning	Support
4-4x304	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
4-4x416	Neil Construction Limited C/- Harrison Grierson Consultants	Support
4-4x528	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
4-4x640	Albany City Property Investments Limited C/- Harrison Grierson	Support
4-4x754	Landco Ltd (LATE)	Support
4-4x96	Housing New Zealand Corporation C/- SKM	Support in Part and Oppose in Part

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

Submitters seek amendment to the proposed Issues, objectives, policies and rules to clearly state that they do not apply to subdivisions.

The creation of lots through subdivision are a key issue for effective management of flooding hazards, and whether adequate consideration has been given to the ability for future development to occur without exacerbating the effects on the flood plain and property. The Objectives and Policies relating to natural hazards are city-wide provisions and as such they are relevant to subdivision activities contained in S9. They do and should apply to subdivision activities.

The notified version of PC24 requires a non complying activity for subdivision that will result in a building platform within the 1% AEP flood plain. As discussed in 2.1.2 Non-Complying Activity Status however, the Commissioners consider that development in a flood plain should be classified as discretionary and not non complying. As the rules in S9 Subdivision need to be consistent with the rules in S8 Natural Hazards, the non complying rule 9.4.1.5 b) regarding subdivision should be made consistent with the revised rule in S8. As such the rule in S9 should be amended to a discretionary activity status. The preparation of appropriate assessment criteria for the new discretionary activity is also necessary and these have been added to the assessment criteria already in S 9.7.3.2 for discretionary activities.

Submission Determination

The Commissioners **reject** the submissions.

Provision Determination

See 4.2.2 Non complying activity status for the amended provisions for the activity status of subdivision activities in the flood plain and the consequent changes that are necessary to the discretionary activity assessment criteria in 9.7.3.2.

Reasons

- 1 Specific rules concerning natural hazards apply to the subdivision rules in Section 9 to ensure greater recognition of flooding hazards at this stage of development. These provisions should be consistent with the comparable Natural Hazard rules in S8.**
- 2 When applying these rules, it is necessary to consider the issues, objectives and policies in Section 8 Natural Hazards to ensure that future development avoids potential adverse effects.**

3-18 Andrew Schollum, Policy Planner Auckland Regional Council

Avoid unnecessarily constraining the District Plan provisions by reinstating the wording struck out from Section 9.2 Subdivision and Development Issues, as shown in paragraph 24.5 of the Plan Change.

Further Submissions

3-18x209	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	Oppose
3-18x243	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	Oppose
3-18x155	Housing New Zealand Corporation C/- SKM	Support
3-18x295	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
3-18x407	Neil Construction Limited C/- Harrison Grierson Consultants	Support
3-18x519	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
3-18x631	Albany City Property Investments Limited C/- Harrison Grierson	Support
3-18x812	Landco Ltd (LATE)	Support

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

The Commissioners have accepted the following evidence from Council's Environmental Policy Adviser.

"The ARC's submission is concerned that the proposal to strike out wording relating to development contributing to or being affected by natural hazards in Section 9.2 Subdivision and Development Issues unnecessarily constrains the District Plan. The wording has been struck out as it is the intention that natural hazard issues are now focussed in Section 8. It is acknowledged that natural hazards are an issue for development and subdivision, but it is also recognised that Section 8 applies citywide and as such is relevant to the consideration of activities under Section 9. However, it is accepted that by striking out references to subsidence and erosion, where these have not been addressed by the Plan Change may have consequential impact on how these hazards are addressed".

Submission Determination

The Commissioners **accept** the submission.

Provision Determination

- The wording removed from S9.2 Subdivision and Development Issues by the notified plan change is reinserted as follows:

"The following issues relating to the subdivision of land and the site works necessary for development have been identified and need to be addressed by the Objectives and Policies:

- ~~• Development contributing to, and/or being significantly affected by, natural hazards such as flooding, subsidence and erosion~~
- Development contributing to, and/or being significantly affected by, natural hazards such as flooding, subsidence and erosion

Explanation and Reasons

~~Some locations, including areas of existing development, are significantly affected by natural hazards such as flooding, subsidence and erosion. The development and further expansion of these areas has the potential to contribute to and/or be significantly affected by such hazards, with consequential loss of property and/or risks to safety.~~

Some locations, including areas of existing development, are significantly affected by natural hazards such as flooding, subsidence and erosion. The development and further expansion of these areas has the potential to contribute to and/or be significantly affected by such hazards, with consequential loss of property and/or risks to safety.

...

Under this section the Council is responsible for controlling subdivision and any actual or potential effects of the use or development of land and associated natural and physical resources, including the avoidance or mitigation of natural hazards.

...

~~The City Council also has a statutory duty to identify hazard prone areas, and seeks to reduce hazards by the appropriate location of development.~~

The City Council also has a statutory duty to identify hazard prone areas, and seeks to reduce hazards by the appropriate location of development.

Reasons

- 1 **Flooding hazards are provided for more comprehensively within Section 8, while natural hazards such as subsidence and erosion are not addressed in PC24 and as such should be retained as an issue in Section 9.**

6.2.3 Building Platforms

21-5 North Shore City Council North Shore City Council

Amend Section 9.4.3.3 Building Platforms to review the functional need for building platforms associated with network utilities to be located in the 1% AEP flood plain.

Further Submissions

21-5x181 Housing New Zealand Corporation C/- SKM

Support in Part

Evidence Presented

None.

Commissioners Deliberations and Conclusions/Discussion

S9.4.3.3 a) i) requires building platforms to be located outside the 1% AEP flood plain and overland flow path. As network utility structures are 'buildings', the building platform of a network utility structure would

be included in this requirement. This is inconsistent with S8.4.9 which excludes network utilities from the need to obtain a resource consent when it is proposed to be located within the 1%AEP flood plain or overland flow path.

As S8.4.9 has clearly excluded network utilities, the Commissioners do not consider that the building platforms for network utilities should be subject to restrictions in S9.4.3.3. This rule needs to be consistent with the rules in S8.

The Commissioners consider that it should be made clear that network utilities are excluded from the consent requirements, and suggest changes to S 8.4.9 and S9.4.3.3 as set out below.

At the hearing the ARC submitted that network utilities should be subject to the natural hazard rules. However this submission was not based on an original or further submission so the Commissioners are unable to implement this submission.

Submission Determination

The Commissioners **reject** the submission.

Provision Determination

- Insert permitted activity rule for network utilities in flood plains 8.4.9.1.1 a);
 - a) Network utilities in the flood sensitive area or the 1% AEP flood plain (subject to Rule 8.4.9.5 General Standards).
- Insert permitted activity rule for network utilities in overland flow paths 8.4.9.2.1 b);
 - b) Fences and network utilities located within or over an overland flow path that do not obstruct the overland flow path.
- Exclude network utilities from new limited discretionary activity rule for overland flow paths 8.4.9.2.2 b);
 - b) Buildings and structures (including retaining walls but excluding fences and network utilities) located within or over an overland flow path that do not form an obstruction to any part of an overland flow path.
- Insert permitted activity rule in coastal inundation areas 8.4.9.3.1 a);
 - a) Network utilities in coastal inundation areas (subject to Rule 8.4.9.5 General Standards).
- Ensure discretionary activity rule for site works excludes network utilities 9.4.1.4 b) v);
 - v) Site works within the 1% AEP flood plain where they are not associated with flood protection works required to protect existing buildings from flooding hazards, or network utilities.
- Clearly exclude consideration of network utilities from the building platform rule in S9.4.3.3 a) i);
 - a) The location of the building platform shall:
 - i) be located outside the 1% AEP flood plain and any overland flow path. For the avoidance of doubt, this provision does not apply to network utilities; and

Reasons

- 1 **Section 8 and Section 9 of the District Plan need to be consistent in their application to network utilities.**
- 2 **A consistent approach to the management of network utilities would enable building platforms to be located within the 1% AEP where it was necessary for them to do so.**

3-19 Andrew Schollum, Policy Planner Auckland Regional Council

Amend Section 9[.4].3.3 Building Platforms (Variation 7) to address the apparent contradiction between a) i) and ii). This could be achieved by replacing the word 'and' with 'or', if development within the 1% AEP is to be provided for.

Further Submissions

3-19x156	Housing New Zealand Corporation C/- SKM	Support
3-19x296	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
3-19x408	Neil Construction Limited C/- Harrison Grierson Consultants	Support
3-19x520	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
3-19x632	Albany City Property Investments Limited C/- Harrison Grierson	Support
3-19x813	Landco Ltd (LATE)	Support

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

The Commissioners have accepted the following evidence from Council's Environmental Policy Adviser.

"ARC's submission is concerned that there is a contradiction between (i) and (ii) by the use of the word "and" in relation to building platforms. These are distinctively different clauses, with (i) relating to the 1% AEP flood plain; and (ii) relating to the flood sensitive and coastal inundation areas. It is not appropriate to change this wording to "or", as there is no minimum freeboard requirement in the 1% AEP flood plan because development is not permitted to locate within these areas".

Submission Determination

The Commissioners **reject** the submission.

Provision Determination

No change as a result of this submission.

Reasons

- 1 The standard is drafted to distinguish between those activities that are located in different flooding hazard areas.**

6.2.4 Habitable Buildings

3-21 Andrew Schollum, Policy Planner Auckland Regional Council

Amend 9.7.1.1.[3] c) i) and ii) Bulk, Height, Location, Foundations, Height of Floor Levels (Variation 7) to retain existing freeboard requirements.

Further Submissions

3-21x210	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	Oppose
3-21x244	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	Oppose
3-21x158	Housing New Zealand Corporation C/- SKM	Support
3-21x815	Landco Ltd (LATE)	Support

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

ARC's submission seeks to retain the current freeboard requirements in assessment criterion 9.7.1.1(3)(c). These freeboard requirements needed to be amended as they were inconsistent with other parts of the operative District Plan, and for commercial buildings, relate to the 10% AEP flood level, not the 1% AEP flood level.

In PC 24 sections 8.4.9.5 General Standards and 9.4.3.3 Building Platforms set the freeboard requirements in the coastal inundation area and the flood sensitive area as 500mm above the 1% AEP flood level for habitable residential buildings, and above the 1% AEP flood level for other buildings. The notified version

of 9.7.1.1 3) c) fails to refer to the need for freeboard for habitable residential buildings in the flood sensitive area, and for other buildings in the coastal inundation area. It is important that the plan change is consistent and as it is considered prudent to insert these requirements and make the provision consistent with the aforementioned sections.

The Commissioners note also that reference to a freeboard standard for buildings in the 1% AEP flood plain is not required as these are discretionary activities and each proposal will be assessed on its merits.

Submission Determination

The Commissioners **reject** the submission.

Provision Determination

- Amend 9.7.1.1 3) c) to ensure that the freeboard requirements are consistent with other parts of PC 24;
- c) The adverse effects of stormwater inundation or other natural hazard are avoided including:
 - i) By ensuring that the floor level of any proposed habitable residential building in the coastal inundation area or flood sensitive area ~~is~~ are in accordance with Rule 9.4.3.3(a)(ii) has at least 1000mm freeboard above the 1% AEP flood level, unless the Council has (or is provided with) sufficient information to be satisfied that 700mm provides sufficient freeboard to provide an adequate safety margin against flooding
 - ii) By ensuring that the floor level of any proposed building, other than habitable residential buildings, non-habitable building in a the coastal inundation area or flood sensitive area is above the 1% AEP flood level. has at least 600mm freeboard above the 10%

Reasons

- 1 The freeboard contained in S9.7.1.1 3) c) was inconsistent with the requirements in the operative District Plan.
- 2 The freeboard requirements in S9.7.1.1 3) c) should be consistent with other parts of PC 24.
- 3 A freeboard requirement for development in the 1% AEP flood plain is not necessary as such a development is a discretionary activity.

16-2 Vaughan Smith NZRPG Management Ltd (formerly IMF) C/- Bentley & Co. Ltd

Delete the terms “habitable buildings” and “non-habitable buildings” throughout the Proposed Plan Change and refer instead to “floors including habitable rooms”; or alternatively:

Further Submissions

16-2x67	Bunnings Ltd C/- Haines Planning	Support
16-2x339	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
16-2x451	Neil Construction Limited C/- Harrison Grierson Consultants	Support
16-2x563	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
16-2x675	Albany City Property Investments Limited C/- Harrison Grierson	Support
16-2x827	Landco Ltd (LATE)	Support

16-3 Vaughan Smith NZRPG Management Ltd (formerly IMF) C/- Bentley & Co. Ltd

Provide a definition for “habitable building” as follows: “A building which incorporates residential units with habitable rooms on the ground floor of the building”.

Further Submissions

16-3x68	Bunnings Ltd C/- Haines Planning	Support
16-3x340	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
16-3x452	Neil Construction Limited C/- Harrison Grierson Consultants	Support
16-3x564	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
16-3x676	Albany City Property Investments Limited C/- Harrison Grierson	Support
16-3x828	Landco Ltd (LATE)	Support

27-2 Vaughan Smith The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd

Delete the terms “habitable buildings” and “non-habitable buildings” throughout the Proposed Plan Change and refer instead to “floors including habitable rooms”; or alternatively:

Further Submissions

27-2x71	Bunnings Ltd C/- Haines Planning	Support
27-2x372	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
27-2x484	Neil Construction Limited C/- Harrison Grierson Consultants	Support
27-2x596	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
27-2x708	Albany City Property Investments Limited C/- Harrison Grierson	Support
27-2x832	Landco Ltd (LATE)	Support

27-3 Vaughan Smith The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd

Provide a definition for “habitable building” as follows: “A building which incorporates residential units with habitable rooms on the ground floor of the building”.

Further Submissions

27-3x72	Bunnings Ltd C/- Haines Planning	Support
27-3x373	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
27-3x485	Neil Construction Limited C/- Harrison Grierson Consultants	Support
27-3x597	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
27-3x709	Albany City Property Investments Limited C/- Harrison Grierson	Support
27-3x833	Landco Ltd (LATE)	Support

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

The submissions seek the use of alternative terms to ‘habitable’ and ‘non habitable’ buildings, or propose that habitable building be defined. The submitters would like to differentiate between those residential activities where habitable rooms would potentially be affected by flooding hazards, and those residential units above ground where the ground floor would be non-habitable and therefore provides for these to be subject to less stringent standards.

The submitter asserts that there is no definition of ‘habitable building’ in the District Plan and that this makes the use of the term uncertain. The Commissioners agree with this submission and think that a definition of habitable buildings is required, and that inconsistencies in the use of the term need to be resolved.

In 8.4.9.5 a)i) PC24 tries to ensure that the finished floor levels of residential units must be 500mm above the 1% AEP flood level. However it is unclear whether ‘habitable building’ refers only to residential buildings or it has a wider application; the ARPS defines ‘habitable building’ as including commercial buildings as well. It is the practice of Environmental Services to require residential units to be 500mm above the 1% finished flood level, excluding those parts which are of lesser importance in this respect : garages, car ports or storerooms. Nor are, for example, the finished floor levels of commercial buildings required to be 500mm above the 1% AEP flood level. Consequently, the following definition of habitable building is proposed to ensure this is clear;

“Means;

- a) Any part of a residential unit, excluding the following: garages, carports and windowless storerooms*
- b) A building containing any part of a residential unit (as described in a)), located on the ground floor.”*

This is a more restrictive application of the requirements for finished floor levels than is requested by the submitter. The submission relates to habitable rooms. Habitable rooms do not include kitchens, laundries or bathrooms. These are rooms which the Commissioners think should be kept well above the 1% flood level and therefore should not be excluded from the 500mm freeboard requirement. However part b) of the proposed definition ensures that a mixed use development with no residential aspects (as defined) on the ground floor will not be caught by the 500mm freeboard requirement, as the submission requests.

The ARC made a submission at the hearing concerning potential confusion between the ARPS’s definition of habitable building and PC24’s use of the term, as shown in the definition above. To avoid this confusion, at the hearing officers proposed that the proposed definition of ‘habitable building’ be amended to ‘habitable residential building’. The Commissioners agree that this definition will alleviate any confusion between the two documents.

There are also inconsistencies in the use of the term ‘habitable building’ (as it was used prior to the definition above) that need to be resolved. Although only ‘habitable buildings’ are required to be 500mm

above the 1% flood level, in PC24 there are three references to the floor levels of habitable buildings that are intended as a general reference; in other words as a reference to all buildings, not just residential buildings. These need to be amended in order to remove the confusion in the use of the term 'habitable building' that the submitter has pointed out. These are policy 4a), the fourth paragraph to the Explanation and Reasons to the Objectives and Policies, and 8.4.9.6 a).

Submission Determination

The Commissioners **accept** the submission in part.

Provision Determination

- The definition of habitable residential building is amended as set out above.
- The reference in policy 4a to habitable floor levels is amended to refer to ensure that it applies to all buildings;
 - a) All ~~habitable~~ finished floor levels of buildings are protected from the 1% AEP flood event; and
- The reference to 'habitable building' in paragraph 4 of the Explanation and Reasons to the Objectives and Policies is amended to ensure that the reference is to all buildings being kept above the 1% AEP level;

The area adjoining and up to 500mm above the 1% AEP flood level has been identified as a 'flood sensitive' area, providing an additional buffer to ensure the finished floor level of new ~~habitable~~ buildings are above the 1% AEP flood level.
- Amend the reference to habitable building in 8.4.9.6 a) to ensure that assessment criteria apply to all the finished floor level of all buildings and not only residential buildings;

Council may impose conditions on Controlled activities under s108 of the RMA in respect of the following matters over which it has reserved control:

 - a) Finished floor levels of ~~habitable~~ buildings.
- Ensure that the distinction between the freeboard required for floor levels in residential buildings and that required for other buildings is made clear in Performance Standards 8.4.9.5 a);
 - a) Finished floor levels within flood sensitive areas or coastal inundation areas shall be:
 - i) Habitable ~~residential~~ buildings at least 500mm above the 1% AEP flood level, and
 - ii) ~~Non-habitable~~ Buildings other than habitable residential buildings above the 1% AEP flood level.
- Ensure that it is clear what freeboard applies to different types of building platforms in 9.4.3.3;
 - a) The location of the building platform shall:

...

 - ii) provide a minimum of 500mm freeboard above the 1% AEP flood level if for a habitable residential building in the coastal inundation area or flood sensitive area; and
 - iii) ensure finished floor levels for buildings other than habitable residential buildings ~~a non-habitable building~~ are above the 1% AEP flood level in the coastal inundation area or flood sensitive areas; and

...

Reasons

- 1 The established practice of Council in determining what is a habitable building should be made clear in the District Plan, by providing a definition. The definition is wider than that requested by the submitter as the Commissioners believe that laundries, kitchens and bathrooms should have a 500mm freeboard level.

- 2 To avoid potential confusion with the ARPS the definition should refer to a 'habitable residential building'.
- 3 The use of 'habitable building' is not consistent in PC 24 and amendments are required to ensure that the term applies consistently throughout the plan change.

3-7 Andrew Schollum, Policy Planner Auckland Regional Council

Amend Rule 8.4.8.4 b) (General Standards) to specify whether the minor addition exception applies to both habitable and non-habitable buildings.

Further Submissions

3-7x144	Housing New Zealand Corporation C/- SKM	Support
3-7x287	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
3-7x399	Neil Construction Limited C/- Harrison Grierson Consultants	Support
3-7x511	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
3-7x623	Albany City Property Investments Limited C/- Harrison Grierson	Support
3-7x801	Landco Ltd (LATE)	Support

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

The submission requests clarification as to whether the minor addition exception in 8.4.8.4 b) (as notified, now renumbered 8.4.9.5 b), applies to both habitable and non-habitable buildings in the coastal inundation area. Enabling a minor addition up to 25m² without having to comply with the standards for finished floor levels was based on the assumption of a habitable building, where another bedroom may be added and the existing building was not previously required to achieve the minimum finished floor levels. This approach provides flexibility in order to avoid incongruous development. During the hearing the ARC questioned the reasoning as to why this exception did not also apply to non habitable buildings. The ARC argued that, as with habitable buildings, this may encourage small additions to non habitable buildings to develop at a floor level that is well above that of the existing development. This may be preferred by the developer as the need to apply for a discretionary activity consent will be avoided. The Commissioners consider that this argument is valid and propose that the minor addition exception apply to non habitable as well as habitable buildings.

Submission Determination

The Commissioners **accept** the submission.

Provision Determination

- 8.4.9.5 b) is amended as follows;

b) Minor additions and alterations to existing buildings within coastal inundation areas, being less than 25m², are not required to comply with the finished floor levels provided in (a)(i) or (a)(ii) above.

Reasons

- 1 It is generally preferable that small additions to buildings be developed in a style similar to the existing building, regardless of whether the building is classified as habitable or non-habitable.

6.2.5 Terminology / Certainty

3-5 Andrew Schollum, Policy Planner Auckland Regional Council

Clarify why references in Sections 8.4.8.1, 8.4.8.2 and 8.4.8.3 to "all buildings", "development of buildings and structures", "any structures", "all buildings and structures" and "any building or structure" are differentiated.

Further Submissions

3-5x142 Housing New Zealand Corporation C/- SKM
3-5x799 Landco Ltd (LATE)

Support
Support

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

The Commissioners have accepted the following evidence from Council's Environmental Policy Adviser.

"ARC's submission raises the issue of different terminology used through the Plan Change, and whether there is any reason or need for such differentiation. It is acknowledged that the range of terms used may introduce ambiguity to the rules and therefore result in uncertainty as to what applies where and why there is a differentiation. A more consistent application of terms would address this issue, whereby differentiation is included only where required. The definition of building covers a wide range of things but excludes some decks, fences and retaining walls. The use of 'buildings and structures' is intended to ensure that those things excluded from the definition of building are included in the rule. To ensure that this interpretation is clear it is proposed to put a note into S8.4.8 to state that in this Section 'structure' includes those structures that are excluded from the definition of building (for example, decks, fences and retaining walls to certain heights). However it is accepted that the use of 'any', 'all', and 'development of' are confusing and should be made consistent".

Submission Determination

The Commissioners **accept** the submission.

Provision Determination

- See 8.4.9.1 to 8.4.9.3 for small amendments made for consistency.
- New 'note' inserted under 8.4.9 to ensure that the difference between 'buildings' and 'buildings and structures' is clearly understood;

For the purposes of this Section 8.4.9, unless specifically provided otherwise any reference to 'structures' includes those structures that are excluded from the definition of building in Section 21 (for example, fences, boundary walls and retaining walls as described in the definition).

Reasons

- 1 **The proposed plan change refers to buildings and structures in a range of ways that indicates a differentiation in some instances and not in others. Where these references are intended to mean the same thing, they should be made consistent to avoid confusion.**

3-16 Andrew Schollum, Policy Planner Auckland Regional Council

Amend the first paragraph of 8.4.8.8 Assessment Criteria for Discretionary Activities by removing the word 'may' and replacing it with 'will'.

Further Submissions

3-16x153 Housing New Zealand Corporation C/- SKM
3-16x294 Albany City Holdings Limited C/- Harrison Grierson Consultants
3-16x406 Neil Construction Limited C/- Harrison Grierson Consultants
3-16x518 Ritchies Coachlines C/- Harrison Grierson Consultants
3-16x630 Albany City Property Investments Limited C/- Harrison Grierson
3-16x810 Landco Ltd (LATE)

Support
Support
Support
Support
Support
Support

3-17 Andrew Schollum, Policy Planner Auckland Regional Council

Amend criteria a) – c) by replacing the phrase "the extent to which" in criteria with alternative wording that more specifically establishes what criteria the applicant is required to meet.

Further Submissions

3-17x208 NZRPG Management Ltd (formerly IMF) C/- Bentley & Co. Ltd
3-17x242 The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd
3-17x811 Landco Ltd (LATE)

Oppose
Support
Support

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

The Commissioners have accepted the following evidence from Council's Environmental Policy Adviser.

"ARC's submissions seek amendment to the discretionary activity assessment criteria; in relation to the introductory paragraph and indicating that the Council 'will' have regard to these criteria, and the uncertainty provided by the starting phrase of each criterion 'the extent to which'. The format of this Section is consistent with the format of the Operative District Plan, using the same terminology.

The introductory paragraph indicates that the Council may consider the criteria, and refers to the fact that as a discretionary activity the Council retains discretion to consider anything that it considers to be relevant to determination of effects. The criteria therefore do not form a definitive list. Assessment criteria are not standards which must be met, but are an assessment tool to help determine what the effects are, how significant they are and whether they have been avoided, remedied or mitigated. The term "the extent to which" signals that the applicant needs to identify how relevant the criteria is to the application and how the criteria has been addressed".

Submission Determination

The Commissioners **reject** the submissions.

Provision Determination

No change as a result of this submission.

Reasons

- 1 Assessment criteria are not a definitive list that must be considered in all applications.**
- 2 When considering discretionary activities the Council retains discretion to consider all actual and potential effects of the proposal.**
- 3 The wording used is consistent with the approach taken throughout the District Plan.**

21-2 North Shore City Council

Delete clause 5) Location and scale of overland flow paths in 8.4.8.5 Reservations and Restrictions.

Further Submissions

21-2x355	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
21-2x467	Neil Construction Limited C/- Harrison Grierson Consultants	Support
21-2x579	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
21-2x691	Albany City Property Investments Limited C/- Harrison Grierson	Support
21-2x178	Housing New Zealand Corporation C/- SKM	Support in Part

Evidence Presented

None.

Commissioners Deliberations and Conclusions/Discussion

North Shore City Council's submission requests that the reference to location and scale of overland flow paths be deleted from section 8.4.8.5 (as notified), as these reservations and restrictions address controlled activities, although there are no controlled activities associated with overland flow paths.

Identification of overland flow paths within the controlled activity reservations is erroneous and should be removed. As a consequential amendment it is also decided that the controlled activity assessment criteria relating to overland flow paths be removed from section 8.4.9.9. Section 0 of this decision notice discusses limited discretionary activities and assessment criteria that have been introduced by the Commissioners.

Submission Determination

The Commissioners **accept** the submission.

Provision Determination

- Remove reference to overland flow path in 8.4.9.6 Reservations for Controlled Activities.

~~5) Location and scale of overland flow paths.~~

- Remove reference to overland flow paths in 8.4.9.9 Assessment Criteria for Controlled Activities.

~~b) c) Whether the location, scale and design of development exacerbates or contributes to flooding, extending the flood plain or diverting overland flows onto downstream or upstream sites or reduces flood plain storage.~~

Reasons

- PC 24 does not have any controlled activities that deal with overland flow paths and the proposed provisions are therefore unnecessary.**

6.2.6 Site Works

3-6 Andrew Schollum, Policy Planner Auckland Regional Council

Amend 8.4.8.2 Discretionary Activities to include the placement of fill material.

Further Submissions

3-6x205	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	Oppose
3-6x239	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	Oppose
3-6x143	Housing New Zealand Corporation C/- SKM	Support
3-6x286	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
3-6x398	Neil Construction Limited C/- Harrison Grierson Consultants	Support
3-6x510	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
3-6x622	Albany City Property Investments Limited C/- Harrison Grierson	Support
3-6x800	Landco Ltd (LATE)	Support

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

The Commissioners have accepted the following evidence from Council's Environmental Policy Adviser.

"ARC's submission seeks amendment to Rule 8.4.8.2 in relation to site works within overland flow paths and the 1% AEP flood plain to include the placement of fill material. The District Plan defines "site works" and this definition includes the 'depositing of any soil, spoil or other material'."

Submission Determination

The Commissioners **reject** the submission.

Provision Determination

No change as a result of this submission.

Reasons

- The term "site works" already includes the placement of fill material and as such no amendment is required.**

6.2.7 Maintenance Activities

7-6 Pam Dalton

Include some mechanism for fixing existing structures, such as fill which are non complying.

Further Submissions

7-6x167 Housing New Zealand Corporation C/- SKM

Support

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

The Commissioners have accepted the following evidence from Council's Environmental Policy Adviser.

"Ms Dalton's submission is concerned that the Plan Change does not provide for fixing existing structures within areas subject to flooding (specifically the 1% AEP flood plain or an overland flow path) without the requirement for non-complying resource consent. It is not the intention of the Plan Change to require maintenance of existing buildings to obtain resource consent, and therefore alterations or additions only require resource consent where they increase building coverage (Rule 8.4.8.1.3(a))".

Submission Determination

The Commissioners **accept** the submission **in part to the extent that** maintenance of existing buildings do not require resource consent.

Provision Determination

No change as a result of this submission.

Reasons

- 1 While maintenance of existing structures is not explicitly provided for as a permitted activity it is not intended that such works require consent unless they create a new infringement.**

21-1 North Shore City Council

Clarify the activity status of maintenance activities associated with flood protection in the 1% AEP flood plain and overland flow paths (excluding site works and structures), if necessary.

Further Submissions

21-1x354 Albany City Holdings Limited C/- Harrison Grierson Consultants
21-1x466 Neil Construction Limited C/- Harrison Grierson Consultants
21-1x578 Ritchies Coachlines C/- Harrison Grierson Consultants
21-1x690 Albany City Property Investments Limited C/- Harrison Grierson
21-1x177 Housing New Zealand Corporation C/- SKM

Support
Support
Support
Support
Support in Part

Evidence Presented

None.

Commissioners Deliberations and Conclusions/Discussion

The Commissioners have accepted the following evidence from Council's Environmental Policy Adviser.

"North Shore City Council's submission is concerned with ensuring that both the flood plain and overland flow paths can be maintained without the need for non-complying resource consent. The Plan Change provides for "site works associated with flood protection works required to protect existing habitable buildings from flooding hazards" as a controlled activity (Rule 8.4.8.1(b)), while the construction of such works would fall within the non-complying activity status as it is not specifically provided for elsewhere in the District Plan.

Flood protection works are not identified within the District Plan as a network utility, and there are no provisions for such works. It is considered appropriate for flood protection works to be provided for within the Flooding Hazards Section proposed under PC24 to ensure these are adequately addressed. It is noted that general maintenance activities around clearing of debris or earth that has accumulated from flooding

are considered to be a permitted activity as this does not require development, but clean up after an event and maintaining a clear route for flood waters at all times.

It was the intention of the Plan Change that flood protection works to protect existing habitable buildings in the flood plain would be addressed through the provision for site works as a controlled activity, relating to the disturbance of existing ground but this is acknowledged as being insufficient to provide for flood protection works. The types of works required for flood protection are retaining walls and possible site works to provide a mound / or hollow that would either deflect or provide additional storage for flood waters. An amendment to the controlled activities Rule 8.4.8.1 is considered appropriate to provide for flood protection works in the flood plain such as retaining walls.

An assessment criterion around flood protection works as a controlled activity is already provided within the Plan Change (Section 8.4.8.7) and this will require amendment to address the effects of flooding, including the potential effect on neighbouring sites and the risk of erosion and scour. It is also necessary to add a new clause to 8.4.8.5 Reservations and Restrictions to ensure that effects on the subject site and neighbouring sites can be taken into account.

Flood protection works in an overland flow path required to protect existing habitable buildings are not explicitly provided for in the Plan Change. It was intended that such works be permitted as persons required to protect existing habitable buildings from an overland flow path should not be required to obtain a resource consent to protect their property. In this respect the situation differs from flood protection works in a flood plain, as the latter can have greater adverse effects on neighbouring properties.

Nevertheless to ensure that property owners completing such works do not have undue adverse effects on their neighbours, it is necessary to insert performance standards to regulate the performance of this permitted activity”.

The Commissioners have also considered why the rules relating to flood protection works are limited only to the protection of habitable buildings. It seems incongruous that flood protection works carried out for the protection of non habitable buildings (for example industrial buildings) have a more restrictive activity status than those carried out for habitable buildings. The Commissioners consider that the rule should apply to both habitable and non habitable buildings.

Submission Determination

The Commissioners **accept** the submission.

Provision Determination

- Flood plains - amendment to 8.4.9.1.2 b) to make it clearer that flood protection works are controlled activities, not just the site works associated with them;
- b) ~~Site works associated with flood protection works~~ Flood protection works within the 1% AEP flood plain required to protect existing ~~habitable~~ buildings from flooding hazards.
- Flood plains - insert new reservation for controlled activity 8.4.9.6 e) to enable effects on the subject site and neighbouring sites to be taken into account;
- e) Effects on the subject site and neighbouring sites.
- Flood plains – Amend assessment criterion 8.4.9.9 d) dealing with flood protection works as controlled activities;
- ~~e)d) Whether flood protection works in the 1% AEP flood plain which will reduce~~ will affect the extent of the flood plain, affect neighbouring sites, increase the flow velocity and/or any adverse effects of erosion or scour, are necessary to ensure the safety of existing development, and whether any ~~no~~ other design options are available.
- Overland flow paths – new 8.4.9.2.1 a) to ensure that flood protection works within flow paths are permitted, subject to performance standards;
- a) Flood protection works within an overland flow path required to protect existing buildings from flooding hazards.

- Overland flow paths – new performance standards 8.4.9.5 c);
- c) Flood protection works within an overland flow path required to protect existing buildings from flooding hazards shall maintain the same entry and exit point of the overland flow path at the site boundary, shall not alter the volume and velocity of water flow, and shall not cause additional adverse effects on neighbouring sites.

Reasons

- 1 It is appropriate to provide for flood protection works as a controlled activity within the flood plain as this is consistent with the provisions for site works associated with flood protection works. It was not intended that flood protection works would require resource consent as a non-complying activity.
- 2 It is appropriate to provide for flood protection works in overland flow paths required to protect existing habitable buildings as a permitted activity, along with performance standards.
- 3 Flood protection works rules should be consistently applied to all buildings, not just habitable buildings.

6.2.8 Monitoring and Awareness

7-4 Pam Dalton

Include a mechanism to make sure that property owners are aware of and carry out the provisions of all changes.

Further Submissions

7-4x165 Housing New Zealand Corporation C/- SKM

Support

8-6 Devonport Community Board

Consideration be given to specific techniques to control developments and raise awareness of low probability but high risk hazards.

Further Submissions

8-6x312 Albany City Holdings Limited C/- Harrison Grierson Consultants

Support

8-6x424 Neil Construction Limited C/- Harrison Grierson Consultants

Support

8-6x536 Ritchies Coachlines C/- Harrison Grierson Consultants

Support

8-6x648 Albany City Property Investments Limited C/- Harrison Grierson

Support

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

The Commissioners have accepted the following evidence from Council's Environmental Policy Adviser.

"Ms Dalton's submission is concerned that property owners will be unaware, as they have been in the past, that their sites may be subject to flooding hazards and as such the provisions of the Plan Change may be ineffective. Therefore Ms Dalton suggests the inclusion of a mechanism to make sure property owners are made aware of the implications of the existing hazards. Similarly the Devonport Community Board's submission seeks that consideration be given to specific techniques to raise awareness of flooding hazards that have a low probability but high risk, particularly around low lying coastal areas.

It is acknowledged that property owners must be made aware of the existence of natural hazards, and these are identified on the Property Information Register and will appear on any Land Information Memorandum. The hazards are also identified on the Council's GIS, which is publicly available through the internet. This information is further contained in a Project Information Memorandum (PIM), which people apply for as part of proposed new developments. These mechanisms signal that certain provisions of the District Plan apply and should be considered at the time of development".

Submission Determination

The Commissioners **accept** the submissions **in part to the extent that** information has been made available and is available from Council to ensure that awareness of the changes is raised.

Provision Determination

No change as a result of these provisions.

Reasons

- 1 The extent of natural hazards and the properties they affect are already identified on the Council's Property Information Register.
- 2 Natural hazards are also identified in the Council's GIS which is publicly available.
- 3 Natural hazard information is also identified on any Land Information Memorandum requested from Council.
- 4 The Council can take steps to raise awareness of the relevant District Plan provisions and the information held in Council records, however these measures are more appropriately undertaken outside the context of the District Plan itself.
- 5 A separate recommendation to the Council from the Commissioners has been made in relation to these matters and is set out in Section 5.0 of Part 1 of the decision notice.

7-5 Pam Dalton

Include a mechanism and education procedures to ensure that all Council officers are aware of and abide by these same rules.

Further Submissions

7-5x166 Housing New Zealand Corporation C/- SKM

Support

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

Ms Dalton wants to ensure that some mechanism or form of education be implemented to ensure that Council officers are aware of and abide by the same rules that apply to others. The District Plan implements the objectives, policies and rules that relate to any particular activity, but the contents of the District Plan do not cover possible education or awareness raising of Council staff. Consequently this forum cannot grant the relief sought by the submitter.

However the Council does have initiation procedures and workflow processes that ensure that the Council officers gain knowledge of the rules in question.

Submission Determination

The Commissioners **accept** the submission **in part**.

Provision Determination

No change as a result of this submission.

Reasons

- 1 The relief sought is outside the scope of the plan change. However other methods are used to ensure that the Council officers are aware of and abide by the rules of PC24.

8-7 Devonport Community Board

The desired outcomes of the Plan Changes will have greater chance of being achieved with levels of monitoring, staffing and resources greater than those available at present.

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

The Commissioners have accepted the following evidence from Council's Environmental Policy Adviser.

"Devonport Community Board's submission is concerned that the Plan Change will be more effective where sufficient staff resources are available to monitor and enforce provisions, recognising that currently the Council experiences enforcement issues due to lack of resources. It is acknowledged that additional resources will need to be provided within Council to address the new provisions for flood hazards. In response to maintenance and protection of overland flow paths the Council has established one FTE to monitor sites and identify where overland flow paths are obstructed and work with property owners to rectify this".

Submission Determination

The Commissioners **accept** the submission **in part**.

Provision Determination

No change as a result of this submission.

Reasons

- 1 The Council can take steps to raise awareness of the issues posed by the hazards identified in PC24, however these measures are more appropriately undertaken outside the context of the District Plan itself.**
- 2 The Council has taken steps in this direction by establishing a full time position to monitor and identify overland flow paths and to work with private property owners who are affected by them.**
- 3 A separate recommendation to the Council from the Commissioners has been made in relation to these matters and is set out in Section 5.0 of Part 1 of the decision notice.**

6.2.9 Hydrological Reports

3-10 Andrew Schollum, Policy Planner Auckland Regional Council

Amend 8.4.8.6 Information Requirements, to include an assessment of Storage Capacity.

Further Submissions

3-10x147	Housing New Zealand Corporation C/- SKM	Support
3-10x288	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
3-10x400	Neil Construction Limited C/- Harrison Grierson Consultants	Support
3-10x512	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
3-10x624	Albany City Property Investments Limited C/- Harrison Grierson	Support
3-10x804	Landco Ltd (LATE)	Support

3-11 Andrew Schollum, Policy Planner Auckland Regional Council

Amend 8.4.8.7 Assessment Criteria for Controlled Activities to include an assessment of Storage Capacity.

Further Submissions

3-11x148	Housing New Zealand Corporation C/- SKM	Support
3-11x289	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
3-11x401	Neil Construction Limited C/- Harrison Grierson Consultants	Support
3-11x513	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
3-11x625	Albany City Property Investments Limited C/- Harrison Grierson	Support
3-11x805	Landco Ltd (LATE)	Support

3-12 Andrew Schollum, Policy Planner Auckland Regional Council

Amend 8.4.8.8 Assessment Criteria for Discretionary Activities to include an assessment of Storage Capacity.

Further Submissions

3-12x149	Housing New Zealand Corporation C/- SKM	Support
3-12x290	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
3-12x402	Neil Construction Limited C/- Harrison Grierson Consultants	Support
3-12x514	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
3-12x626	Albany City Property Investments Limited C/- Harrison Grierson	Support
3-12x806	Landco Ltd (LATE)	Support

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

ARC's submissions seek to include assessment of storage capacity in the hydrological report and in assessment criteria.

Storage capacity is an important consideration for determining the effects of development within the 1% AEP flood plain, and while this is recognised by Policy 4 this has not flowed through to the Information Requirements of a Hydrological Report. The proposed amendment is set out below. However, as controlled activity assessment criteria 8.4.9.9 c) discusses flood plain storage already, the Commissioners consider that further reference to storage capacity in the assessment criteria is unnecessary.

Submission Determination

The Commissioners **accept** submission 3-10 and **reject** submissions 3-11 and 3-12.

Provision Determination

- S8.4.9.8 e) Information Requirements is amended as follows;
e) Include an assessment of the storage capacity of the 1% AEP flood plain and methods for maintaining this capacity on the site.

Reasons

- 1 The Commissioners agree that assessment of storage capacity is necessary to ensure that the capacity of the 1% AEP flood plain is maintained, and the effects of development on the 1% AEP flood plain are avoided, remedied or mitigated.
- 2 Amendment to the Information Requirements 8.4.9.6, to include assessment of storage capacity, is therefore appropriate.
- 3 A reference to flood plain storage already exists in assessment criteria 8.4.9.9 c), so further reference there is unnecessary.

24-13 J A Lewis Royal Forest and Bird Protection Society

Support 8.4.8.6, requirement for a Hydrological Report.

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

The Commissioners have accepted the following evidence from Council's Environmental Policy Adviser.

"The Royal Forest and Bird Protection Society support the requirement for a Hydrological Report required as part of the Information Requirements for applications for development within flood prone areas. The report forms part of the suite of changes introduced by the Plan Change to try to ensure that the cumulative adverse effects of development on flood prone areas do not continue".

Submission Determination

The Commissioners **accept** the submission.

Provision Determination

No change as a result of this submission.

Reasons

- 1 The submitter's support for the Hydrological Report requirement is consistent with the intent of PC24.

3-22 Andrew Schollum, Policy Planner Auckland Regional Council

Amend Method 17.5.4.1.1 Physical Characteristics (Variation 8) to include the requirement to undertake a Hydrological Analysis.

Further Submissions

3-22x159	Housing New Zealand Corporation C/- SKM	Support
3-22x298	Albany City Holdings Limited C/- Harrison Grierson Consultants	Support
3-22x410	Neil Construction Limited C/- Harrison Grierson Consultants	Support
3-22x522	Ritchies Coachlines C/- Harrison Grierson Consultants	Support
3-22x634	Albany City Property Investments Limited C/- Harrison Grierson	Support
3-22x816	Landco Ltd (LATE)	Support

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

Rule 17.5.4.1 1) deals with the Land Analysis Background Report for Structure Plans in Urban Expansion Areas. There are no structure plan areas identified in Section 17.5 that remain to be developed. However, in the future the Section may be amended to provide for structure plans to be used for brownfield development in the city or future areas identified for urban expansion.

Identifying areas subject to natural hazards, including flooding, would require a form of hydrological analysis either to confirm hazards identified by the Council or demonstrate constraints more accurately. It is not considered necessary to specifically require a hydrological analysis as part of the Land Analysis, as this is implicitly provided for.

At the hearing the ARC intimated that they supported the reporting planner's decision to amend the provision as requested. In fact the planner did not recommend amending the provision and nor do the Commissioners consider it necessary to do so, as a form of hydrological analysis will already be required as part of the analysis.

Submission Determination

The Commissioners **accept** the submission **in part to the extent that** the rule already implicitly provides for hydrological analysis.

Provision Determination

No change as a result of this submission.

Reasons

- 1 The Commissioners agree that a hydrological analysis is necessary to help understand how development should respond to the constraints of the area.**
- 2 However the Commissioners do not consider it necessary to explicitly require this under Method 17.5.4.1 1) as inundation and flooding are referred to in the provision, and a form of hydrological analysis will be required in the event that these constraints exist.**

6.2.10 General

6-1 D K Campbell

That no trees are planted on footpath verges.

Evidence Presented

None.

Commissioners Deliberations and Conclusions/Discussion

Mr Campbell's submission requests that trees not be planted on footpath verges. However, it is unclear how this would address flooding issues. This submission is made to all four Plan Changes. It does not

appear to be specifically relevant to PC24 and the submitter did not appear at the hearing to explain the submission.

Submission Determination

The Commissioners **reject** the submission.

Provision Determination

No change as a result of this submission.

Reasons

- 1 In many areas vegetation provides a beneficial stormwater role. Avoiding trees in the road reserve would not necessarily assist in managing natural flooding hazards.**

7-3 Pam Dalton

If these areas are to be made uninhabitable or are unable to be developed then Council will have to buy them.

Further Submissions

7-3x164 Housing New Zealand Corporation C/- SKM

Support

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

The Plan Change aims to avoid the creation of sites that are significantly compromised by flooding hazards. Creation of such sites may lead to development which will compromise both the efficacy of the flood plain and other buildings not currently affected by flooding. Although the Plan Change seeks to avoid development in the 1% AEP flood plain a proposal may still apply to be located within the flood plain as a discretionary activity. As such it is not definitively determined that the 1% AEP flood plain is unable to be developed, but there must be special circumstances to allow a building to locate in the 1% AEP flood plain.

In relation to the purchasing of sites, the Commissioners have accepted the following evidence from Council's Environmental Policy Adviser.

'Should development be more difficult in some areas, it is not anticipated that Council will buy the sites. Costs and benefits of planning decisions are not equally distributed throughout the community and if they cause a loss in property value, they are not generally compensated for. However, should a property owner feel that, due to the provisions of the Plan Change, their property is 'incapable of reasonable use' (according to the terms of S85(2) of the RMA), they may make an application to the Environment Court to change the Plan'.

Submission Determination

The Commissioners **reject** the submission.

Provision Determination

No change as a result of this submission.

Reasons

- 1 Areas subject to flooding hazards overall are not unable to be developed – although there is a move to avoid development in the 1% AEP flood plain, such activities are not prohibited.**
- 2 These areas remain available for amenity purposes such as outlook, garden, playing, and open space.**

7-2 Pam Dalton

Changes to the tone of the Plan Change.

Further Submissions

7-2x163 Housing New Zealand Corporation C/- SKM

Support

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

The Commissioners have accepted the following evidence from Council's Environmental Policy Adviser.

"Ms Dalton is concerned that the tone of the Plan Change is offensive given that traditionally property owners have been able to develop within areas subject to flooding, and therefore it is not appropriate to imply that property owners are guilty of creating flooding problems. It is acknowledged that the Council needs to respect the development rights of property owners, while balancing these with the responsibility of managing potential adverse effects on the environment. It is considered appropriate to identify that previous development in areas subject to flooding can exacerbate the effects of flooding on others, although it is acknowledged that this is not necessarily the fault of property owners where they were unaware of potential effects and were developing in accordance with the District Plan".

Submission Determination

The Commissioners **accept** the submission **in part to the extent that** it is not intended to blame property owners for effects they may have had on the flood plain in the past.

Provision Determination

No change as a result of this submission.

Reasons

- 1 The intention of the Plan Change is to move from a traditional approach of managing hazards to a more proactive approach that recognises the role of property owners in managing flooding hazards.
- 2 It is not intended to imply that owners of buildings currently located in areas subject to flooding are responsible for flooding problems.

26-2 Shirley Squire

Support 8.4.8.8 b) and c) (Assessment Criteria for Discretionary Activities).

Evidence Presented

Refer to the summary in section 5 of Part 1.

Commissioners Deliberations and Conclusions/Discussion

The submitter supported the above discretionary assessment criteria for site works in the flood plain and redirection of overland flow paths, both in her written submission and orally at the hearing. The Commissioners accept these submissions but note that both criterion have moved to different locations. The site works criterion is now in S9.7.1.1 m) as the site works rules have been moved to S9. The overland flow paths criterion is now in the limited discretionary activities in S8.4.9.10 a), as the activity status of redirecting an overland flow path has changed.

Submission Determination

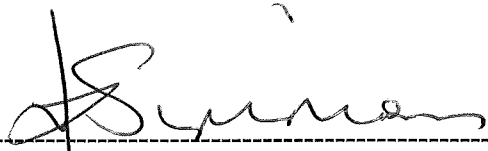
The Commissioners **accept** the submission.

Provision Determination

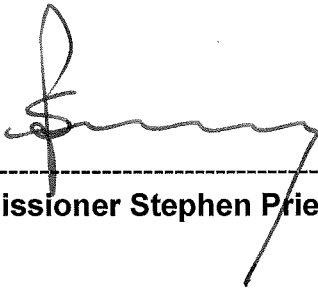
No change as a result of this submission.

Reasons

- 1 The assessment criteria are consistent with the aims of the Plan Change to reduce development in flood prone areas and the effects of flooding events.**



Commissioner Les Simmons (Chairman)



Commissioner Stephen Priestley



Commissioner Councillor Chris Darby

Date 23rd September 2009

Proposed Amendments: Plan Change 24 and Variations 7 and 8

These amendments are shown in two parts:

- Part 1 – this shows the principal proposed changes to Section 8 Natural Environment.
- Part 2 – this shows the proposed changes to other sections of the Plan and consequential amendments.

Note:

New text contained in the notified version of the plan change (as notified on 12 April 2007) is shown as underlined and deleted text as ~~striketrough~~.

New text arising from submissions is shown as double underlined and deleted text as ~~double striketrough~~.

Some existing text is shown to place the changes in context.

Part 1 – Principal Amendments, Proposed Plan Change 24

24.1 *Insert issue into Section 8.2 Natural Environment Issues, as follows*

...

- How to manage the effects of low probability but high risk hazard events and raise awareness of such events.

The least frequently occurring natural hazards include earthquakes, volcanism, tsunamis, various meteorological effects (cyclones, tornadoes, drought) and fire. While of low return frequency, they are potentially of major regional significance and not easily dealt with through land use planning strategies. The risks of these hazards are poorly understood. Potential effects are currently mainly dealt with by contingency controls such as civil defence and insurance systems.

- How to manage development within areas subject to natural flooding hazards (overland flow paths, flood plains and low lying coastal land) so as not to exacerbate the natural hazard or risk to personal safety or property.

Flooding hazards result from a number of causes including extreme rainfall, blockage or failure of stormwater infrastructure, and high sea levels. Some locations, including areas of existing development, are significantly affected by flooding because they are within overland flow paths, flood plains, or low lying coastal land. Development of these areas has the potential to contribute to and exacerbate flooding with consequential loss of or damage to property and/or risks to safety.

...

24.2 Amend the objectives and policies in Section 8.3.5 Stormwater Catchment Management, as follows

Objective: Stormwater Control

To adopt a comprehensive approach to river and stream system management and avoid, remedy or mitigate stormwater contaminants and sediment discharge from land-based activities and to protect the integrity of flood plains.

Policies

...

- ~~2. By avoiding development in areas that are subject to a one-in-100 year flood for the fully urbanised catchment, and protecting the integrity of the 1% AEP flood plain.~~

...

9. By ensuring that ~~secondary/~~ overland flow paths and open main drains are unobstructed by development.

...

24.3 Insert new sub-section 8.3.7 Natural Hazards into Section 8.3 Natural Environment: Objectives and Policies, as follows

8.3.7 Natural Hazards

8.3.7.1 Objectives: Flood Plains

1. To protect the integrity of the 1% AEP flood plain to provide for the storage and safe conveyance of flood waters during extreme rainfall events.
2. To maintain and enhance the natural character and function of the 1% AEP flood plain recognising its contribution to the amenity of the city by providing open green linkages and supporting the ecology of streams.
3. To avoid the cumulative adverse effects on other properties and the natural environment as a result of buildings and structures being located within the 1% AEP flood plain.
4. To encourage redevelopment that reduces the extent of the 1% AEP flood plain.

Policies

1. By identifying the 1% AEP flood plain during subdivision or development and managing the effects of development within the 1% AEP flood plain by avoiding any additional buildings and structures being erected within it.
- ~~42. By retaining native vegetation cover or introducing new vegetation cover and encouraging to provide enhancement of the 1% AEP flood plain, provide green linkages and support the ecology of streams. by avoiding development and encouraging revegetation of native species.~~
3. By requiring any new development required to locate within the 1% AEP flood plain to demonstrate that it cannot practically be located elsewhere.
- ~~34. By requiring ensuring that any development required to locate in the 1% AEP flood plain avoids or mitigates any adverse effects so that: to demonstrate that it cannot practically be located elsewhere and any adverse effects would be avoided or mitigated so that:~~

- ~~a. All habitable finished floor levels of buildings are protected from the 1% AEP flood event; and~~
- ~~b. Access to buildings is maintained providing escape in a 1% AEP flood event; and~~
- ~~e.b. Development does not obstruct the natural flow of flood waters, or divert flows onto neighbouring properties or exacerbate upstream and downstream flooding; and~~
- ~~e.c. The storage capacity of the flood plain is retained; and~~
- ~~e. Existing vegetation within the flood plain is retained.~~
- 5. By recognising the potential for redevelopment in the 1% AEP flood plain, to reduce the extent of the flood plain and to reduce the cumulative adverse effects of the flood plain on the site and on other properties.
- ~~26. By ensuring that new buildings and structures, or additions/extensions to existing buildings located within flood sensitive areas are managed so that finished floor levels avoid are above the 1% AEP flood levels.~~

Methods

- Policies 1-4 6 will be implemented by rules.

8.3.7.2 Objective: Overland Flow Paths

To ensure that overland flow paths are provided for and retained to convey surface water runoff safely into the reticulated stormwater network, waterways or to the coast.

Policies

- 1. By identifying overland flow paths during subdivision or development and ensuring they ~~are retained free of obstruction with a~~ the capacity to pass stormwater flows from a 1% AEP rainfall event safely without causing damage to any property.
- 2. By ensuring at the time of development the continuity of overland flow paths between properties is maintained without altering their location and scale upstream and downstream of the site being developed.
- 3. By protecting secondary overland flow paths from piping to maintain emergency flow routes in the event of blockages or overflow of the stormwater network.

Methods

- Policies 1 – 3 will be implemented by rules.

8.3.7.3 Objective: Coastal Inundation Areas

To provide for the natural process of coastal inundation in coastal inundation areas while minimising risks to buildings and structures.

Policies

- 1. By ensuring that new buildings, or additions/extensions to existing buildings located in coastal inundation areas are managed so that finished floor levels ~~avoid~~ are above the 1% AEP coastal storm event.

2. By requiring development within coastal inundation areas to avoid or mitigate potential adverse effects on buildings, neighbouring property and the environment caused by the flow of coastal flood waters while avoiding the need for coastal protection works.

Methods

- Policies 1 and 2 will be implemented by rules.

Explanation and Reasons

Some locations, including areas of existing development, are adversely affected by natural flooding hazards. The development and further expansion of these areas has the potential to contribute to and/or be significantly affected by such hazards, with consequential loss of or damage to property and/or risks to human safety.

The Auckland Regional Policy Statement requires a precautionary approach to natural hazard management. The approach of the Auckland Regional Council is to avoid development in the 1% AEP flood plain, and for territorial authorities to undertake day to day flood management functions.

The Council has a statutory duty to identify hazard prone areas, and seeks to reduce hazards by the appropriate location of development focusing on the extreme flooding events (1% AEP). These flooding events have a 1% chance of ~~occurring~~ being exceeded every year.

A detailed survey of the city using LiDAR was carried out by the Council in 2006 ~~4~~, which has provided a Digital Terrain Model (DTM) at 0.25 metre contours accurate to +/- 0.1 metres. This DTM enabled city wide mapping of overland flow paths, identification of areas at risk of coastal inundation, and accurate mapping of the 1% AEP flood plain based on computer modelling. The area adjoining and up to 500mm above the 1% AEP flood level has been identified as a 'flood sensitive' area, providing an additional buffer to ensure the finished floor level of ~~new habitable~~ buildings are above the 1% AEP flood level.

The 1% AEP flood plain generally runs adjacent to a stream and provides for extreme flooding events. Apart from the stream itself, the flood plain is generally dry, providing an area for flood waters to flow in extreme rainfall events as it discharges to the stormwater network or coast. Flooding is a natural occurrence and it is preferable to avoid risk to life and property by avoiding development within the flood plain rather than by attempting to manage flooding through physical works.

~~Flood plains serve other non-hazard related functions, with flooding being a natural occurrence. This~~ The natural process of flood plains is important as it retains the integrity of riparian vegetation, allowing sediment and nutrients to be deposited on the flood plain, and provides food and disperses seeds. Retention of vegetation within the flood plain reduces the velocity of flood waters, which in turn reduces erosion and other damage caused by the flow of water. Flood plains also provide for the natural migration of streams through erosion and deposition of sediment.

A significant number of buildings currently exist within the 1% AEP flood plain, reducing the effectiveness of the flood plain ~~and~~ by increasing its extent and putting other properties at risk. It is now recognised that the cumulative effects of existing development within the flood plain has reached an unacceptable threshold, and the Council seeks to prevent further development from occurring within the 1% AEP flood plain unless it can be demonstrated that there will be no impact on the natural function of the flood plain, both in terms of providing for flood waters and other non-hazard related functions.

Stormwater runoff creates overland flow paths, which follow the path of least resistance towards streams and eventually discharge to the coast. It is important that landowners are aware of the existence of overland flow paths that cross their property and understand their responsibility in ensuring that they remain unhindered, maintained and protected.

The stormwater system comprises of two main types of drainage:

- The primary stormwater drainage system (primary flow paths) includes stormwater pipes, open channels, streams, culverts, swales or overland flow paths that cater for the more frequent rainfall events.
- Secondary overland flow paths cater for higher intensity less frequent rainfall events and occasions when there are blockages in the primary drainage system or its capacity is exceeded (these are the back up system for when the primary flow paths fail).

See Section 21 Definitions for the definitions of overland flow path, primary overland flow path and secondary overland flow path.

Although piping of overland flow paths may be a suitable solution, the maintenance of and provision for secondary overland flow paths is necessary to ensure there is ongoing provision for surface water to be conveyed without compromising safety or creating nuisance. Identification and maintenance of overland flow paths avoids inadvertently locating buildings and structures in the way of flood water. Generally, obstructing an overland flow path is not acceptable and diverting or altering an overland flow path around a building or structure is a better solution.

The Council has assessed the low lying coastal areas of the city to determine the extent to which land is subject to coastal inundation and the potential risk to development. In determining the extent of the 1% AEP coastal storm event using the 2050 sea level rise scenario, analysis has been conducted on coastal inundation includes tide levels, wave action, storm surge, cyclical sea variations and projected sea level rise. ~~for the 1% AEP coastal storm event expected in 2051.~~

A significant number of buildings already exist within these areas, and it is anticipated that reasonable development will continue to occur. Therefore, the Council seeks to enable development provided the natural process of coastal inundation is not significantly affected by building design and so that coastal protection works and any potential adverse effects on neighbouring properties or the environment are avoided. For example, development of a site could result in dispersing the effects of coastal inundation onto neighbouring properties or increase erosion along the beach frontage.

24.4 Insert new section 8.4.9 Natural Hazards into Section 8.4 Natural Environment Rules, as follows

8.4.9~~8~~ Natural Hazards

For the purposes of this Section 8.4.9, unless specifically provided otherwise any reference to 'structures' includes those structures that are excluded from the definition of building in Section 21 (for example, fences, boundary walls and retaining walls as described in the definition).

8.4.9.1~~8~~ Flood Plains

8.4.9.1.1 Permitted Activities

- a) Network utilities in the flood sensitive area or the 1% AEP flood plain (subject to Rule 8.4.9.5 General Standards).

8.4.9.1.2~~8~~ Controlled Activities

~~Subject to Rule 8.4.8.2 and Rule 8.4.8.3 and compliance with Rule 8.4.8.4 the following shall be Controlled activities:~~

- a) ~~All Buildings within the flood sensitive areas (subject to Rule 8.4.9.5 General Standards).~~
- b) ~~Site works associated with flood protection works~~ Flood protection works within the 1% AEP flood plain required to protect existing ~~habitable~~ buildings from flooding hazards.

8.4.9.1.38 Discretionary Activities

- ~~a) Site works within overland flow paths and/or the 1% AEP flood plain where they are not associated with flood protection works or network utilities.~~
- a) Buildings and structures or alterations and additions to existing buildings increasing building coverage, within the 1% AEP flood plain.
- b) Permitted and controlled activities that do not comply with Rule 8.4.9.5 General Standards.

8.4.8.3 Non-Complying Activities

- ~~a) All Buildings and structures (excluding network utilities), or alterations and additions to existing buildings increasing building coverage, within the 1% AEP flood plain.~~

8.4.9.2 Overland Flow Paths

8.4.9.2.1 Permitted Activities

Subject to Rule 8.4.9.5 General Standards the following shall be Permitted activities:

- a) Flood protection works within an overland flow path required to protect existing buildings from flooding hazards.
- b) Fences and network utilities located within or over an overland flow path that do not obstruct the overland flow path.

8.4.9.2.2 Limited Discretionary Activities

- a) Diverting or altering any part of the overland flow paths.

Note: Diverting an overland flow path means that no building or structure is located within its path. Generally this is undertaken to redirect the flow path around a building or area and includes moving its location within a site or changing the entry or exit locations. Altering an overland flow path means changing its capacity.

- b) Buildings and structures (including retaining walls but excluding fences and network utilities) located within or over an overland flow path that do not form an obstruction to any part of an overland flow path.
- c) Piping of overland flow paths.

8.4.9.2.3 Discretionary Activities

- a) Permitted activities that do not comply with Rule 8.4.9.5 General Standards.

- ~~a) Diverting or altering any part of the overland flow paths.~~

~~Note: Diverting an overland flow path means that no building or structure is located within its path. Generally this is undertaken to redirect the flow path around a building or area.~~

8.4.9.2.4 Non-Complying Activities

- a) ~~Any Buildings or~~ and structures ~~(including a fence or retaining wall but excluding network utilities)~~ (including retaining walls but excluding fences and network utilities) located within or over an overland flow path forming an obstruction to any part of an overland flow path.
- b) Piping of secondary overland flow paths.

8.4.9.3 Coastal Inundation Areas

8.4.9.3.1 Permitted Activities

- a) Network utilities in coastal inundation areas (subject to Rule 8.4.9.5 General Standards).

8.4.9.3.2 Controlled Activities

- a) Buildings in coastal inundation areas (subject to Rule 8.4.9.5 General Standards).

Note for Permitted and Controlled Activities in Coastal Inundation Areas: Buildings or structures in the Coastal Conservation Area or Foreshore Yard must be in accordance with Rules 8.4.1 and 16.6.1.5A.

- e) ~~Development of buildings or structures in coastal inundation areas, except where the structure is for coastal protection (in accordance with Rule 16.6.1.5A) and excluding network utilities.~~

8.4.9.3.3 Discretionary Activities

- a) Permitted and controlled activities that do not comply with Rule 8.4.9.5 General Standards.
- a) ~~Any structures in the coastal inundation area for coastal protection works (in accordance with Rule 16.6.1.5A).~~

Explanation and Reasons

These rules provide the activity status for development within the 1% AEP flood plain, overland flow paths and coastal inundation areas. Due to their potential impact on other properties within the flood plain and the flood plain itself, buildings within flood plains are provided for as discretionary activities. Network utilities are an exception to this rule. The flood sensitive area is an area bordering the flood plain which is within 0.5m in elevation of the predicted flood plain level. Floor levels of buildings in these areas must be above the 1% AEP flood plain – see Rule 8.4.9.5 Performance Standards. Flood protection works in the flood plain that are required to protect existing buildings from flooding hazards are controlled activities. To protect buildings it is important that these works are able to be completed, but it is equally important that the works do not adversely affect the flood plain or other properties.

Buildings or structures that obstruct overland flow paths are non complying activities as it is anticipated that there are very few situations where this would be an acceptable outcome. Fewer environmental effects are likely if it is diverted or piped (in the case of a primary overland flow path) to avoid the obstruction. In some situations it may be appropriate for buildings or structures to bridge an overland flow path, for example a wooden deck that bridges an overland flow path but will not interrupt its flow. This may be acceptable in some situations – see Rule 8.4.9.10 for the criteria that are relevant. Piping of secondary overland flow paths is a non complying activity as these provide the route for water to travel overland when the primary system is overloaded or blocked. Due to the risk of pipes

becoming blocked over time, it is not appropriate for a secondary overland flow path to be piped.

Fences that obstruct overland flow paths are a major cause of localised flooding in North Shore City. As fences are generally permitted activities, a resource consent to erect a fence that spans an overland flow path is not required. Instead this is provided for as a permitted activity provided that a space is left clear through which the flow can travel in a flooding event. See Rule 8.4.9.5 General Standards for this requirement.

Buildings in the coastal inundation area require a controlled activity consent as they have potential to interrupt the natural flow of coastal flood waters and affect neighbouring properties through wave action and deflection. Finished floor levels of buildings must also be above the 1% AEP flood level.

Site works associated with flood protection works in flood plains are addressed in Rule 9.4.1.2 j) and other site works in flood plains are addressed in Rule 9.4.1.4 b). Site works within overland flow paths are addressed in Rule 9.4.1.1 k) and 9.4.1.3 w).

8.4.9.4 Rule: Public Notification Waived

The Council shall consider any application for the following Limited Discretionary resource consents under Rule 8.4.9.2.2 a), b) and c) without public notification. Notice of such an application shall be served on all affected parties unless the statutory tests for non-notification are met. If the Council considers special circumstances exist it may require the application to be publicly notified.

Refer to Rule 3.3.2 Notification Processes for Resource Consents – Applications Requiring Multiple Resource Consents.

Explanation and Reasons

Infringement of any of the Rules 8.4.9.2.2 a), b) and c) have the potential to affect neighbouring properties or other properties that are affected by the same overland flow path, but it is unlikely that infringements will have effects on the wider general public. Therefore the need to publicly notify such applications has been excluded.

8.4.9.5-4 General Standards

All Permitted and Controlled activities are required to comply with the following standards. failure to comply requires that an application be made for a Discretionary activity resource consent.

- a) Finished floor levels within flood sensitive areas or coastal inundation areas shall be:
 - i) Habitable residential buildings at least 500mm above the 1% AEP flood level, and
 - ii) ~~Non-habitable~~ Buildings other than habitable residential buildings above the 1% AEP flood level.
- b) Minor additions and alterations to existing buildings within coastal inundation areas, being less than 25m², are not required to comply with the finished floor levels provided in (a)(i) or (a)(ii) above.
- ~~c) Any site works shall comply with the requirements of Rules 9.4.3.2 and 9.6.4.~~
- c) Flood protection works within an overland flow path required to protect existing buildings from flooding hazards shall maintain the same entry and exit point of the overland flow path at the site boundary, shall not alter the volume and velocity of water flow, and shall not cause additional adverse effects on neighbouring sites.
- d) Fences and network utilities located within or over an overland flow path that do not obstruct the overland flow path shall:

- i) provide an opening equivalent to twice the area required to convey the 1% AEP flow of the overland flow path, and
- ii) the opening shall be constructed to minimise the chances of blockage of the overland flow path.

Explanation and Reasons

The General Standards provide a baseline by which the relevant permitted and controlled activities must comply, or else a discretionary activity consent is required. Buildings in flood sensitive areas and coastal inundation areas must have their finished floor levels above the 1% AEP flood level, and in habitable residential buildings they must be 500mm above this level. This is to minimise the effects of any flooding on buildings. Any minor additions to buildings in coastal inundation areas are not required to comply with these requirements however. If the finished floor levels of the existing building are below the 1% AEP flood level, requiring floor levels of small additions to be above the 1% AEP level may result in the new addition appearing incompatible with the existing building.

Flood protection works protecting existing buildings from an overland flow path have a number of criteria that must be satisfied in order for the work to be acceptable as a permitted activity. Similarly, fences and network utilities located within an overland flow path must construct the structure according to the listed criteria to ensure that it does not obstruct the flow path. These criteria are to ensure that the work does not adversely affect neighbours and other sites affected by the overland flow path.

8.4.9.6~~8.5~~ Reservations and Restrictions for Controlled Activities

Council may impose conditions on Controlled activities under s108 of the RMA in respect of the following matters over which it has reserved control:

- a) Finished floor levels of ~~habitable~~ buildings.
- b) Maintenance of the integrity of the 1% AEP flood plain.
- c) Location and design of development.
- d) On-site stormwater management controls.
- ~~e) Location and scale of overland flow paths.~~
- ~~f) The creation of easements for overland flow paths with a catchment area greater than 4,000m² or 1% AEP flow greater than 100 litres per second.~~
- e) Effects on the subject site and neighbouring sites.

8.4.9.7 Restrictions for Limited Discretionary Activities

Council may grant or refuse consent for Limited Discretionary activities, and if granted may impose conditions under Section 108 of the RMA. For the purpose of making these decisions Council has restricted the exercise of its discretion in respect of the activities identified below.

- a) Finished floor levels of buildings
- b) Location of buildings or structures
- c) Location and capacity of overland flow path
- d) Provision of secondary overland flow path
- e) Potential for obstruction of overland flow path
- f) Easements for overland flow paths

8.4.9.88-6 Information Requirements

Applications for a resource consent for site works or development in the flood sensitive area, 1% AEP flood plain, coastal inundation area, or for a resource consent in respect of overland flow paths according to Rule 8.4.9.2, ~~or obstruction to or alteration of an overland flow path,~~ shall include a 'Hydrological Report' by a Chartered Professional Engineer experienced in catchment hydrology (or other suitably qualified and experienced person). The required Hydrological Report shall:

- a) Provide a detailed level survey of the lot/s in terms of DOSLI Datum, and
- b) Where the Council has no accurate flood level or overland flow path data the hydrological report shall determine the 1% AEP flood levels on the lot/s and the location and extent of overland flow paths.
- c) Assess the likely upstream or downstream effects of any new building or structures, or additions and alterations to existing buildings located within the 1% AEP flood plain or overland flow path, including appropriate methods to avoid, remedy or mitigate those effects.
- d) For sites in coastal inundation areas, a site specific ~~inundation~~ assessment is required and appropriate design requirements determined to ensure that ~~the~~ buildings are protected from the impacts of coastal inundation and ~~that there would be no new or additional adverse effect~~ any actual or potential adverse effects on the environment and / or neighbouring properties are minimised.
- e) Include an assessment of the storage capacity of the 1% AEP flood plain and methods for maintaining this capacity on the site.
- f) Identify finished floor levels in relation to surrounding ground and projected flood levels
- g) Provide long sections and cross sections of any overland flow path or altered overland flow path showing that they provide sufficient capacity to convey the required flows
- h) Identify any landscaping constraints for the site required to protect the integrity of an overland flow path

The scope of the hydrological report may be reduced at the discretion of the Council depending on availability and accuracy of Council flood information and actual site conditions.

Explanation and Reasons

Applicants for a resource consent in the specified areas are required to submit a hydrological report to verify that the proposal will not cause undue adverse effects. For these reports, Council may have information which is of assistance to an applicant. For instance, Council may have the projected flood levels of the 1% AEP flood plain and can estimate the flow levels of overland flow paths at different flooding event levels. The applicant should contact Council to find out what information they have in regard to a particular site.

The scope of the hydrological report required may be reduced depending on the nature of the application – generally, the more serious the potential effects of the application are, the more comprehensive the hydrological report will need to be. In most areas of the coastal inundation area for example, the effects of wave action and deflection are only going to be meaningful in the first 20-30m beyond the high tide mark. As a general rule, beyond this level the effects of wave action on neighbouring properties from a proposed building will be minor, and will not need to be comprehensively identified in the report.

8.4.9.98.7 Assessment Criteria for Controlled Activities

All Controlled activities must comply with all relevant controls of the Plan. In addition, the Council may impose conditions in respect of the matters specified in Section 108 of the RMA, and any other matters referred to in the assessment criteria set out below:

- a) The ability of buildings in areas subject to flooding to provide the minimum finished floor levels to avoid being flooded.
- b) Whether the hydrological report determines that an alternative minimum finished floor height is acceptable to avoid the effects of flooding on buildings.
- ~~b) c) Whether the location, scale and design of development exacerbates or contributes to flooding, extending the flood plain or diverting overland flows onto downstream or upstream sites or reduces flood plain storage.~~
- ~~e) d) Whether flood protection works in the 1% AEP flood plain which will reduce will affect the extent of the flood plain, affect neighbouring sites, increase the flow velocity and/or any adverse effects of erosion or scour, are necessary to ensure the safety of existing development, and whether any no other design options are available.~~
- e) Whether development is associated with required on-site stormwater management devices in accordance with Rule 8.4.8.
- f) Whether building design allows for the natural flow of coastal flood waters in coastal inundation areas while minimising any actual or potential adverse effects on the environment and or neighbouring properties, including the effects of wave action and deflection.

8.4.9.10 Assessment Criteria for Limited Discretionary Activities

The Council shall assess applications for limited discretionary activities against the following:

- a) The extent to which an overland flow path is redirected to enable the construction of buildings, structures or fencing (including retaining walls) while providing for the continuity of overland flow paths both within the site and to and from adjacent sites with no adverse effects on adjacent sites or property.
- b) Whether the hydrological report determines that the overland flow path will avoid the effects of flooding on buildings.
- c) The creation of an easement for an overland flow path with a catchment area greater than 4,000m², if the proposed route after any diversion or alteration is likely to result in the overland flow path being obstructed in the future.
- d) For buildings and structures (including retaining walls but excluding fences and network utilities) located within or over an overland flow path that do not form an obstruction to any part of an overland flow path, the extent to which:
 - i) the overland flow path is likely to be obstructed in the future
 - ii) other alternatives exist for the location of the building or structure
 - iii) it is preferable for the overland flow path to be diverted or altered around the building or structure
- e) Whether a secondary overland flow path is provided.

8.4.9.118-8 Assessment Criteria for Discretionary Activities

Without restricting the exercise of Council's discretion, the Council's assessment of applications for discretionary activities ~~subject to natural hazards~~ may include the following as applicable:

The Assessment Criteria for Controlled activities listed in Rule 8.4.9.9, ~~8.7~~, Limited Discretionary activities in Rule 8.4.9.10, and:

- ~~a) The extent to which site works within an Overland flow path or 1% AEP Flood plain materially changes the location, scale, intensity, and/or direction of water flow and/or flood waters.~~
- ~~b) The extent to which site works within the 1% AEP flood plain remove vegetation or limit the ability of the flood plain to function naturally.~~
- ~~c) The extent to which an overland flow path is redirected to enable the construction of buildings, structures or fencing (including retaining walls) while providing for the continuity of overland flow paths both within the site and to and from adjacent sites with no adverse effects on adjacent sites or property.~~
- ~~d) Whether the hydrological report determines that an alternative minimum finished floor height is acceptable to avoid the effects of flooding on buildings.~~
- a) Whether redevelopment of existing buildings and structures can be undertaken in a way that reduces flood hazards for the site, as well as downstream or upstream sites, using techniques such as reducing building coverage and increasing on-site flood storage space.
- b) Whether development proposed to be located in the 1% AEP flood plain is required to be located in the flood plain for operational reasons (such as infrastructure) and involves activities that do not place people at risk of adverse affects.
- c) Whether green areas, parking areas or buildings and structures that are less susceptible to effects of flooding or prone to exacerbating effects of flooding can be located in the flood plain.
- d) Whether the retention of vegetation or addition of new vegetation will:
 - i) benefit the hydrology of the flood plain
 - ii) benefit the ecology of the flood plain and streams
 - iii) contribute to green linkages.
- e) The extent to which the amenity of the development will be affected by flooding, including the likely frequency of flooding.

Part 2 – Consequential Amendments, proposed Plan Change 24 and Variations 7 and 8

24.5 Amend Section 9.2 Subdivision and Development Issues, as follows

The following issues relating to the subdivision of land and the site works necessary for development have been identified and need to be addressed by the Objectives and Policies:

- ~~• Development contributing to, and/or being significantly affected by, natural hazards such as flooding, subsidence and erosion~~
- Development contributing to, and/or being significantly affected by, natural hazards such as flooding, subsidence and erosion

Explanation and Reasons

~~Some locations, including areas of existing development, are significantly affected by natural hazards such as flooding, subsidence and erosion. The development and further expansion of these areas has the potential to contribute to and/or be significantly affected by such hazards, with consequential loss of property and/or risks to safety.~~

Some locations, including areas of existing development, are significantly affected by natural hazards such as flooding, subsidence and erosion. The development and further expansion of these areas has the potential to contribute to and/or be significantly affected by such hazards, with consequential loss of property and/or risks to safety.

...

~~Under this section the Council is responsible for controlling subdivision and any actual or potential effects of the use or development of land and associated natural and physical resources, including the avoidance or mitigation of natural hazards.~~

...

~~The City Council also has a statutory duty to identify hazard prone areas, and seeks to reduce hazards by the appropriate location of development.~~

The City Council also has a statutory duty to identify hazard prone areas, and seeks to reduce hazards by the appropriate location of development.

24.6 Amend Section 9.4.1 Classification of Activities: Site Works and Subdivision Controls, as follows

9.4.1.1 Permitted Activities

Subject to compliance with Rule 9.4.3 the following shall be Permitted activities:

- a) Site works which expose up to 300m² surface area of bare earth except where the works are:

...

- ~~vii) On land subject to flooding hazards (refer to Rule 8.4.8).~~

...

- h) Retaining walls which have the effect of raising the natural ground level by up to 0.5 metres (measured by the vertical distance from the top to the bottom of the wall) located on any boundary or in any yard, except where the retaining wall is in the foreshore yard and is for coastal protection (in accordance with Rule 16.6.1.5A) or where it obstructs an overland flow path (in accordance with Rule 8.4.9.2.4(a)).
~~8.4.8.3(b))~~
- i) Retaining walls which have the effect of raising the natural ground level by up to 1.5 metres (measured by the vertical distance from the top to the bottom of the wall) not located on any boundary nor in any yard, or within an overland flow path (in accordance with Rule 8.4.9.2.4(a)) ~~8.4.8.3(b))~~.
- ...
- k) Site works that do not alter the configuration of an overland flow path.

9.4.1.2 Controlled Activities

Subject to Rule 9.4.1.3 and Rule 9.4.1.4 and compliance with Rule 9.4.3 to Rule 9.4.4 the following shall be Controlled activities:

-
- b) Retaining walls which have the effect of raising the natural ground level by more than 0.5 metres and no more than 1.5 metres (measured by the vertical distance from the top to the bottom of the wall) located on any boundary or in any yard, except where the retaining wall is within the foreshore yard, or an overland flow path (in accordance with Rule 8.4.9.2.4(a)) or part of any flood plain (in accordance with Rule 8.4.9.1.3 (a)).
- ...
- j) Site works associated with flood protection works within the 1% AEP flood plain required to protect existing buildings from flooding hazards.

9.4.1.3 Limited Discretionary Activities

Subject to Rule 9.4.1.4 and compliance with Rule 9.4.3 - 9.4.4 and Rule 9.4.7, the following activities shall be Limited Discretionary Activities:

- ...
- w) Site works that alter the configuration of an overland flow path.

9.4.1.4 Discretionary Activities

Subject to Rule 9.4.3, 9.4.4 and Rule 9.4.7, the following activities shall be Discretionary Activities:

- ...
- b) Site works involving:
- ...
- v) ~~The disturbance of an area of 100m² or volume of 10m³ or greater, either wholly or partially within any secondary flow path or 1% AEP flood plain.~~
- vi) ~~modification of the areal extent of the 1% AEP flood plain either within the site, or on upstream or downstream sites.~~

- v) Site works within the 1% AEP flood plain where they are not associated with flood protection works required to protect existing buildings from flooding hazards, or network utilities.

...

- m) Subdivision which will result in no suitable building platform being available outside the secondary overland flow path or 1% AEP flood plain.
- n) Subdivision that will result in a building platform within the 1% AEP flood plain (in accordance with Rule 8.4.9.1.3 (a)).
- n) The erection of any building or structure within an identified flood hazard area or 1% AEP flood plain.

9.4.1.5 Non-Complying Activities

The following activities shall be Non-complying Activities:

- a) Site works within the foreshore yard for, or associated with, development which is a Non-Complying activity in accordance with the Plan.
- b) Subdivision or development that will result in a building platform within the 1% AEP flood plain (in accordance with Rule 8.4.8.1.3).

24.7 Variation 7 – Building Platforms – variation to proposed Plan Change 18 Network Utilities and Designations
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Delete Section 9.4.4.2 Building Platforms and insert new Section 9.4.3.3 Building Platforms (with amended text) into Section 9.4.3 Rules: General Standards for All Site Works and Subdivision Activities, as follows

9.4.3.3 Building Platforms

- a) The location of the building platform shall:
 - i) be located outside the 1% AEP flood plain and any overland flow path. For the avoidance of doubt, this provision does not apply to network utilities; and
 - ii) provide a minimum of 500mm freeboard above the 1% AEP flood level if for a habitable residential building in the coastal inundation area or flood sensitive area; and
 - iii) ensure finished floor levels for buildings other than habitable residential buildings ~~a non-habitable building~~ are above the 1% AEP flood level in the coastal inundation area or flood sensitive areas; and
 - iv) ensure that subsequent permitted development could comply with yard, access, arterial setbacks, building line restrictions, NZECP 34:2001; and
 - v) be identified on a subdivision plan if required to be located in the 1% AEP or an overland flow path, and all buildings shall be located entirely within the building platform.
- b) For the purposes of Rule 9.6.1 a suitable platform shall:
 - i) Meet the standards of 9.4.3.3(a); and
 - ii) Have regard to the adopted NSCC engineering/infrastructure standards as then current; and

- iii) Comply with the specific foundation design requirements determined by a registered engineer experienced in soil mechanics (or similarly qualified and experienced person).

Explanation and Reasons

The need to identify an area suitable for the construction of a building on each lot ensures that the design of the subdivision or development takes account of the particular characteristics of the land in the layout of the lots and location of buildings to avoid potential risks to property and safety from natural hazards. It also enables the Council to be satisfied that a suitable building area can be provided, in accordance with the requirements of the zone in which the land is located, prior to any approval of the subdivision.

The location of building platforms in the 1% AEP flood plain or an overland flow path creates problems for the property owner (including adverse effects on amenity values, and potential risks to property and safety), downstream properties and receiving environments by increasing and/or redirecting flood flows and preventing the flood plain from functioning naturally, and therefore all effort to prevent buildings locating in the flood plain or obstructing overland flow paths should be taken. It is expected that in determining an appropriate building platform consideration be given to any current adopted NSCC engineering/infrastructure standards.

Note: Buildings in riparian margins are addressed by Rule 8.4.2 Protection of Habitat and Streams.

...

24.8 Insert Section 9.4.3.4 Site Works in an Overland Flow Path

9.4.3.4 Site Works in an Overland Flow Path

Site works that do not alter the configuration of an overland flow path (Rule 9.4.1.1 k)) are works that maintain the same route of the overland flow path, maintain the same entry and exit point at the site boundary, and do not alter the volume and velocity of water flow.

Explanation and Reasons

Site works are permitted activities in an overland flow path provided they do not alter the configuration of the overland flow path according to the criteria detailed above.

9.4.4.2 Building Platforms

a) ~~The location of the building platform shall:~~

- ~~i) avoid creating an impediment to the 1% AEP flow; and~~
- ~~ii) provide a minimum of 500mm freeboard above the 1% flood level if for a habitable building; and~~
- ~~iii) ensure that subsequent permitted development could comply with yard, access, arterial setbacks, building line restrictions, NZECP 34:2001, and~~

b) ~~For the purposes of Rule 9.6.1 a suitable platform shall:~~

- ~~i) Meet the standards of 9.4.4.2(a); and~~
- ~~ii) Have regard to the adopted NSCC engineering/infrastructure standards as then current.~~

iii) ~~Comply with the specific foundation design requirements determined by a registered engineer experienced in soil mechanics (or other similarly qualified and experienced person).~~

Explanation and Reasons

~~The need to identify an area suitable for the construction of a building on each lot ensures that the design of the subdivision takes account of the particular characteristics of the land in the layout of the lots. It also enables the Council to be satisfied that a suitable building area can be provided, in accordance with the requirements of the zone in which the land is located, prior to any approval of the subdivision.~~

~~The location of building platforms in the 1% AEP flood plain creates problems for the property owner, downstream properties and receiving environments, and therefore all effort to avoid buildings in the flood plain should be taken. It is expected that in determining an appropriate building platform consideration be given to any current adopted NSGC engineering/infrastructure standards.~~

Note:

~~The location of building platforms may be influenced by the location of electricity supply lines. The owner of any such lines should be consulted by the subdivider or developer regarding separation distances and similar requirements.~~

24.9 Amend Section 9.4.5.9 Shape Factor (in Section 9.4.5 Subdivision Standards: Residential Zones), as follows

Each site shall be able to wholly contain a square of 12m by 12m clear of any 1% AEP flood plain, required building line setback for road widening purposes, foreshore yard, lakeside yard, right of way easement or the Eadys Bush Protection Line.

24.10 Amend Section 9.5.2 Restrictions – Limited Discretionary Activity, as follows

For a Limited Discretionary activity, the Council may grant or refuse consent, and (if granted) may impose conditions under Section 108 of the RMA in respect of the following matters over which it has restricted the exercise of its discretion:

...

~~17. Site works within the secondary flow path or 1% AEP flood plain.~~

17. Site works within an overland flow path.

Explanations and Reasons

The Council in the exercise of its discretion, may impose conditions or refuse to grant consent with regard to the above matters. For example, the location and design of building platforms include consideration of the extent to which any subsequent building or structure is in proximity to a secondary overland flow path, or 1% AEP flood plain and has the potential to result in adverse effects on upstream or downstream properties, Lake Pupuke or the coastal marine area, and the Council retains the discretion to refuse consent.

24.11 Amend Section 9.6.5 Geotechnical and Hydrological Reports, as follows

...

2. Hydrological Reports

Applications for a resource consent for ~~site works development~~ site works and/or subdivision where ~~a) the affected land is subject to inundation water related flooding hazards, or~~ shall include a 'Hydrological Report' in accordance with Rule 8.4.9.8.8.6.

...

- ~~b) The proposed building platform or any structure is proposed to be located within the secondary flow paths or 1% AEP flood plain,~~

~~Shall include a 'Hydrological Report' by a Registered Engineer experienced in catchment hydrology (or other suitably qualified and experienced person) and the required Hydrological report shall:~~

- ~~a) Provide a detailed level survey of the lot/s in terms of DOSLI Datum, and~~
- ~~b) Where the Council has no flood level data the hydrological report shall determine the 1% AEP flood levels on the lot/s~~
- ~~c) Assess the likely upstream or downstream effects of any building or structures located within the 1% AEP flood plain or secondary flow path, including appropriate methods to avoid, remedy or mitigate those effects.~~

3. Stormwater Control Reports

Applications for resource consent for site works or subdivision in rural, residential, business, or urban expansion zones shall include the following information:

- a) Location, design, performance and maintenance of the stormwater management features for primary and secondary overland flow paths and stormwater management devices.

24.12 Amend Section 9.7.1.1 General Assessment Criteria (within Section 9.7.1 Controlled Activities), as follows

The Council shall assess applications for Controlled site works and subdivision activities against the following:

1. The Design and Implementation of Site Works

The extent to which site works, their design, location and execution:

...

- d) Are proximate to and provide for the maintenance and protection of:

...

ix) Overland flow paths

x) 1% AEP flood plains.

- k) Avoids the creation of any impediment to flood water flow within the 1% AEP flood plain or overland flow paths.

- l) The extent to which site works within an overland flow path or the 1% AEP flood plain materially changes the location, scale, intensity, and/or direction of water flow and/or flood waters.

- m) The extent to which site works within the 1% AEP flood plain remove vegetation or limit the ability of the flood plain to function naturally.

...

2. Layout and Design of Subdivision

The extent to which the design and layout of the subdivision:

...

- g) Results in the siting of individual lots to avoid natural hazards such as flooding in accordance with Rule 8.4.9.8

...

- ~~g) Avoids locating building platforms and structures in flood plains.~~

...

- s) May protect an overland flow path on any site containing an overland flow path with a catchment area greater than 4,000m² or 1% AEP flow greater than 100 litres per second, by requiring an easement.

3. Bulk, Height, Location, Foundations, Height of Floor Levels

The extent to which:

...

- c) The adverse effects of stormwater inundation or other natural hazard are avoided including:
- i) By ensuring that the floor level of any proposed habitable residential building in the coastal inundation area or flood sensitive area is ~~are~~ in accordance with Rule 9.4.3.3(a)(ii) has at least 1000mm freeboard above the 1% AEP flood level, unless the Council has (or is provided with) sufficient information to be satisfied that 700mm provides sufficient freeboard to provide an adequate safety margin against flooding
 - ii) By ensuring that the floor level of any proposed building, other than habitable residential buildings, non-habitable building in a the coastal inundation area or flood sensitive area is above the 1% AEP flood level. has at least 600mm freeboard above the 10%
- d) Any proposed building or structure to be located within ~~the 1% AEP flood plain~~ an overland flow path is designed to ~~avoid prevent~~ any impediment to the passage of flood waters, or creates any potential adverse effects on upstream or downstream properties.

4. Location and Design of Building Platforms

The extent to which the location and design of building platforms:

- a) Avoid land subject to natural hazards.
- b) Avoid creating or exacerbating natural hazards.
- c) Mitigate adverse affects on visual amenity.

5. Utility Services, Drainage, Water, Wastewater, Electricity, Roads

...

- c) The extent to which the design of stormwater systems:

- i) Avoids water pooling around building foundations, flood damage, and the inundation of buildings.
- ii) Provide for ~~secondary~~ overland flow paths.

24.13 Delete item in Section 9.7.3.2 Site Works and Subdivision on Land Subject to Natural Hazards, Significant Landscape Features and Sites of Special Wildlife Interest, as follows

- a) The extent to which the proposed site works and/or subdivision:
 - i) Is consistent with the Objectives and Policies of the Plan.
 - ...
 - iv) Is required to avoid, remedy or mitigate natural hazards or to conserve the resources of the area.
 - ...
- b) The extent to which the Geotechnical Report and Hydrological Report required under Rule 9.6.5 satisfies potential issues raised by the natural hazard.
- ...
- j) Whether the design of new subdivision and development (including road layout, lot sizes and configuration and location of building platforms) ensures that future development can occur outside identified flood plains.
- k) The extent to which it is likely that the assessment criteria in 8.4.9.11 will be satisfied in any future development.
- ...

Note:

Such applications will generally be subject to conditions related to, but not limited to:

- ...
- ~~• Minimum freeboard requirements for all habitable rooms in accordance with the engineering standards.~~

24.14 Amend Section 9.7.3.11 Works Within a Secondary Overland Flow Path or Flood Plain, as follows

9.7.3.11 Works Within an Secondary Overland Flow Path or Flood Plain

- a) The extent to which any works within an ~~secondary~~ overland flow path or 1% AEP flood plain:
 - i) Avoids adverse effects on the hydrologic or hydraulic capacity of a waterway;
 - ii) Will create adverse effects on the waterway or compromise its natural values, including but not limited to modification which results in:
 - Reduction of waterway area; or
 - Loss of flood plain storage.

- iii) Provide appropriate treatment and measures for sediment control and stormwater discharge quality.
- iv) Is necessary to enable the development to occur, and no other design options are available.
- v) Maintains the continuity of overland flow paths into and from the site, without diverting or increasing the scale and extent of flows within adjacent sites upstream or downstream.

<p>24.15 Variation 8 – Fences and Walls – variation to proposed Plan Change 9 and Variation 67 Albany Centre</p>

Amend Section 15.6.3.9 Fences, Boundary or Retaining Walls in the Business 11C Zone, as follows

15.6.3.9 Fences, Boundary or Retaining Walls in the Business 11C Zone

A fence, or boundary or retaining wall may be erected within any front yard in the Business 11C zone provided that the fence or boundary wall does not exceed 1.2 metres in height, or the height (measured top to bottom) of any combined fence or boundary or retaining wall does not exceed 1.2 metres, and any such retaining wall is either a Permitted activity or is granted a resource consent in accordance with Rule 9.4.1.

~~Where a fence, boundary or retaining wall is located within an overland flow path, these structures shall not obstruct the natural flow of water across the boundary by providing for the flow to pass underneath (in accordance with Rule 8.4.8.3).~~

Structures within or over overland flow paths are also subject to Rule 8.4.9.2.

24.16 Amend Section 16.6.1.12 Fences, Boundary or Retaining Walls (in Section 16 Residential), as follows

A fence, or boundary or retaining wall may be erected on any residential site boundary or within any yard provided that the fence or boundary wall does not exceed 1.8 metres in height, or the height (measured top to bottom) of any combined fence or boundary or retaining wall does not exceed 1.8 metres, and any such retaining wall is either a Permitted activity or is granted a resource consent in accordance with Rule 9.4.1.

~~Where a fence, boundary or retaining wall is located within an overland flow path, these structures shall not obstruct the natural flow of water across the boundary by providing for the flow to pass underneath (in accordance with Rule 8.4.8.3).~~

Structures within or over overland flow paths are also subject to Rule 8.4.9.2

Control Flexibility

Fences, boundary walls and combined fences or boundary or retaining walls up to height of 2.5 metres ~~or located within an overland flow path~~ may be subject to a Limited Discretionary activity. Structures within or over overland flow paths are also subject to Rule 8.4.9.2.

Explanation and Reasons

This control is intended to ensure that fencing is not established which could detract from the amenities of the street or neighbouring sites. In particular, it prevents the establishment

of large retaining walls close to neighbouring sites, to minimize overlooking and problems associated with the structural strength of the wall. This control is also intended to provide for fencing, boundary and retaining walls while ensuring they do not obstruct the natural flow of water creating flooding problems.

24.17 Amend Section 17.5 Methods: Structure Plans, as follows

17.5.4 Contents of Structure Plan

17.5.4.1 Land Analysis Background Report

The Structure Plan will be prepared with regard to the findings of a Land Analysis Background Report comprising information on the following matters:

1. Physical Characteristics:

...

- Areas ~~of~~ subject to natural hazards including instability, inundation and flooding
- Basic geotechnical analysis.

17.5.4.2 Structure Plan

The Structure Plan will directly relate to the findings of the Land Analysis Background Report, and will:

...

- viii) Identify the 1% AEP flood plain and overland flow paths to be protected at the time of subdivision.

17.5.5 Design Principles

The Structure Plan will be developed in accordance with the following principles:

...

5. Stormwater Management

By ensuring stormwater management is an integral component of overall catchment and/or site development (or redevelopment). The location, design and function of stormwater management techniques should be designed to:

...

- iii) Protect the integrity of the 1% AEP flood plain and ~~secondary~~ overland flow path.

24.18 Insert new item into Section 17.6.2.1 Information Requirements (in Section 17.6.2 Urban Development Plan), as follows

The Urban Development Plan shall include the following information:

...

- The location and extent of natural flooding hazards (including flood plains, overland flow paths and coastal inundation areas).

24.19 Amend Section 17.8.2.9 Fences, Boundary or Retaining Walls, as follows

A fence, or boundary or retaining wall may be erected on any residential site boundary or within any yard. Provided that the combined height shall not exceed 1.8 metres, measured at any point from natural ground level, and retaining wall shall not exceed 0.5 metres, and that no obstruction to overland flow paths is created (in accordance with 8.4.9.23).

Provided that the following may be erected with the neighbours' written consent:

- a) A retaining wall greater than 0.5 metres but not exceeding 1 metre
- b) A fence on a side or rear boundary, with a height greater than 1.8 metres and not exceeding 2 metres.

Control Flexibility

- Up to 2.5 metres maximum height for combined fence, boundary or retaining wall
- Retaining wall greater than 0.5 metres but less than 1 metres without neighbours' consent; and any retaining wall greater than 1 metre.

Explanation and Reasons

This control is intended to enable fencing to be established which will maintain on-site privacy and security, while ensuring that the amenities of the neighbouring sites are maintained. In particular, it prevents the establishment of large retaining walls close to neighbouring sites, to minimize overlooking. This control is also intended to ensure that fencing, boundary and retaining walls do not obstruct the natural flow of water creating flooding problems both on-site and on neighbouring sites.

24.20 Amend Section 17A.1.3 General (within Section 17A.1 Introduction and Section 17A Structure Plans), as follows

The Urban Expansion Issues set out in Section 17.2 have been addressed in the structure plan process. In conformity with the requirements of Section 17.4, the Albany Structure Plan: Land Analysis Background Report, April 1995, has been prepared and is available for inspection at Council offices. The report provides a comprehensive analysis of the physical, environmental, landscape and cultural characteristics of the area. The data is summarised and coordinated into a major constraints map, which identifies land within the ~~400-year~~ 1% AEP flood plain, overland flow paths, areas of regenerating native bush, land with significant geotechnical constraints and slopes over 15°. Also included is an opportunities map, which identifies stream and bush habitats, and strategic connections. Both of these maps have a landscape zones overlay, which indicates the more sensitive landscape areas and those with the greatest landscape attributes.

24.21 Amend Section 17A.2.4 Design and Mobility Albany, as follows

17A.2.4.2 Policies

17A.2.4.2.3 General

...

6. By avoiding the potential for ~~residential units~~ buildings to locate on land defined as being within the ~~400-year~~ 1% AEP flood plain.

17A.2.4.4 Explanation and Reasons

17A.2.4.4.1 General:

...

For safety reasons and to protect the integrity of the flood plain it is not desirable to locate residential properties buildings within the 400-year 1% AEP flood plain (refer to Rule 8.4.9 g). This area is identified on the Structure Plans for reserve or open space. For similar reasons, sites within the Structure Plans, which have been identified as being subject to geotechnical constraints, will require more detailed geotechnical investigation prior to development.

24.22 Insert new definitions and amend existing definitions in Chapter 21 Definitions, as follows

Coastal Inundation Area

The area adjacent to the coast where natural ground level is below the expected 1% AEP sea level for the year 2050 2054 causing it to be subject to inundation from coastal waters. The 1% AEP sea level is the sea level which has a 1% chance of occurring or being exceeded in any single year and takes sea level rise (climate change), storm surge and wave setup into account.

Development

Means any activity undertaken in order to change the scale, character of intensity of any use of land, and includes any building activity but excludes site works ~~but excludes site works.~~

Flood Plain

~~The plan extent of flooding in a given AEP storm.~~ Means the area typically adjacent to a waterway which becomes inundated with flood waters during a flood event. The 1% AEP flood plain is the area which is likely to be flooded during a rainfall event which has a 1% chance of occurring or being exceeded in any single year.

Flood Sensitive Area

The area bordering the 1% AEP flood plain which is within 0.5 metres in elevation of the predicted flood level.

Habitable Residential Building

Means:

- a) Any part of a residential unit, excluding the following: garages, carports and windowless storerooms
- b) A building containing any part of a residential unit (as described in a)), located on the ground floor.

Overland Flow Path

Means the concentration of surface water runoff (stormwater) flowing overland along the path of least resistance. Overland flow paths include secondary overland flow paths. For the purpose of the provisions in the District Plan, an overland flow path is deemed to begin when a catchment size of 4000m² is reached.

~~towards the stormwater network, waterways and the coast providing the primary flow path system and includes secondary overland flow paths.~~

Primary flow path

Means the route that stormwater will follow as a preferred route either via pipes and culverts or overland via overland flow paths and channels or within streams and rivers as it makes its way to the sea.

Secondary Overland Flow Path

The route taken by excess stormwater when the capacity of the primary flow path system is exceeded or blocked. ~~The primary system is taken to mean the pipes, streams and open waterways that carry the main, frequent or primary flow path of stormwater within a catchment.~~

Addressing the Effects of Development located in Areas Subject to Natural Flooding Hazards

Submitters Numbers, Names and Addresses and Summary of Relief Sought

Submitter Jonathan Cutler Albany City Holdings Limited C/- Harrison Grierson Consultants Attention: Jonathan
P O Box 301 278, Albany North Shore City

1-1 Amend issue to clearly state that it does not apply to subdivisions.

Further Submissions

Support

1-1x8	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
1-1x265	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-1x377	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-1x489	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-1x601	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-1x733	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
1-1x75	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves

1-2 Amend Section 8.3.5 (Stormwater Catchment Management) objectives and policies to clearly state that they do not apply to subdivisions.

Further Submissions

Support

1-2x9	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
1-2x266	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-2x378	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-2x490	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-2x602	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-2x734	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
1-2x76	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves

1-3 Amend Section 8.3.7 (Natural Hazards) objectives and policies to clearly state that they do not apply to subdivisions.

Further Submissions

Support

1-3x10	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
1-3x267	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-3x379	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-3x491	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-3x603	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-3x735	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
1-3x77	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves

1-4 Amend rules to clearly state that they do not apply to subdivisions.

Further Submissions

Support

1-4x11	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
1-4x268	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-4x380	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-4x492	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-4x604	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-4x736	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
1-4x78		Housing New Zealand Corporation C/- SKM P O Box 9806, Auckland Attention: Natalie Reeves

1-5 Amend controlled activities so that site works (not associated with flood protection works or network utilities) within overland flow paths are permitted or controlled activities.

Further Submissions**Support**

1-5x12	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
1-5x197	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
1-5x231	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
1-5x269	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-5x381	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-5x493	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-5x605	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-5x713	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	PO Box 2206, Auckland
1-5x737	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
1-5x838	Strand Property Investments Ltd and Strand Plaza Takapuna Ltd	5 Ardmore Road, Ponsonby, Auckland Attention: Steven Dietsch

Support in Part and Oppose in Part

1-5x79	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
1-6	Amend rule to delete site works (not associated with flood protection works or network utilities) within overland flow paths as a discretionary activity.	

Further Submissions**Support**

1-6x13	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
1-6x198	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
1-6x232	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
1-6x270	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-6x382	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-6x494	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-6x606	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-6x714	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	PO Box 2206, Auckland
1-6x738	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
1-6x839	Strand Property Investments Ltd and Strand Plaza Takapuna Ltd	5 Ardmore Road, Ponsonby, Auckland Attention: Steven Dietsch

Support in Part and Oppose in Part

1-6x80	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
1-7	Amend to delete clauses (a) and (b) to identify that only piping of secondary overland flow paths is a non-complying activity.	

Further Submissions**Support**

1-7x14	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
1-7x199	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
1-7x233	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
1-7x271	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-7x383	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-7x495	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-7x607	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-7x739	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
1-7x840	Strand Property Investments Ltd and Strand Plaza Takapuna Ltd	5 Ardmore Road, Ponsonby, Auckland Attention: Steven Dietsch

Support in Part and Oppose in Part

1-7x81	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
1-8	Amend the definition of 'Secondary Overland Flow Path' to include clarification of what constitutes a primary overland flow path.	

Further Submissions**Support**

1-8x15	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
1-8x200	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
1-8x234	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
1-8x272	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler

1-8x384	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-8x496	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-8x608	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-8x740	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
1-8x841	Strand Property Investments Ltd and Strand Plaza Takapuna Ltd	5 Ardmore Road, Ponsonby, Auckland Attention: Steven Dietsch

Support in Part and Oppose in Part

1-8x82	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
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1-9 Delete the plan change in its entirety.

Further Submissions

Support

1-9x1	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
1-9x273	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-9x385	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-9x497	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-9x609	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
1-9x741	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly

Support in Part and Oppose in Part

1-9x83	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
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Submitter Jonathan Cutler Albany City Property Investments Limited C/- Harrison Grierson Consultants Attention: Jonathan Cutler P O Box 301 278, Albany North Shore City

2-1 Amend issue to clearly state that it does not apply to subdivisions.

Further Submissions

Support

2-1x16	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
2-1x274	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-1x386	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-1x498	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-1x610	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-1x742	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly

Support in Part and Oppose in Part

2-1x84	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
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Submitter Jonathan Cutler Albany City Property Investments Limited C/- Harrison Grierson Consultants Attention: Jonathan Cutler P O Box 301 278, Albany North Shore City

2-2 Amend Section 8.3.5 (Stormwater Catchment Management) objectives and policies to clearly state that they do not apply to subdivisions.

Further Submissions

Support

2-2x17	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
2-2x275	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-2x387	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-2x499	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-2x611	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-2x743	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly

Support in Part and Oppose in Part

2-2x85	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
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2-3 Amend Section 8.3.7 (Natural Hazards) objectives and policies to clearly state that they do not apply to subdivisions.

Further Submissions

Support

2-3x18	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
2-3x276	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-3x388	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-3x500	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-3x612	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-3x744	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly

Support in Part and Oppose in Part

2-3x86 Housing New Zealand Corporation C/- SKM P O Box 9806, Auckland Attention: Natalie Reeves

2-4 Amend rules to clearly state that they do not apply to subdivisions.

Further Submissions**Support**

2-4x19	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
2-4x277	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-4x389	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-4x501	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-4x613	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-4x745	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly

Support in Part and Oppose in Part

2-4x87 Housing New Zealand Corporation C/- SKM P O Box 9806, Auckland Attention: Natalie Reeves

2-5 Amend controlled activities so that site works (not associated with flood protection works or network utilities) within overland flow paths are permitted or controlled activities.

Further Submissions**Support**

2-5x20	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
2-5x201	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
2-5x235	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
2-5x278	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-5x390	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-5x502	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-5x614	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-5x715	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	PO Box 2206, Auckland
2-5x746	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly

Support in Part and Oppose in Part

2-5x88 Housing New Zealand Corporation C/- SKM P O Box 9806, Auckland Attention: Natalie Reeves

2-6 Amend rule to delete site works (not associated with flood protection works or network utilities) within overland flow paths as a discretionary activity.

Further Submissions**Support**

2-6x21	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
2-6x202	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
2-6x236	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
2-6x279	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-6x391	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-6x503	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-6x615	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-6x716	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	PO Box 2206, Auckland
2-6x747	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly

Support in Part and Oppose in Part

2-6x89 Housing New Zealand Corporation C/- SKM P O Box 9806, Auckland Attention: Natalie Reeves

2-7 Amend to delete clauses (a) and (b) to identify that only piping of secondary overland flow paths is a non-complying activity.

Further Submissions**Support**

2-7x22	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
2-7x203	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
2-7x237	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
2-7x280	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-7x392	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-7x504	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-7x616	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler

2-7x748	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
2-7x90	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
2-8	Amend the definition of 'Secondary Overland Flow Path' to include clarification of what constitutes a primary overland flow path.	
Further Submissions		
Support		
2-8x23	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
2-8x204	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
2-8x238	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
2-8x281	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-8x393	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-8x505	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-8x617	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-8x749	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
2-8x91	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
2-9	Delete the plan change in its entirety.	
Further Submissions		
Support		
2-9x2	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
2-9x282	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-9x394	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-9x506	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-9x618	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
2-9x750	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
2-9x92	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
Submitter	Andrew Schollum, Policy Planner Auckland Regional Council Attention: Andrew Schollum, Policy Private Bag 92012, Auckland	
3-1	Approve the plan change.	
Further Submissions		
Support		
3-1x138	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
3-2	Amend Policy 1, Section 8.3.7 Natural Hazards, Objective: Flood Plains; to read: "By identifying the 1% AEP flood plain during subdivision or development and manage the effects of development"	
Further Submissions		
Support		
3-2x139	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
3-2x283	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-2x395	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-2x507	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-2x619	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-2x796	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
3-3	Amend 8.3.7 Natural Hazards, Explanation and Reasons; to include a reference to avoiding risk to life and property, and to make explicit reference to the need to ensure public safety.	
Further Submissions		
Support		
3-3x140	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
3-3x284	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-3x396	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-3x508	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-3x620	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-3x797	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
3-4	Clarify whether coastal protection measures such as rock deposits, fences and retaining walls and similar structures fall within the scope of the proposed new rules in Section 8.4.8 Natural Hazards.	

Further Submissions**Support**

3-4x141	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
3-4x285	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-4x397	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-4x509	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-4x621	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-4x798	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly

- 3-5** Clarify why references in Sections 8.4.8.1, 8.4.8.2 and 8.4.8.3 to “all buildings”, “development of buildings and structures”, “any structures”, “all buildings and structures” and “any building or structure” are differentiated.

Further Submissions**Support**

3-5x142	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
3-5x799	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly

- 3-6** Amend 8.4.8.2 Discretionary Activities to include the placement of fill material.

Further Submissions**Oppose**

3-6x205	NZRPG Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
3-6x239	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith

Support

3-6x143	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
3-6x286	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-6x398	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-6x510	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-6x622	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-6x800	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly

- 3-7** Amend Rule 8.4.8.4 b) (General Standards) to specify whether the minor addition exception applies to both habitable and non-habitable buildings.

Further Submissions**Support**

3-7x144	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
3-7x287	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-7x399	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-7x511	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-7x623	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-7x801	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly

- 3-8** Amend Rule 8.4.8.7 f) (Assessment Criteria for Controlled Activities) to include consideration of the effects of wave action and deflection.

Further Submissions**Support**

3-8x145	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
3-8x802	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly

- 3-9** Amend Rule 8.4.8.7 Assessment Criteria for Controlled Activities, to include consideration of alternative measures of inundation protection. These matters are addressed in the operative plan Rule 16.7.5.1 and could be achieved by cross-referencing to this provision as follows: “Whether development design takes account of relevant assessment matters stated in Rule 16.7.5.1”.

Further Submissions**Support**

3-9x146	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
3-9x803	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly

- 3-10** Amend 8.4.8.6 Information Requirements, to include an assessment of Storage Capacity.

Further Submissions**Support**

3-10x147	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
3-10x288	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-10x400	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-10x512	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-10x624	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler

3-11 Amend 8.4.8.7 Assessment Criteria for Controlled Activities to include an assessment of Storage

Further Submissions

Support

3-11x148	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
3-11x289	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-11x401	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-11x513	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-11x625	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-11x805	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly

3-12 Amend 8.4.8.8 Assessment Criteria for Discretionary Activities to include an assessment of Storage Capacity.

Further Submissions

Support

3-12x149	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
3-12x290	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-12x402	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-12x514	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-12x626	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-12x806	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly

3-13 Ensure the practicality of the rules and information requirements in Section 8.4.8 Natural Hazards, by accurately identifying the 1% AEP flood plain across North Shore City using Light Detection and Ranging (LIDAR).

Further Submissions

Support

3-13x150	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
3-13x206	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
3-13x240	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
3-13x291	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-13x403	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-13x515	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-13x627	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-13x807	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly

3-14 Amend 8.4.8.6 Information Requirements by adding a new section requiring assessment of safety and access issues. This addition should include the following, or similar, wording: "Identify the ability to ensure access to the building platform during a 1% AEP flooding event".

Further Submissions

Oppose

3-14x207	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
3-14x241	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith

Support

3-14x151	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
3-14x292	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-14x404	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-14x516	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-14x628	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-14x808	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly

3-15 Amend 8.4.8.7 Assessment Criteria for Controlled Activities by adding a new section as follows: "Whether access is able to be maintained to ensure safe egress during flooding".

Further Submissions

Support

3-15x152	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
3-15x293	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-15x405	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler

3-15x517	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-15x629	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-15x809	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
3-16	Amend the first paragraph of 8.4.8.8 Assessment Criteria for Discretionary Activities by removing the word 'may' and replacing it with 'will'.	

Further Submissions

Support

3-16x153	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
3-16x294	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-16x406	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-16x518	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-16x630	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-16x810	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
3-17	Amend criteria a) – c) by replacing the phrase “the extent to which” in criteria with alternative wording that more specifically establishes what criteria the applicant is required to meet.	

Further Submissions

Oppose

3-17x208	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
3-17x242	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith

Support

3-17x154	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
3-17x811	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
3-18	Avoid unnecessarily constraining the District Plan provisions by reinstating the wording struck out from Section 9.2 Subdivision and Development Issues, as shown in paragraph 24.5 of the Plan Change.	

Further Submissions

Oppose

3-18x209	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
3-18x243	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith

Support

3-18x155	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
3-18x295	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-18x407	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-18x519	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-18x631	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-18x812	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly

3-19	Amend Section 9[.4].3.3 Building Platforms (Variation 7) to address the apparent contradiction between a) i) and ii). This could be achieved by replacing the word 'and' with 'or', if development within the 1% AEP is to be provided for.	
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Further Submissions

Support

3-19x156	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
3-19x296	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-19x408	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-19x520	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-19x632	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-19x813	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
3-20	Amend 9.4.3.3 Explanation and Reasons (Variation 7) to include reference to safety issues associated with the need to ensure building platforms are above the 1% AEP flood level.	

Further Submissions

Support

3-20x157	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
3-20x297	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-20x409	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-20x521	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
3-20x633	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler

3-20x814 LATE Landco Ltd P O Box 106249, Auckland City Attention: Neil Donnelly

3-21 Amend 9.7.1.1.[3] c) i) and ii) Bulk, Height, Location, Foundations, Height of Floor Levels (Variation 7) to retain existing freeboard requirements.

Further Submissions

Oppose

3-21x210 NZRPG Management Ltd (formerly IMF) C/- Bentley & Co. Ltd P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith

3-21x244 The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith

Support

3-21x158 Housing New Zealand Corporation C/- SKM P O Box 9806, Auckland Attention: Natalie Reeves

3-21x815 LATE Landco Ltd P O Box 106249, Auckland City Attention: Neil Donnelly

3-22 Amend Method 17.5.4.1.1 Physical Characteristics (Variation 8) to include the requirement to undertake a Hydrological Analysis.

Further Submissions

Support

3-22x159 Housing New Zealand Corporation C/- SKM P O Box 9806, Auckland Attention: Natalie Reeves

3-22x298 Albany City Holdings Limited C/- Harrison Grierson Consultants P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler

3-22x410 Neil Construction Limited C/- Harrison Grierson P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler

3-22x522 Ritchies Coachlines C/- Harrison Grierson Consultants P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler

3-22x634 Albany City Property Investments Limited C/- Harrison Grierson Consultants P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler

3-22x816 LATE Landco Ltd P O Box 106249, Auckland City Attention: Neil Donnelly

3-23 Amend 17.5.4.2 viii) Structure Plan (Variation 8) to read “identify the 1% AEP flood plain and overland flow paths to be...”.

Further Submissions

Support

3-23x160 Housing New Zealand Corporation C/- SKM P O Box 9806, Auckland Attention: Natalie Reeves

3-23x299 Albany City Holdings Limited C/- Harrison Grierson Consultants P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler

3-23x411 Neil Construction Limited C/- Harrison Grierson P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler

3-23x523 Ritchies Coachlines C/- Harrison Grierson Consultants P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler

3-23x635 Albany City Property Investments Limited C/- Harrison Grierson Consultants P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler

3-23x817 LATE Landco Ltd P O Box 106249, Auckland City Attention: Neil Donnelly

3-24 Amend 17A.1.3 General (Variation 8) to read “...which identifies land subject to natural hazards including land within the 1% AEP flood plain, overland flow paths, coastal hazard zones, with significant geotechnical constraints, slopes over 15 degrees and areas of regenerating native bush”.

Further Submissions

Support

3-24x161 Housing New Zealand Corporation C/- SKM P O Box 9806, Auckland Attention: Natalie Reeves

3-24x300 Albany City Holdings Limited C/- Harrison Grierson Consultants P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler

3-24x412 Neil Construction Limited C/- Harrison Grierson P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler

3-24x524 Ritchies Coachlines C/- Harrison Grierson Consultants P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler

3-24x636 Albany City Property Investments Limited C/- Harrison Grierson Consultants P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler

3-24x818 LATE Landco Ltd P O Box 106249, Auckland City Attention: Neil Donnelly

Submitter Jonathan Cutler Beta Properties Limited C/- Harrison Grierson Consultants Attention: Jonathan Cutler
P O Box 301 278, Albany North Shore City

4-1 Amend issue to clearly state that it does not apply to subdivisions.

Further Submissions

Support

4-1x24 Bunnings Ltd C/- Haines Planning PO Box 68 856, Newton, Auckland

4-1x301 Albany City Holdings Limited C/- Harrison Grierson Consultants P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler

4-1x413 Neil Construction Limited C/- Harrison Grierson P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler

4-1x525 Ritchies Coachlines C/- Harrison Grierson Consultants P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler

4-1x637 Albany City Property Investments Limited C/- Harrison Grierson Consultants P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler

4-1x751 LATE Landco Ltd P O Box 106249, Auckland City Attention: Neil Donnelly

Support in Part and Oppose in Part

4-1x93 Housing New Zealand Corporation C/- SKM P O Box 9806, Auckland Attention: Natalie Reeves

4-2 Amend Section 8.3.5 (Stormwater Catchment Management) objectives and policies to clearly state that they do not apply to subdivisions.

Further Submissions

Support

4-2x25	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
4-2x302	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
4-2x414	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
4-2x526	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
4-2x638	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
4-2x752	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly

Support in Part and Oppose in Part

4-2x94	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
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- 4-3** Amend Section 8.3.7 (Natural Hazards) objectives and policies to clearly state that they do not apply to subdivisions.

Further Submissions

Support

4-3x26	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
4-3x303	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
4-3x415	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
4-3x527	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
4-3x639	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
4-3x753	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly

Support in Part and Oppose in Part

4-3x95	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
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- 4-4** Amend rules to clearly state that they do not apply to subdivisions.

Further Submissions

Support

4-4x27	Bunnings Ltd C/- Haines Planning	PO Box 68 856 Newton, Auckland
4-4x304	Albany City Holdings Limited C/- Harrison Grierson Consultants	PO Box 301 278, Albany North Shore City Attention: Jonathan Cutler
4-4x416	Neil Construction Limited C/- Harrison Grierson Consultants	PO Box 301 278, Albany North Shore City Attention: Jonathan Cutler
4-4x528	Ritchies Coachlines C/- Harrison Grierson Consultants	PO Box 301 278, Albany North Shore City Attention: Jonathan Cutler
4-4x640	Albany City Property Investments Limited C/ Harrison Grierson	PO Box 301 278, Albany North Shore City Attention: Jonathan Cutler
4-4x754	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly

Support in Part and Oppose in Part

4-4x96	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
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- 4-5** Amend controlled activities so that site works (not associated with flood protection works or network utilities) within overland flow paths are permitted or controlled activities.

Further Submissions

Support

4-5x28	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
4-5x211	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
4-5x245	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
4-5x305	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
4-5x417	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
4-5x529	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
4-5x641	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
4-5x717	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	PO Box 2206, Auckland

Support in Part and Oppose in Part

4-5x755	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
4-5x97	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves

- 4-6** Amend rule to delete site works (not associated with flood protection works or network utilities) within overland flow paths as a discretionary activity.

Further Submissions

Support

4-6x29	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
4-6x212	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
4-6x246	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith

4-6x306	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
4-6x418	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
4-6x530	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
4-6x642	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
4-6x718	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	PO Box 2206, Auckland
4-6x756	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
4-6x98	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
4-7	Amend to delete clauses (a) and (b) to identify that only piping of secondary overland flow paths is a non-complying activity.	
<u>Further Submissions</u>		
Support		
4-7x30	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
4-7x213	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
4-7x247	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
4-7x307	Albany City Holdings Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City
4-7x419	Neil Construction Limited C/- Harrison Grierson P O Box 301 278, Albany North Shore City	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
4-7x531	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
4-7x643	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
4-7x757	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
4-7x99	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
4-8	Amend the definition of 'Secondary Overland Flow Path' to include clarification of what constitutes a primary overland flow path.	
<u>Further Submissions</u>		
Support		
4-8x31	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
4-8x214	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
4-8x248	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
4-8x308	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
4-8x420	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
4-8x532	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
4-8x644	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
4-8x758	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
4-8x100	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
4-9	Delete the plan change in its entirety.	
<u>Further Submissions</u>		
Support		
4-9x3	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
4-9x309	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
4-9x421	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
4-9x533	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
4-9x645	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
4-9x759	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
4-9x101	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
Submitter	Sharon Blincoe P O Box 33953, Takapuna North Shore City	
5-1	That no building restrictions be put on 14 Bardia Street, Takapuna as there are other options to control or redirect any overland flow path.	
5-2	That the proposed plan change is put on hold until the completion of a comprehensive stormwater study that has investigated the reality of local conditions rather than a theoretical approach. That more consultation is undertaken with the owners of properties affected by rules relating to overland	

Further Submissions**Support**

5-2x310	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
5-2x422	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
5-2x534	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
5-2x646	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler

Submitter D K Campbell
144 Glendhu Road, Glenfield North Shore City

6-1 That no trees are planted on footpath verges.

Submitter Pam Dalton
6a Westbourne Road, Murrays Bay North Shore City

7-1 Support the plan change.

Further Submissions**Oppose**

7-1x311	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
7-1x423	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
7-1x535	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
7-1x647	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler

Support

7-1x162	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
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7-2 Changes to the tone of the plan change.

Further Submissions**Support**

7-2x163	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
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7-3 If these areas are to be made uninhabitable or are unable to be developed then Council will have to buy them.

Further Submissions**Support**

7-3x164	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
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7-4 Include a mechanism to make sure that property owners are aware of and carry out the provisions of all changes.

Further Submissions**Support**

7-4x165	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
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7-5 Include a mechanism and education procedures to ensure that all Council officers are aware of and abide by these same rules.

Further Submissions**Support**

7-5x166	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
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7-6 Include some mechanism for fixing existing structures, such as fill which are non complying.

Further Submissions**Support**

7-6x167	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
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Submitter Devonport Community Board
Devonport Area Office, PO Box 93500 Takapuna North Shore City

8-1 Support introduction of "Coastal Inundation" as a controlled activity.

8-2 Support Objective: Overland Flow Paths, Policy 3 in recognition of the value of secondary flow paths in the event of water structures becoming blocked.

8-3 Give greater recognition to the effects / management of flows in excess of the 1% AEP events.

8-4 Give encouragement to the evaluation of damage that may occur through events in excess of the 1% AEP so that it may be limited to that which can be repaired or reinstated rather than catastrophic

8-5 Expand on the causes and effects of coastal inundation hazards and their likely frequency.

8-6 Consideration be given to specific techniques to control developments and raise awareness of low probability but high risk hazards.

Further Submissions**Support**

8-6x312	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
8-6x424	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
8-6x536	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City

8-6x648	Albany City Property Investments Limited C/- Harrison Grierson Consultants	Attention: Jonathan Cutler P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
8-7	The desired outcomes of the plan changes will have greater chance of being achieved with levels of monitoring, staffing and resources greater than those available at present.	
Submitter	Robert White East Coast Bays Coastal Protection Society Attention: Robert White 54 Peter Tce, Castor Bay North Shore City	
9-1	Support all aspects of this proposed plan change.	
<u>Further Submissions</u>		
Oppose		
9-1x313	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
9-1x425	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
9-1x537	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
9-1x649	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
9-2	Add reference at an appropriate point on the predicted rise of sea levels and more frequent and more intense storms expected to result from global warming.	
Submitter	Fletcher Residential Fletcher Residential C/- Harrison Grierson Consultants Attention: Fletcher P O Box 301 278, Albany North Shore City	
10-1	Amend issue to clearly state that it does not apply to subdivisions.	
<u>Further Submissions</u>		
Support		
10-1x32	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
10-1x314	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-1x426	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-1x538	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-1x650	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-1x760	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
10-1x102	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
10-2	Amend Section 8.3.5 (Stormwater Catchment Management) objectives and policies to clearly state that they do not apply to subdivisions.	
<u>Further Submissions</u>		
Support		
10-2x33	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
10-2x315	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-2x427	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-2x539	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-2x651	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-2x761	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
10-2x103	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
10-3	Amend Section 8.3.7 (Natural Hazards) objectives and policies to clearly state that they do not apply to subdivisions.	
<u>Further Submissions</u>		
Support		
10-3x34	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
10-3x316	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-3x428	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-3x540	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-3x652	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-3x762	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil
Support in Part and Oppose in Part		
10-3x104	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
10-4	Amend rules to clearly state that they do not apply to subdivisions.	
<u>Further Submissions</u>		
Support		
10-4x35	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
10-4x317	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler

10-4x429	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-4x541	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-4x653	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-4x763	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
10-4x105	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves

10-5 Amend controlled activities so that site works (not associated with flood protection works or network utilities) within overland flow paths are permitted or controlled activities.

Further Submissions

Support

10-5x36	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
10-5x215	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
10-5x249	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
10-5x318	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-5x430	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-5x542	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-5x654	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-5x719	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	PO Box 2206, Auckland
10-5x764	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly

Support in Part and Oppose in Part

10-5x106	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
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10-6 Amend rule to delete site works (not associated with flood protection works or network utilities) within overland flow paths as a discretionary activity.

Further Submissions

Support

10-6x37	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
10-6x216	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
10-6x250	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
10-6x319	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-6x431	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-6x543	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-6x655	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-6x720	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	PO Box 2206, Auckland
10-6x765	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly

Support in Part and Oppose in Part

10-6x107	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
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10-7 Amend to delete clauses (a) and (b) to identify that only piping of secondary overland flow paths is a non-complying activity.

Further Submissions

Support

10-7x38	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
10-7x217	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
10-7x251	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
10-7x320	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-7x432	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-7x544	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-7x656	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-7x766	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly

Support in Part and Oppose in Part

10-7x108	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
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10-8 Amend the definition of 'Secondary Overland Flow Path' to include clarification of what constitutes a primary overland flow path.

Further Submissions**Support**

10-8x39	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
10-8x218	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
10-8x252	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
10-8x321	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-8x433	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-8x545	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-8x657	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-8x767	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
10-8x109	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves

10-9 Delete the plan change in its entirety.

Further Submissions**Support**

10-9x4	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
10-9x322	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-9x434	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-9x546	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-9x658	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
10-9x768	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
10-9x110	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves

Submitter Bonita Watt, Chairperson Friends of Lucas Creek Society Inc Attention: Bonita Watt, Chairperson
85 Landing Drive, Albany North Shore City

11-1 Support the key changes in proposed Plan Change 24.

11-2 Support Objective: Overland Flow Paths, Policy 1 requiring overland flow paths to be identified and retained at the time of new development and avoiding any obstructions within the overland flow path.

11-3 Support ensuring new development remains clear of flood plains (by applying a non-complying activity status to any proposals to build in a flood plain) both to enable these areas to function properly and to ensure the safety and amenity of developments.

Further Submissions**Oppose**

11-3x168 Housing New Zealand Corporation C/- SKM P O Box 9806, Auckland Attention: Natalie Reeves

Support in Part and Oppose in Part

11-3x323	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
11-3x435	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
11-3x547	Ritchies Coachlines C/- Harrison Grierson Consultants	85 Landing Drive, Albany North Shore City P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
11-3x659	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
11-4	Support requiring appropriate assessment, design and construction to ensure a level of safety for any new development in coastal inundation areas.	

Further Submissions**Support**

11-4x324	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
11-4x436	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
11-4x548	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
11-4x660	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler

Submitter Jonathan Cutler Harrison Grierson Consultants Attention: Jonathan Cutler
P O Box 301 278, Albany North Shore City

12-1 Amend issue to clearly state that it does not apply to subdivisions.

Further Submissions**Support**

12-1x40	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
12-1x325	Albany City Holdings Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City

12-1x437	Consultants Neil Construction Limited C/- Harrison Grierson	Attention: Jonathan Cutler P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-1x549	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-1x661	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-1x769	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
12-1x111	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
12-2	Amend Section 8.3.5 (Stormwater Catchment Management) objectives and policies to clearly state that they do not apply to subdivisions.	
Further Submissions		
Support		
12-2x41	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
12-2x326	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-2x438	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-2x550	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-2x662	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-2x770	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
12-2x112	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
12-3	Amend Section 8.3.7 (Natural Hazards) objectives and policies to clearly state that they do not apply to subdivisions.	
Further Submissions		
Support		
12-3x42	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
12-3x327	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-3x439	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-3x551	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-3x663	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-3x771	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
12-3x113		Housing New Zealand Corporation C/- SKM P O Box 9806, Auckland Attention: Natalie Reeves
12-4	Amend rules to clearly state that they do not apply to subdivisions.	
Further Submissions		
Support		
12-4x43	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
12-4x328	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-4x440	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-4x552	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-4x664	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-4x772	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
12-4x114	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
12-5	Amend controlled activities so that site works (not associated with flood protection works or network utilities) within overland flow paths are permitted or controlled activities.	
Further Submissions		
Support		
12-5x44	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
12-5x219	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
12-5x253	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
12-5x329	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-5x441	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-5x553	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-5x665	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-5x721	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	PO Box 2206, Auckland
12-5x773	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly

Support in Part and Oppose in Part

12-5x115 Housing New Zealand Corporation C/- SKM P O Box 9806, Auckland Attention: Natalie Reeves

12-6 Amend rule to delete site works (not associated with flood protection works or network utilities) within overland flow paths as a discretionary activity.

Further Submissions**Support**

12-6x45	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
12-6x220	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
12-6x254	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
12-6x330	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-6x442	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-6x554	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-6x666	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-6x722	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	PO Box 2206, Auckland
12-6x774	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly

Support in Part and Oppose in Part

12-6x116 Housing New Zealand Corporation C/- SKM P O Box 9806, Auckland Attention: Natalie Reeves

12-7 Amend to delete clauses (a) and (b) to identify that only piping of secondary overland flow paths is a non-complying activity.

Further Submissions**Support**

12-7x46	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
12-7x221	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
12-7x255	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
12-7x331	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-7x443	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-7x555	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-7x667	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-7x775	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly

Support in Part and Oppose in Part

12-7x117 Housing New Zealand Corporation C/- SKM P O Box 9806, Auckland Attention: Natalie Reeves

12-8 Amend the definition of 'Secondary Overland Flow Path' to include clarification of what constitutes a primary overland flow path.

Further Submissions**Support**

12-8x47	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
12-8x222	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
12-8x256	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
12-8x332	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-8x444	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-8x556	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-8x668	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-8x776	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly

Support in Part and Oppose in Part

12-8x118 Housing New Zealand Corporation C/- SKM P O Box 9806, Auckland Attention: Natalie Reeves

12-9 Delete the plan change in its entirety.

Further Submissions**Support**

12-9x5	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
12-9x333	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-9x445	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-9x557	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-9x669	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
12-9x777	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly

Support in Part and Oppose in Part

12-9x119

Housing New Zealand Corporation C/- SKM

P O Box 9806, Auckland Attention: Natalie Reeves

Submitter John Farquhar Heritage Land Ltd and North Eastern Investments Ltd C/- John Maasen, Cooper Rapley
Attention: John Farquhar
P O Box 1945, Palmerston North

13-1 Decline the plan change.

Further Submissions**Oppose in Part**

13-1x169

Housing New Zealand Corporation C/- SKM

P O Box 9806, Auckland Attention: Natalie Reeves

Support

13-1x819

LATE Landco Ltd

P O Box 106249, Auckland City Attention: Neil Donnelly

13-1x842

Strand Property Investments Ltd and Strand Plaza
Takapuna Ltd5 Ardmore Road, Ponsonby, Auckland Attention:
Steven Dietsch**Support in Part**

13-1x727

Multiplex Developments (NZ) Limited C/- Chapman Tripp
Sheffield Young

PO Box 2206, Auckland

13-2 Delete all changes including changes to the status of activities and in particular Rule 8.4.8.3
Non-Complying Activities.

Further Submissions**Oppose in Part**

13-2x170

Housing New Zealand Corporation C/- SKM

P O Box 9806, Auckland Attention: Natalie Reeves

Support

13-2x334

Albany City Holdings Limited C/- Harrison Grierson
ConsultantsP O Box 301 278, Albany, North Shore City
Attention: Jonathan Cutler

13-2x446

Neil Construction Limited C/- Harrison Grierson

P O Box 301 278, Albany, North Shore City
Attention: Jonathan Cutler

13-2x558

Ritchies Coachlines C/- Harrison Grierson Consultants

P O Box 301 278, Albany, North Shore City
Attention: Jonathan Cutler

13-2x670

Albany City Property Investments Limited C/- Harrison
Grierson ConsultantsP O Box 301 278, Albany, North Shore City
Attention: Jonathan Cutler

13-2x820

LATE Landco Ltd

P O Box 106249, Auckland City Attention: Neil Donnelly

13-2x843

Strand Property Investments Ltd and Strand Plaza
Takapuna Ltd5 Ardmore Road, Ponsonby, Auckland Attention:
Steven Dietsch**Support in Part**

13-2x728

Multiplex Developments (NZ) Limited C/- Chapman Tripp
Sheffield Young

PO Box 2206, Auckland

13-3 Modify the objectives and policies so that there is a focus upon minimising development within the
1% AEP unless reasonable utilisation of the site, having regard to its character and location, justifies
development in which case mitigation will be required addressing the matters set out in policy 3
(Objectives: Flood Plains) as specified in 8.3.7 Natural Hazards.

Further Submissions**Oppose in Part**

13-3x171

Housing New Zealand Corporation C/- SKM

P O Box 9806, Auckland Attention: Natalie Reeves

Support

13-3x821

LATE Landco Ltd

P O Box 106249, Auckland City Attention: Neil Donnelly

13-3x844

Strand Property Investments Ltd and Strand Plaza
Takapuna Ltd5 Ardmore Road, Ponsonby, Auckland Attention:
Steven Dietsch**Support in Part**

13-3x729

Multiplex Developments (NZ) Limited C/- Chapman Tripp
Sheffield Young

PO Box 2206, Auckland

13-4 Amend rules in 24.4 so that the activities specified in Rule 8.4.8.3 Non-Complying Activities become
discretionary activities.

Further Submissions**Oppose in Part**

13-4x172

Housing New Zealand Corporation C/- SKM

P O Box 9806, Auckland Attention: Natalie Reeves

Support

13-4x335

Albany City Holdings Limited C/- Harrison Grierson
ConsultantsP O Box 301 278, Albany, North Shore City
Attention: Jonathan Cutler

13-4x447

Neil Construction Limited C/- Harrison Grierson

P O Box 301 278, Albany, North Shore City
Attention: Jonathan Cutler

13-4x559

Ritchies Coachlines C/- Harrison Grierson Consultants

P O Box 301 278, Albany, North Shore City
Attention: Jonathan Cutler

13-4x671

Albany City Property Investments Limited C/- Harrison
Grierson ConsultantsP O Box 301 278, Albany, North Shore City
Attention: Jonathan Cutler

13-4x822

LATE Landco Ltd

P O Box 106249, Auckland City Attention: Neil Donnelly

13-4x845

Strand Property Investments Ltd and Strand Plaza
Takapuna Ltd5 Ardmore Road, Ponsonby, Auckland Attention:
Steven Dietsch**Support in Part**

13-4x730

Multiplex Developments (NZ) Limited C/- Chapman Tripp
Sheffield Young

PO Box 2206, Auckland

13-5 Such other amendments to the plan change and variation as are necessary or desirable to enable site
specific and application specific evaluation of developments within the 1% AEP as discretionary

Further Submissions**Oppose in Part**

13-5x173

Housing New Zealand Corporation C/- SKM

P O Box 9806, Auckland Attention: Natalie Reeves

Support		
13-5x336	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
13-5x448	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
13-5x560	Ritchies Coachlines C/- Harrison Grierson Consultants Attention: Jonathan Cutler	P O Box 301 278, Albany, North Shore City
13-5x672	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
13-5x823	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
13-5x846	Strand Property Investments Ltd and Strand Plaza Takapuna Ltd	5 Ardmore Road, Ponsonby, Auckland Attention: Steven Dietsch

Support in Part

13-5x731	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	PO Box 2206, Auckland
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- 13-6** Such other amendments to the plan change and variations objectives and policies that ensure the focus is on mitigation of effects rather than avoidance where intensive development of the land is justified having regard to the characteristics and location of the land in the urban fabric and where the risk of material damage downstream as a result of development within the 1% AEP is small.

Further Submissions

Oppose in Part

Support		
13-6x174	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
13-6x337	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
13-6x449	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
13-6x561	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
13-6x673	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
13-6x824	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
13-6x847	Strand Property Investments Ltd and Strand Plaza Takapuna Ltd	5 Ardmore Road, Ponsonby, Auckland Attention: Steven Dietsch

Support in Part

13-6x732	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	PO Box 2206, Auckland
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Submitter Natalie Reeves Housing New Zealand Corporation C/- SKM Attention: Natalie Reeves
P O Box 9806, Auckland

- 14-1** That the proposed [plan change and] variation be confirmed.
- 14-2** Amend Rule 8.4.8.3 a) (Non-Complying Activities) so that the activity status of buildings and alterations or additions within the 1% AEP Flood Plain be retained as a discretionary activity under

Further Submissions

Support

14-2x338	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
14-2x450	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
14-2x562	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
14-2x674	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
14-2x825	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly

Submitter Jason Findlay Hugh Green Group Attention: Jason Findlay
107 Neilson Street, Onewunga Auckland

- 15-1** Delete 9.7.3.11 Works Within an Overland Flow Path or Flood Plain, clause a) v).

Submitter Neil Donnelly Landco Ltd Attention: Neil Donnelly
P O Box 106249, Auckland City

- 17-1** Withdraw the proposed plan change in its entirety.

Submitter Kurt Marquart
190 Browns Bay Rd, Browns Bay North Shore City

- 18-1** Support the proposed changes to all sections of Plan Change 24.

Further Submissions

Oppose

18-1x343	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
18-1x455	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
18-1x567	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler

18-1x679	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
Support in Part		
18-1x176	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
Submitter	Jonathan Cutler Neil Construction Limited C/- Harrison Grierson Consultants Attention: Jonathan P O Box 301 278, Albany North Shore City	
19-1	Amend issue to clearly state that it does not apply to subdivisions.	
<u>Further Submissions</u>		
Support		
19-1x48	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
19-1x344	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-1x456	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-1x568	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-1x680	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-1x778	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
19-1x120	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
19-2	Amend Section 8.3.5 (Stormwater Catchment Management) objectives and policies to clearly state that they do not apply to subdivisions.	
<u>Further Submissions</u>		
Support		
19-2x49	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
19-2x345	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-2x457	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-2x569	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-2x681	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-2x779	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
19-2x121	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
19-3	Amend Section 8.3.7 (Natural Hazards) objectives and policies to clearly state that they do not apply to subdivisions.	
<u>Further Submissions</u>		
Support		
19-3x50	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
19-3x346	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-3x458	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-3x570	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-3x682	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-3x780	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
19-3x122	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
19-4	Amend rules to clearly state that they do not apply to subdivisions.	
<u>Further Submissions</u>		
Support		
19-4x51	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
19-4x347	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-4x459	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-4x571	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-4x683	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-4x781	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
19-4x123	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
19-5	Amend controlled activities so that site works (not associated with flood protection works or network utilities) within overland flow paths are permitted or controlled activities.	
<u>Further Submissions</u>		
Support		
19-5x52	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
19-5x223	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith

19-5x257	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
19-5x348	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-5x460	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-5x572	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-5x684	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-5x723	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	PO Box 2206, Auckland
19-5x782	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
19-5x124	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
19-6	Amend rule to delete site works (not associated with flood protection works or network utilities) within overland flow paths as a discretionary activity.	

Further Submissions

Support

19-6x53	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
19-6x224	NZRPG Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
19-6x258	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
19-6x349	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-6x461	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-6x573	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-6x685	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-6x724	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	PO Box 2206, Auckland
19-6x783	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
19-6x125	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves

19-7	Amend to delete clauses (a) and (b) to identify that only piping of secondary overland flow paths is a non-complying activity.	
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Further Submissions

Support

19-7x54	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
19-7x225	NZRPG Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
19-7x259	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
19-7x350	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-7x462	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-7x574	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-7x686	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-7x784	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
19-7x126	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves

19-8	Amend the definition of 'Secondary Overland Flow Path' to include clarification of what constitutes a primary overland flow path.	
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Further Submissions

Support

19-8x55	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
19-8x226	NZRPG Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
19-8x260	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
19-8x351	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-8x463	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-8x575	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-8x687	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-8x785	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
19-8x127	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves

19-9	Delete the plan change in its entirety.	
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Further Submissions**Support**

19-9x6	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
19-9x352	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-9x464	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-9x576	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-9x688	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
19-9x786	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
19-9x128	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves

Submitter Dr Heather M Halcrow Nicholson
15A Colonial Road, Birkenhead North Shore City

20-1 Support plan change.

Further Submissions**Oppose**

20-1x353	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
20-1x465	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
20-1x577	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
20-1x689	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler

20-2 That the City Council devise rules to solve stormwater problems between neighbours caused by new building, renovations and alterations, (i.e. new developments should not be allowed to divert surface water onto neighbours' properties especially where ground levels have been changed).

Submitter North Shore City Council North Shore City Council Attention: North Shore City Council
Strategy and Policy Division, Private Bag 93500, Takapuna North Shore City

21-1 Clarify the activity status of maintenance activities associated with flood protection in the 1% AEP flood plain and overland flow paths (excluding site works and structures), if necessary.

Further Submissions**Support**

21-1x354	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
21-1x466	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
21-1x578	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
21-1x690	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler

Support in Part

21-1x177	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
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21-2 Delete clause 5) Location and scale of overland flow paths in 8.4.8.5 Reservations and Restrictions.

Further Submissions**Support**

21-2x355	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
21-2x467	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
21-2x579	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
21-2x691	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler

Support in Part

21-2x178	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
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21-3 Amend (and/or relocate) clause 6) The creation of easements for overland flow paths in 8.4.8.5 Reservations and Restrictions to clarify its intent and expected application.

Further Submissions**Support**

21-3x356	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
21-3x468	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
21-3x580	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
21-3x692	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler

Support in Part

21-3x179	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
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- 21-4** Amend 8.4.8.6 Information Requirements clause d) as follows "...to ensure that buildings are protected from the impacts of coastal inundation and that any actual or potential adverse effects on the environment and/or neighbouring properties be minimised".

Further Submissions

Support in Part

21-4x180 Housing New Zealand Corporation C/- SKM P O Box 9806, Auckland Attention: Natalie Reeves

- 21-5** Amend Section 9.4.3.3 Building Platforms to review the functional need for building platforms associated with network utilities to be located in the 1% AEP flood plain.

Further Submissions

Support in Part

21-5x181 Housing New Zealand Corporation C/- SKM P O Box 9806, Auckland Attention: Natalie Reeves

Submitter Vaughan Smith NZRPG Management Ltd (formerly IMF) C/- Bentley & Co. Ltd Attention: Vaughan
P O Box 4492, Shortland Street Auckland

- 16-1** Withdraw the proposed plan change.

Further Submissions

Support

16-1x64 Bunnings Ltd C/- Haines Planning PO Box 68 856, Newton, Auckland
16-1x826 LATE Landco Ltd P O Box 106249, Auckland City Attention: Neil Donnelly

- 16-2** Delete the terms "habitable buildings" and "non-habitable buildings" throughout the Proposed Plan Change and refer instead to "floors including habitable rooms"; or alternatively:

Further Submissions

Support

16-2x67 Bunnings Ltd C/- Haines Planning PO Box 68 856, Newton, Auckland
16-2x339 Albany City Holdings Limited C/- Harrison Grierson Consultants P O Box 301 278, Albany, North Shore City
P O Box 4492, Shortland Street Auckland
Attention: Jonathan Cutler
16-2x451 Neil Construction Limited C/- Harrison Grierson P O Box 301 278, Albany, North Shore City
Attention: Jonathan Cutler
16-2x563 Ritchies Coachlines C/- Harrison Grierson Consultants P O Box 301 278, Albany, North Shore City
Attention: Jonathan Cutler
16-2x675 Albany City Property Investments Limited C/- Harrison Grierson Consultants P O Box 301 278, Albany, North Shore City
Attention: Jonathan Cutler
16-2x827 LATE Landco Ltd P O Box 106249, Auckland City Attention: Neil Donnelly

- 16-3** Provide a definition for "habitable building" as follows: "A building which incorporates residential units with habitable rooms on the ground floor of the building".

Further Submissions

Support

16-3x68 Bunnings Ltd C/- Haines Planning PO Box 68 856, Newton, Auckland
16-3x340 Albany City Holdings Limited C/- Harrison Grierson Consultants P O Box 301 278, Albany, North Shore City
Attention: Jonathan Cutler
16-3x452 Neil Construction Limited C/- Harrison Grierson P O Box 301 278, Albany, North Shore City
Attention: Jonathan Cutler
16-3x564 Ritchies Coachlines C/- Harrison Grierson Consultants P O Box 301 278, Albany, North Shore City
Attention: Jonathan Cutler
16-3x676 Albany City Property Investments Limited C/- Harrison Grierson Consultants P O Box 301 278, Albany, North Shore City
Attention: Jonathan Cutler
16-3x828 LATE Landco Ltd P O Box 106249, Auckland City Attention: Neil Donnelly

- 16-4** Amend Objectives: Flood Plains and the associated policies to provide for development within the 1% AEP flood plain to be "managed" rather than "avoided".

Further Submissions

Support

16-4x69 Bunnings Ltd C/- Haines Planning PO Box 68 856, Newton, Auckland
16-4x341 Albany City Holdings Limited C/- Harrison Grierson Consultants P O Box 301 278, Albany, North Shore City
Attention: Jonathan Cutler
16-4x453 Neil Construction Limited C/- Harrison Grierson P O Box 301 278, Albany, North Shore City
Attention: Jonathan Cutler
16-4x565 Ritchies Coachlines C/- Harrison Grierson Consultants P O Box 301 278, Albany, North Shore City
Attention: Jonathan Cutler
16-4x677 Albany City Property Investments Limited C/- Harrison Grierson Consultants P O Box 301 278, Albany, North Shore City
Attention: Jonathan Cutler
16-4x829 LATE Landco Ltd P O Box 106249, Auckland City Attention: Neil
16-4x848 Strand Property Investments Ltd and Strand Plaza Takapuna Ltd 5 Ardmore Road, Ponsonby, Auckland Attention: Steven Dietsch

- 16-5** Amend Rule 8.4.8.3 Non-Complying Activities to provide for development within the 1% AEP flood plain as a Discretionary Activity under Rule 8.4.8.2.

Further Submissions

Support

16-5x70 Bunnings Ltd C/- Haines Planning PO Box 68 856, Newton, Auckland
16-5x342 Albany City Holdings Limited C/- Harrison Grierson Consultants P O Box 301 278, Albany, North Shore City
Attention: Jonathan Cutler
16-5x454 Neil Construction Limited C/- Harrison Grierson P O Box 301 278, Albany, North Shore City
Attention: Jonathan Cutler
16-5x566 Ritchies Coachlines C/- Harrison Grierson Consultants P O Box 301 278, Albany, North Shore City
Attention: Jonathan Cutler

16-5x678	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
16-5x830	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
16-5x849	Strand Property Investments Ltd and Strand Plaza Takapuna Ltd	5 Ardmore Road, Ponsonby, Auckland Attention: Steven Dietsch
Support in Part		
16-5x175	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
Submitter	Faith J Read 3/13 Park Avenue, Takapuna North Shore City	
22-1	Supports the proposed plan change.	
<u>Further Submissions</u>		
Oppose		
22-1x357	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
22-1x469	Neil Construction Limited C/- Harrison Grierson Attention: Jonathan Cutler	P O Box 301 278, Albany, North Shore City
22-1x581	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
22-1x693	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
Submitter	Jonathan Cutler Ritchies Coachlines C/- Harrison Grierson Consultants P O Box 301 278, Albany North Shore City	Attention: Jonathan Cutler
23-1	Amend issue to clearly state that it does not apply to subdivisions.	
<u>Further Submissions</u>		
Support		
23-1x56	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
23-1x358	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-1x470	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-1x582	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-1x694	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-1x787	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
23-1x129	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
23-2	Amend Section 8.3.5 (Stormwater Catchment Management) objectives and policies to clearly state that they do not apply to subdivisions.	
<u>Further Submissions</u>		
Support		
23-2x57	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
23-2x359	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-2x471	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-2x583	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-2x695	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-2x788	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
23-2x130	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
23-3	Amend Section 8.3.7 (Natural Hazards) objectives and policies to clearly state that they do not apply to subdivisions.	
<u>Further Submissions</u>		
Support		
23-3x58	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
23-3x360	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-3x472	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-3x584	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-3x696	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-3x789	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
23-3x131	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
23-4	Amend rules to clearly state that they do not apply to subdivisions.	
<u>Further Submissions</u>		
Support		
23-4x59	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
23-4x361	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-4x473	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler

23-4x585	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-4x697	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-4x790	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
23-4x132	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
23-5	Amend controlled activities so that site works (not associated with flood protection works or network utilities) within overland flow paths are permitted or controlled activities.	
Further Submissions		
Support		
23-5x60	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
23-5x227	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
23-5x261	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
23-5x362	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-5x474	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-5x586	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-5x698	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-5x725	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	PO Box 2206, Auckland
23-5x791	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
23-5x133	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
23-6	Amend rule to delete site works (not associated with flood protection works or network utilities) within overland flow paths as a discretionary activity.	
Further Submissions		
Support		
23-6x61	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
23-6x228	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
23-6x262	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
23-6x363	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-6x475	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-6x587	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-6x699	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-6x726	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	PO Box 2206, Auckland
23-6x792	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
23-6x134	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
23-7	Amend to delete clauses (a) and (b) to identify that only piping of secondary overland flow paths is a non-complying activity.	
Further Submissions		
Support		
23-7x62	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
23-7x229	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
23-7x263	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
23-7x364	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-7x476	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-7x588	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-7x700	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-7x793	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
23-7x135	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
23-8	Amend the definition of 'Secondary Overland Flow Path' to include clarification of what constitutes a primary overland flow path.	
Further Submissions		
Support		
23-8x63	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
23-8x230	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith

23-8x264	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	P O Box 4492, Shortland Street, Auckland Attention: Vaughan Smith
23-8x365	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-8x477	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-8x589	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-8x701	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-8x794	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
23-8x136	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
23-9	Delete the plan change in its entirety.	
<u>Further Submissions</u>		
Support		
23-9x7	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
23-9x366	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-9x478	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-9x590	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-9x702	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
23-9x795	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part and Oppose in Part		
23-9x137	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
Submitter	J A Lewis Royal Forest and Bird Protection Society Attention: J A Lewis 22A Kauri Glen Road, Northcote North Shore City	
24-1	Support the greater recognition of peak flows as a potential hazard.	
<u>Further Submissions</u>		
Support		
24-1x182	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
24-2	Support inclusion of higher sea levels.	
<u>Further Submissions</u>		
Support		
24-2x183	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
24-3	Question the change from avoidance to mitigation of potential buildings.	
<u>Further Submissions</u>		
Support		
24-3x184	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
24-4	Support recognition of the impact of cumulative effects.	
<u>Further Submissions</u>		
Support		
24-4x185	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
24-5	More recognition of the necessity of flood plains and avoidance of structures.	
<u>Further Submissions</u>		
Support		
24-5x186	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
24-6	Support 8.3.7 Natural Hazards, Objectives: Flood Plains.	
<u>Further Submissions</u>		
Oppose		
24-6x367	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
24-6x479	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
24-6x591	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
24-6x703	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
Support		
24-6x187	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
24-7	Support 8.3.7 Natural Hazards, Objectives: Flood Plains, Policies 1 and 4.	
<u>Further Submissions</u>		
Support		
24-7x188	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
24-8	Support 8.3.7 Natural Hazards, Objective: Overland Flow Paths.	
<u>Further Submissions</u>		
Oppose		
24-8x368	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler

24-8x480	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
24-8x592	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
24-8x704	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
Support		
24-8x189	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
24-9	Support 8.3.7 Natural Hazards, Objective: Overland Flow Paths, Policies 1-3.	
<u>Further Submissions</u>		
Oppose		
24-9x369	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
24-9x481	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
24-9x593	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
24-9x705	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
Support		
24-9x190	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
24-10	Support 8.3.7 Natural Hazards, Objective: Coastal Inundation Areas.	
<u>Further Submissions</u>		
Support		
24-10x191	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
24-11	Support 8.4.8 Natural Hazards, rules exclude permitted activities.	
<u>Further Submissions</u>		
Support		
24-11x192	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
24-12	Support 8.4.8.3 Non-Complying Activities.	
<u>Further Submissions</u>		
Oppose		
24-12x193	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
24-12x370	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
24-12x482	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
24-12x594	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
24-12x706	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
24-13	Support 8.4.8.6, requirement for a hydrological report.	
24-14	Object to the acceptance of any renovations but not of additions or new buildings in Section 8.3.7 Natural Hazards, Objectives: Flood Plains, Policies 2 and 3 as inconsistent with Policy 1 and mitigation should not be possible.	
24-15	Object to 8.3.7 Natural Hazards, Objective: Coastal Inundation Areas, Policies 1 and 2 as minimising risks should be the approach taken for existing buildings and structures rather than providing for their continuation or introduction	
Submitter	David Sanders and Gael McKitterick 60 County Road, Torbay North Shore City	
25-1	Oppose 8.4.8.3 b) (Non-Complying Activities). Amend to include “Buildings or structures...located in an overland flowpath...” as a limited discretionary activity and include detailed assessment criteria defining those circumstances where building within an overland flow path can be constructed.	
<u>Further Submissions</u>		
Support		
25-1x371	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
25-1x483	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
25-1x595	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
25-1x707	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
Support in Part		
25-1x194	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
25-2	Provide for a permitted activity standard where a hydrological report demonstrates that a building or structure is not within an overland flow path as shown on the GIS maps.	
Submitter	Shirley Squire 14B Kapiti Place, Forrest Hill North Shore City	
26-1	Support 8.3.7 Natural Hazards, Objective: Flood Plains, Policy 3 c) and d).	
26-2	Support 8.4.8.8 b) and c) (Assessment Criteria for Discretionary Activities).	

Submitter Vaughan Smith The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd Attention: Vaughan
P O Box 4492, Shortland Street Auckland

27-1 Withdraw the proposed plan change.

Further Submissions

Support

27-1x65	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
27-1x831	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil

27-2 Delete the terms “habitable buildings” and “non-habitable buildings” throughout the Proposed Plan Change and refer instead to “floors including habitable rooms”; or alternatively:

Further Submissions

Support

27-2x71	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
27-2x372	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
27-2x484	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
27-2x596	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
27-2x708	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
27-2x832	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil

27-3 Provide a definition for “habitable building” as follows: “A building which incorporates residential units with habitable rooms on the ground floor of the building”.

Further Submissions

Support

27-3x72	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
27-3x373	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
27-3x485	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
27-3x597	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
27-3x709	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
27-3x833	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly

27-4 Amend Objectives: Flood Plains and the associated policies to provide for development within the 1% AEP flood plain to be “managed” rather than “avoided”.

Further Submissions

Support

27-4x73	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
27-4x374	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
27-4x486	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
27-4x598	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
27-4x710	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
27-4x834	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly

27-5 Amend Rule 8.4.8.3 Non-Complying Activities to provide for Discretionary Activity status for development within the 1% AEP flood plain.

Further Submissions

Support

27-5x74	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
27-5x375	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
27-5x487	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
27-5x599	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
27-5x711	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
27-5x835	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly

Support in Part

27-5x195	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves
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Submitter Thurlow Consulting Engineers & Surveyors Ltd
PO Box 35-405, Browns Bay North Shore City

28-1 In full support of Plan Change that reinforces the provision to allow for overland flow paths across sites.

28-2 Delete rule 8.4.8.3 Non-Complying Activities and attribute the items contained within this the activity status of discretionary.

Further Submissions

Support

28-2x376	Albany City Holdings Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
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28-2x488	Neil Construction Limited C/- Harrison Grierson	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
28-2x600	Ritchies Coachlines C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
28-2x712	Albany City Property Investments Limited C/- Harrison Grierson Consultants	P O Box 301 278, Albany, North Shore City Attention: Jonathan Cutler
28-2x836	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly
Support in Part		
28-2x196	Housing New Zealand Corporation C/- SKM	P O Box 9806, Auckland Attention: Natalie Reeves

Submitter Vicki Toan/P Fuller Valley Developments Ltd C/- Glaister Ennor Attention: Vicki Toan/P Fuller
P O Box 63, Shortland Street DX/CX10236 Auckland

29-1 That the entire plan change be rejected.

Further Submissions

Support

29-1x66	Bunnings Ltd C/- Haines Planning	PO Box 68 856, Newton, Auckland
29-1x837	LATE Landco Ltd	P O Box 106249, Auckland City Attention: Neil Donnelly

Sub Name.	Sub No.	Accept /Reject	Page No	Further Submitter	Further Sub	Support /Oppose	Accept /Reject
Albany City Holdings Limited	1-1	Reject	4-52	Bunnings Ltd C/- Haines Planning	1-1x8	Support	Reject
Albany City Holdings Limited	1-1	Reject	4-52	Ritchies Coachlines C/- Harrison Grierson Consultants	1-1x489	Support	Reject
Albany City Holdings Limited	1-1	Reject	4-52	Housing New Zealand Corporation C/- SKM	1-1x75	Support in Part and Oppose in Part	Accept in Part
Albany City Holdings Limited	1-1	Reject	4-52	Landco Ltd	1-1x733	Support	Reject
Albany City Holdings Limited	1-1	Reject	4-52	Albany City Property Investments Limited C/- Harrison Grierson Consultants	1-1x601	Support	Reject
Albany City Holdings Limited	1-1	Reject	4-52	Albany City Holdings Limited C/- Harrison Grierson Consultants	1-1x265	Support	Reject
Albany City Holdings Limited	1-1	Reject	4-52	Neil Construction Limited C/- Harrison Grierson Consultants	1-1x377	Support	Reject
Albany City Holdings Limited	1-2	Reject	4-52	Bunnings Ltd C/- Haines Planning	1-2x9	Support	Reject
Albany City Holdings Limited	1-2	Reject	4-52	Neil Construction Limited C/- Harrison Grierson Consultants	1-2x378	Support	Reject
Albany City Holdings Limited	1-2	Reject	4-52	Albany City Holdings Limited C/- Harrison Grierson Consultants	1-2x266	Support	Reject
Albany City Holdings Limited	1-2	Reject	4-52	Housing New Zealand Corporation C/- SKM	1-2x76	Support in Part and Oppose in Part	Accept in Part
Albany City Holdings Limited	1-2	Reject	4-52	Ritchies Coachlines C/- Harrison Grierson Consultants	1-2x490	Support	Reject
Albany City Holdings Limited	1-2	Reject	4-52	Albany City Property Investments Limited C/- Harrison Grierson Consultants	1-2x602	Support	Reject
Albany City Holdings Limited	1-2	Reject	4-52	Landco Ltd	1-2x734	Support	Reject
Albany City Holdings Limited	1-3	Reject	4-52	Neil Construction Limited C/- Harrison Grierson Consultants	1-3x379	Support	Reject
Albany City Holdings Limited	1-3	Reject	4-52	Housing New Zealand Corporation C/- SKM	1-3x77	Support in Part and Oppose in Part	Accept in Part
Albany City Holdings Limited	1-3	Reject	4-52	Albany City Property Investments Limited C/- Harrison Grierson Consultants	1-3x603	Support	Reject
Albany City Holdings Limited	1-3	Reject	4-52	Ritchies Coachlines C/- Harrison Grierson Consultants	1-3x491	Support	Reject
Albany City Holdings Limited	1-3	Reject	4-52	Landco Ltd	1-3x735	Support	Reject
Albany City Holdings Limited	1-3	Reject	4-52	Albany City Holdings Limited C/- Harrison Grierson Consultants	1-3x267	Support	Reject
Albany City Holdings Limited	1-3	Reject	4-52	Bunnings Ltd C/- Haines Planning	1-3x10	Support	Reject
Albany City Holdings Limited	1-4	Reject	4-52	Neil Construction Limited C/- Harrison Grierson Consultants	1-4x380	Support	Reject
Albany City Holdings Limited	1-4	Reject	4-52	Landco Ltd	1-4x736	Support	Reject
Albany City Holdings Limited	1-4	Reject	4-52	Bunnings Ltd C/- Haines Planning	1-4x11	Support	Reject
Albany City Holdings Limited	1-4	Reject	4-52	Housing New Zealand Corporation C/- SKM	1-4x78	Support in Part and Oppose in Part	Accept in Part
Albany City Holdings Limited	1-4	Reject	4-52	Albany City Holdings Limited C/- Harrison Grierson Consultants	1-4x268	Support	Reject
Albany City Holdings Limited	1-4	Reject	4-52	Albany City Property Investments Limited C/- Harrison Grierson Consultants	1-4x604	Support	Reject
Albany City Holdings Limited	1-4	Reject	4-52	Ritchies Coachlines C/- Harrison Grierson Consultants	1-4x492	Support	Reject
Albany City Holdings Limited	1-5	Accept in Part	4-38	Neil Construction Limited C/- Harrison Grierson Consultants	1-5x381	Support	Accept in Part
Albany City Holdings Limited	1-5	Accept in Part	4-38	Landco Ltd	1-5x737	Support	Accept in Part
Albany City Holdings Limited	1-5	Accept in Part	4-38	Albany City Property Investments Limited C/- Harrison Grierson Consultants	1-5x605	Support	Accept in Part
Albany City Holdings Limited	1-5	Accept in Part	4-38	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	1-5x713	Support	Accept in Part
Albany City Holdings Limited	1-5	Accept in Part	4-38	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	1-5x231	Support	Accept in Part
Albany City Holdings Limited	1-5	Accept in Part	4-38	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	1-5x197	Support	Accept in Part
Albany City Holdings Limited	1-5	Accept in Part	4-38	Ritchies Coachlines C/- Harrison Grierson Consultants	1-5x493	Support	Accept in Part
Albany City Holdings Limited	1-5	Accept in Part	4-38	Bunnings Ltd C/- Haines Planning	1-5x12	Support	Accept in Part
Albany City Holdings Limited	1-5	Accept in Part	4-38	Housing New Zealand Corporation C/- SKM	1-5x79	Support in Part and Oppose in Part	Accept in Part
Albany City Holdings Limited	1-5	Accept in Part	4-38	Strand Property Investments Ltd and Strand Plaza Takapuna Ltd	1-5x838	Support	Accept in Part
Albany City Holdings Limited	1-5	Accept in Part	4-38	Albany City Holdings Limited C/- Harrison Grierson Consultants	1-5x269	Support	Accept in Part
Albany City Holdings Limited	1-6	Accept in Part	4-38	Albany City Property Investments Limited C/- Harrison Grierson Consultants	1-6x606	Support	Accept in Part
Albany City Holdings Limited	1-6	Accept in Part	4-38	Strand Property Investments Ltd and Strand Plaza Takapuna Ltd	1-6x839	Support	Accept in Part
Albany City Holdings Limited	1-6	Accept in Part	4-38	Landco Ltd	1-6x738	Support	Accept in Part
Albany City Holdings Limited	1-6	Accept in Part	4-38	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	1-6x198	Support	Accept in Part

Sub Name.	Sub No.	Accept /Reject	Page No	Further Submitter	Further Sub	Support /Oppose	Accept /Reject
Albany City Holdings Limited	1-6	Accept in Part	4-38	Housing New Zealand Corporation C/- SKM	1-6x80	Support in Part and Oppose in Part	Accept in Part
Albany City Holdings Limited	1-6	Accept in Part	4-38	Ritchies Coachlines C/- Harrison Grierson Consultants	1-6x494	Support	Accept in Part
Albany City Holdings Limited	1-6	Accept in Part	4-38	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	1-6x232	Support	Accept in Part
Albany City Holdings Limited	1-6	Accept in Part	4-38	Neil Construction Limited C/- Harrison Grierson Consultants	1-6x382	Support	Accept in Part
Albany City Holdings Limited	1-6	Accept in Part	4-38	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	1-6x714	Support	Accept in Part
Albany City Holdings Limited	1-6	Accept in Part	4-38	Albany City Holdings Limited C/- Harrison Grierson Consultants	1-6x270	Support	Accept in Part
Albany City Holdings Limited	1-6	Accept in Part	4-38	Bunnings Ltd C/- Haines Planning	1-6x13	Support	Accept in Part
Albany City Holdings Limited	1-7	Accept in Part	4-8	Ritchies Coachlines C/- Harrison Grierson Consultants	1-7x495	Support	Accept in Part
Albany City Holdings Limited	1-7	Accept in Part	4-8	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	1-7x199	Support	Accept in Part
Albany City Holdings Limited	1-7	Accept in Part	4-8	Housing New Zealand Corporation C/- SKM	1-7x81	Support in Part and Oppose in Part	Accept in Part
Albany City Holdings Limited	1-7	Accept in Part	4-8	Albany City Property Investments Limited C/- Harrison Grierson Consultants	1-7x607	Support	Accept in Part
Albany City Holdings Limited	1-7	Accept in Part	4-8	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	1-7x233	Support	Accept in Part
Albany City Holdings Limited	1-7	Accept in Part	4-8	Albany City Holdings Limited C/- Harrison Grierson Consultants	1-7x271	Support	Accept in Part
Albany City Holdings Limited	1-7	Accept in Part	4-8	Neil Construction Limited C/- Harrison Grierson Consultants	1-7x383	Support	Accept in Part
Albany City Holdings Limited	1-7	Accept in Part	4-8	Landcoo Ltd	1-7x739	Support	Accept in Part
Albany City Holdings Limited	1-7	Accept in Part	4-8	Strand Property Investments Ltd and Strand Plaza Takapuna Ltd	1-7x840	Support	Accept in Part
Albany City Holdings Limited	1-7	Accept in Part	4-8	Bunnings Ltd C/- Haines Planning	1-7x14	Support	Accept in Part
Albany City Holdings Limited	1-8	Accept	4-33	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	1-8x234	Support	Accept
Albany City Holdings Limited	1-8	Accept	4-33	Albany City Property Investments Limited C/- Harrison Grierson Consultants	1-8x608	Support	Accept
Albany City Holdings Limited	1-8	Accept	4-33	Albany City Holdings Limited C/- Harrison Grierson Consultants	1-8x272	Support	Accept
Albany City Holdings Limited	1-8	Accept	4-33	Ritchies Coachlines C/- Harrison Grierson Consultants	1-8x496	Support	Accept
Albany City Holdings Limited	1-8	Accept	4-33	Neil Construction Limited C/- Harrison Grierson Consultants	1-8x384	Support	Accept
Albany City Holdings Limited	1-8	Accept	4-33	Bunnings Ltd C/- Haines Planning	1-8x15	Support	Accept
Albany City Holdings Limited	1-8	Accept	4-33	Housing New Zealand Corporation C/- SKM	1-8x82	Support in Part and Oppose in Part	Accept in Part
Albany City Holdings Limited	1-8	Accept	4-33	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	1-8x200	Support	Accept
Albany City Holdings Limited	1-8	Accept	4-33	Landcoo Ltd	1-8x740	Support	Accept
Albany City Holdings Limited	1-8	Accept	4-33	Strand Property Investments Ltd and Strand Plaza Takapuna Ltd	1-8x841	Support	Accept
Albany City Holdings Limited	1-9	Reject	4-3	Albany City Holdings Limited C/- Harrison Grierson Consultants	1-9x273	Support	Reject
Albany City Holdings Limited	1-9	Reject	4-3	Neil Construction Limited C/- Harrison Grierson Consultants	1-9x385	Support	Reject
Albany City Holdings Limited	1-9	Reject	4-3	Albany City Property Investments Limited C/- Harrison Grierson Consultants	1-9x609	Support	Reject
Albany City Holdings Limited	1-9	Reject	4-3	Bunnings Ltd C/- Haines Planning	1-9x1	Support	Reject
Albany City Holdings Limited	1-9	Reject	4-3	Housing New Zealand Corporation C/- SKM	1-9x83	Support in Part and Oppose in Part	Accept in Part
Albany City Holdings Limited	1-9	Reject	4-3	Landcoo Ltd	1-9x741	Support	Reject
Albany City Holdings Limited	1-9	Reject	4-3	Ritchies Coachlines C/- Harrison Grierson Consultants	1-9x497	Support	Reject
Albany City Property Investments Limited	2-1	Reject	4-52	Housing New Zealand Corporation C/- SKM	2-1x84	Support in Part and Oppose in Part	Accept in Part
Albany City Property Investments Limited	2-1	Reject	4-52	Neil Construction Limited C/- Harrison Grierson Consultants	2-1x386	Support	Reject
Albany City Property Investments Limited	2-1	Reject	4-52	Albany City Holdings Limited C/- Harrison Grierson Consultants	2-1x274	Support	Reject
Albany City Property Investments Limited	2-1	Reject	4-52	Bunnings Ltd C/- Haines Planning	2-1x16	Support	Reject
Albany City Property Investments Limited	2-1	Reject	4-52	Ritchies Coachlines C/- Harrison Grierson Consultants	2-1x498	Support	Reject
Albany City Property Investments Limited	2-1	Reject	4-52	Albany City Property Investments Limited C/- Harrison Grierson Consultants	2-1x610	Support	Reject
Albany City Property Investments Limited	2-1	Reject	4-52	Landcoo Ltd	2-1x742	Support	Reject
Albany City Property Investments Limited	2-2	Reject	4-52	Ritchies Coachlines C/- Harrison Grierson Consultants	2-2x499	Support	Reject
Albany City Property Investments Limited	2-2	Reject	4-52	Bunnings Ltd C/- Haines Planning	2-2x17	Support	Reject

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Albany City Property Investments Limited	2-2	Reject	4-52	Landco Ltd	2-2x743	Support	Reject
Albany City Property Investments Limited	2-2	Reject	4-52	Albany City Holdings Limited C/- Harrison Grierson Consultants	2-2x275	Support	Reject
Albany City Property Investments Limited	2-2	Reject	4-52	Albany City Property Investments Limited C/- Harrison Grierson Consultants	2-2x611	Support	Reject
Albany City Property Investments Limited	2-2	Reject	4-52	Neil Construction Limited C/- Harrison Grierson Consultants	2-2x387	Support	Reject
Albany City Property Investments Limited	2-2	Reject	4-52	Housing New Zealand Corporation C/- SKM	2-2x85	Support in Part and Oppose in Part	Accept in Part
Albany City Property Investments Limited	2-3	Reject	4-52	Ritchies Coachlines C/- Harrison Grierson Consultants	2-3x500	Support	Reject
Albany City Property Investments Limited	2-3	Reject	4-52	Housing New Zealand Corporation C/- SKM	2-3x86	Support in Part and Oppose in Part	Accept in Part
Albany City Property Investments Limited	2-3	Reject	4-52	Albany City Property Investments Limited C/- Harrison Grierson Consultants	2-3x612	Support	Reject
Albany City Property Investments Limited	2-3	Reject	4-52	Albany City Holdings Limited C/- Harrison Grierson Consultants	2-3x276	Support	Reject
Albany City Property Investments Limited	2-3	Reject	4-52	Bunnings Ltd C/- Haines Planning	2-3x18	Support	Reject
Albany City Property Investments Limited	2-3	Reject	4-52	Landco Ltd	2-3x744	Support	Reject
Albany City Property Investments Limited	2-3	Reject	4-52	Neil Construction Limited C/- Harrison Grierson Consultants	2-3x388	Support	Reject
Albany City Property Investments Limited	2-4	Reject	4-52	Bunnings Ltd C/- Haines Planning	2-4x19	Support	Reject
Albany City Property Investments Limited	2-4	Reject	4-52	Neil Construction Limited C/- Harrison Grierson Consultants	2-4x389	Support	Reject
Albany City Property Investments Limited	2-4	Reject	4-52	Landco Ltd	2-4x745	Support	Reject
Albany City Property Investments Limited	2-4	Reject	4-52	Albany City Property Investments Limited C/- Harrison Grierson Consultants	2-4x613	Support	Reject
Albany City Property Investments Limited	2-4	Reject	4-52	Housing New Zealand Corporation C/- SKM	2-4x87	Support in Part and Oppose in Part	Accept in Part
Albany City Property Investments Limited	2-4	Reject	4-52	Albany City Holdings Limited C/- Harrison Grierson Consultants	2-4x277	Support	Reject
Albany City Property Investments Limited	2-4	Reject	4-52	Ritchies Coachlines C/- Harrison Grierson Consultants	2-4x501	Support	Reject
Albany City Property Investments Limited	2-5	Accept in Part	4-38	Housing New Zealand Corporation C/- SKM	2-5x88	Support in Part and Oppose in Part	Accept in Part
Albany City Property Investments Limited	2-5	Accept in Part	4-38	Bunnings Ltd C/- Haines Planning	2-5x20	Support	Accept in Part
Albany City Property Investments Limited	2-5	Accept in Part	4-38	Ritchies Coachlines C/- Harrison Grierson Consultants	2-5x502	Support	Accept in Part
Albany City Property Investments Limited	2-5	Accept in Part	4-38	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	2-5x235	Support	Accept in Part
Albany City Property Investments Limited	2-5	Accept in Part	4-38	Neil Construction Limited C/- Harrison Grierson Consultants	2-5x390	Support	Accept in Part
Albany City Property Investments Limited	2-5	Accept in Part	4-38	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	2-5x715	Support	Accept in Part
Albany City Property Investments Limited	2-5	Accept in Part	4-38	Albany City Holdings Limited C/- Harrison Grierson Consultants	2-5x278	Support	Accept in Part
Albany City Property Investments Limited	2-5	Accept in Part	4-38	Landco Ltd	2-5x746	Support	Accept in Part
Albany City Property Investments Limited	2-5	Accept in Part	4-38	NZRPQ Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	2-5x201	Support	Accept in Part
Albany City Property Investments Limited	2-5	Accept in Part	4-38	Albany City Property Investments Limited C/- Harrison Grierson Consultants	2-5x614	Support	Accept in Part
Albany City Property Investments Limited	2-6	Accept in Part	4-38	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	2-6x236	Support	Accept in Part
Albany City Property Investments Limited	2-6	Accept in Part	4-38	Bunnings Ltd C/- Haines Planning	2-6x21	Support	Accept in Part
Albany City Property Investments Limited	2-6	Accept in Part	4-38	Ritchies Coachlines C/- Harrison Grierson Consultants	2-6x503	Support	Accept in Part
Albany City Property Investments Limited	2-6	Accept in Part	4-38	NZRPQ Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	2-6x202	Support	Accept in Part
Albany City Property Investments Limited	2-6	Accept in Part	4-38	Neil Construction Limited C/- Harrison Grierson Consultants	2-6x391	Support	Accept in Part
Albany City Property Investments Limited	2-6	Accept in Part	4-38	Albany City Property Investments Limited C/- Harrison Grierson Consultants	2-6x615	Support	Accept in Part
Albany City Property Investments Limited	2-6	Accept in Part	4-38	Housing New Zealand Corporation C/- SKM	2-6x89	Support in Part and Oppose in Part	Accept in Part
Albany City Property Investments Limited	2-6	Accept in Part	4-38	Landco Ltd	2-6x747	Support	Accept in Part
Albany City Property Investments Limited	2-6	Accept in Part	4-38	Albany City Holdings Limited C/- Harrison Grierson Consultants	2-6x279	Support	Accept in Part
Albany City Property Investments Limited	2-6	Accept in Part	4-38	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	2-6x716	Support	Accept in Part
Albany City Property Investments Limited	2-7	Accept in Part	4-8	NZRPQ Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	2-7x203	Support	Accept in Part
Albany City Property Investments Limited	2-7	Accept in Part	4-8	Housing New Zealand Corporation C/- SKM	2-7x90	Support in Part and Oppose in Part	Accept in Part
Albany City Property Investments Limited	2-7	Accept in Part	4-8	Landco Ltd	2-7x748	Support	Accept in Part
Albany City Property Investments Limited	2-7	Accept in Part	4-8	Bunnings Ltd C/- Haines Planning	2-7x22	Support	Accept in Part

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Albany City Property Investments Limited	2-7	Accept in Part	4-8	Albany City Property Investments Limited C/- Harrison Grierson Consultants	2-7x616	Support	Accept in Part
Albany City Property Investments Limited	2-7	Accept in Part	4-8	Ritchies Coachlines C/- Harrison Grierson Consultants	2-7x504	Support	Accept in Part
Albany City Property Investments Limited	2-7	Accept in Part	4-8	Albany City Holdings Limited C/- Harrison Grierson Consultants	2-7x280	Support	Accept in Part
Albany City Property Investments Limited	2-7	Accept in Part	4-8	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	2-7x237	Support	Accept in Part
Albany City Property Investments Limited	2-7	Accept in Part	4-8	Neil Construction Limited C/- Harrison Grierson Consultants	2-7x392	Support	Accept in Part
Albany City Property Investments Limited	2-8	Accept	4-33	Bunnings Ltd C/- Haines Planning	2-8x23	Support	Accept
Albany City Property Investments Limited	2-8	Accept	4-33	Neil Construction Limited C/- Harrison Grierson Consultants	2-8x393	Support	Accept
Albany City Property Investments Limited	2-8	Accept	4-33	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	2-8x238	Support	Accept
Albany City Property Investments Limited	2-8	Accept	4-33	Albany City Property Investments Limited C/- Harrison Grierson Consultants	2-8x617	Support	Accept
Albany City Property Investments Limited	2-8	Accept	4-33	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	2-8x204	Support	Accept
Albany City Property Investments Limited	2-8	Accept	4-33	Ritchies Coachlines C/- Harrison Grierson Consultants	2-8x505	Support	Accept
Albany City Property Investments Limited	2-8	Accept	4-33	Landoo Ltd	2-8x749	Support	Accept
Albany City Property Investments Limited	2-8	Accept	4-33	Housing New Zealand Corporation C/- SKM	2-8x91	Support in Part and Oppose in Part	Accept in Part
Albany City Property Investments Limited	2-8	Accept	4-33	Albany City Holdings Limited C/- Harrison Grierson Consultants	2-8x281	Support	Accept
Albany City Property Investments Limited	2-9	Reject	4-3	Landoo Ltd	2-9x750	Support	Reject
Albany City Property Investments Limited	2-9	Reject	4-3	Ritchies Coachlines C/- Harrison Grierson Consultants	2-9x506	Support	Reject
Albany City Property Investments Limited	2-9	Reject	4-3	Albany City Property Investments Limited C/- Harrison Grierson Consultants	2-9x618	Support	Reject
Albany City Property Investments Limited	2-9	Reject	4-3	Bunnings Ltd C/- Haines Planning	2-9x2	Support	Reject
Albany City Property Investments Limited	2-9	Reject	4-3	Housing New Zealand Corporation C/- SKM	2-9x92	Support in Part and Oppose in Part	Accept in Part
Albany City Property Investments Limited	2-9	Reject	4-3	Neil Construction Limited C/- Harrison Grierson Consultants	2-9x394	Support	Reject
Albany City Property Investments Limited	2-9	Reject	4-3	Albany City Holdings Limited C/- Harrison Grierson Consultants	2-9x282	Support	Reject
Auckland Regional Council	3-1	Accept in Part	4-5	Housing New Zealand Corporation C/- SKM	3-1x138	Support	Accept in Part
Auckland Regional Council	3-2	Accept	4-17	Ritchies Coachlines C/- Harrison Grierson Consultants	3-2x507	Support	Accept
Auckland Regional Council	3-2	Accept	4-17	Albany City Property Investments Limited C/- Harrison Grierson Consultants	3-2x619	Support	Accept
Auckland Regional Council	3-2	Accept	4-17	Housing New Zealand Corporation C/- SKM	3-2x139	Support	Accept
Auckland Regional Council	3-2	Accept	4-17	Landoo Ltd	3-2x796	Support	Accept
Auckland Regional Council	3-2	Accept	4-17	Albany City Holdings Limited C/- Harrison Grierson Consultants	3-2x283	Support	Accept
Auckland Regional Council	3-2	Accept	4-17	Neil Construction Limited C/- Harrison Grierson Consultants	3-2x395	Support	Accept
Auckland Regional Council	3-3	Reject	4-22	Landoo Ltd	3-3x797	Support	Reject
Auckland Regional Council	3-3	Reject	4-22	Ritchies Coachlines C/- Harrison Grierson Consultants	3-3x508	Support	Reject
Auckland Regional Council	3-3	Reject	4-22	Albany City Holdings Limited C/- Harrison Grierson Consultants	3-3x284	Support	Reject
Auckland Regional Council	3-3	Reject	4-22	Neil Construction Limited C/- Harrison Grierson Consultants	3-3x396	Support	Reject
Auckland Regional Council	3-3	Reject	4-22	Albany City Property Investments Limited C/- Harrison Grierson Consultants	3-3x620	Support	Reject
Auckland Regional Council	3-3	Reject	4-22	Housing New Zealand Corporation C/- SKM	3-3x140	Support	Reject
Auckland Regional Council	3-4	Accept	4-25	Neil Construction Limited C/- Harrison Grierson Consultants	3-4x397	Support	Accept
Auckland Regional Council	3-4	Accept	4-25	Albany City Property Investments Limited C/- Harrison Grierson Consultants	3-4x621	Support	Accept
Auckland Regional Council	3-4	Accept	4-25	Ritchies Coachlines C/- Harrison Grierson Consultants	3-4x509	Support	Accept
Auckland Regional Council	3-4	Accept	4-25	Landoo Ltd	3-4x798	Support	Accept
Auckland Regional Council	3-4	Accept	4-25	Albany City Holdings Limited C/- Harrison Grierson Consultants	3-4x285	Support	Accept
Auckland Regional Council	3-4	Accept	4-25	Housing New Zealand Corporation C/- SKM	3-4x141	Support	Accept
Auckland Regional Council	3-5	Accept	4-61	Housing New Zealand Corporation C/- SKM	3-5x142	Support	Accept
Auckland Regional Council	3-5	Accept	4-61	Landoo Ltd	3-5x799	Support	Accept
Auckland Regional Council	3-6	Reject	4-63	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	3-6x205	Oppose	Accept

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Auckland Regional Council	3-6	Reject	4-63	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	3-6x239	Oppose	Accept
Auckland Regional Council	3-6	Reject	4-63	Ritchies Coachlines C/- Harrison Grierson Consultants	3-6x510	Support	Reject
Auckland Regional Council	3-6	Reject	4-63	Housing New Zealand Corporation C/- SKM	3-6x143	Support	Reject
Auckland Regional Council	3-6	Reject	4-63	Albany City Holdings Limited C/- Harrison Grierson Consultants	3-6x286	Support	Reject
Auckland Regional Council	3-6	Reject	4-63	Neil Construction Limited C/- Harrison Grierson Consultants	3-6x398	Support	Reject
Auckland Regional Council	3-6	Reject	4-63	Landco Ltd	3-6x800	Support	Reject
Auckland Regional Council	3-6	Reject	4-63	Albany City Property Investments Limited C/- Harrison Grierson Consultants	3-6x622	Support	Reject
Auckland Regional Council	3-7	Accept	4-60	Ritchies Coachlines C/- Harrison Grierson Consultants	3-7x511	Support	Accept
Auckland Regional Council	3-7	Accept	4-60	Housing New Zealand Corporation C/- SKM	3-7x144	Support	Accept
Auckland Regional Council	3-7	Accept	4-60	Albany City Holdings Limited C/- Harrison Grierson Consultants	3-7x287	Support	Accept
Auckland Regional Council	3-7	Accept	4-60	Neil Construction Limited C/- Harrison Grierson Consultants	3-7x399	Support	Accept
Auckland Regional Council	3-7	Accept	4-60	Albany City Property Investments Limited C/- Harrison Grierson Consultants	3-7x623	Support	Accept
Auckland Regional Council	3-7	Accept	4-60	Landco Ltd	3-7x801	Support	Accept
Auckland Regional Council	3-8	Accept	4-28	Landco Ltd	3-8x802	Support	Accept
Auckland Regional Council	3-8	Accept	4-28	Housing New Zealand Corporation C/- SKM	3-8x145	Support	Accept
Auckland Regional Council	3-9	Accept in Part	4-27	Landco Ltd	3-9x803	Support	Accept in Part
Auckland Regional Council	3-9	Accept in Part	4-27	Housing New Zealand Corporation C/- SKM	3-9x146	Support	Accept in Part
Auckland Regional Council	3-10	Accept	4-69	Neil Construction Limited C/- Harrison Grierson Consultants	3-10x400	Support	Accept
Auckland Regional Council	3-10	Accept	4-69	Ritchies Coachlines C/- Harrison Grierson Consultants	3-10x512	Support	Accept
Auckland Regional Council	3-10	Accept	4-69	Housing New Zealand Corporation C/- SKM	3-10x147	Support	Accept
Auckland Regional Council	3-10	Accept	4-69	Albany City Property Investments Limited C/- Harrison Grierson Consultants	3-10x624	Support	Accept
Auckland Regional Council	3-10	Accept	4-69	Albany City Holdings Limited C/- Harrison Grierson Consultants	3-10x288	Support	Accept
Auckland Regional Council	3-10	Accept	4-69	Landco Ltd	3-10x804	Support	Accept
Auckland Regional Council	3-11	Reject	4-69	Albany City Holdings Limited C/- Harrison Grierson Consultants	3-11x289	Support	Reject
Auckland Regional Council	3-11	Reject	4-69	Ritchies Coachlines C/- Harrison Grierson Consultants	3-11x513	Support	Reject
Auckland Regional Council	3-11	Reject	4-69	Albany City Property Investments Limited C/- Harrison Grierson Consultants	3-11x625	Support	Reject
Auckland Regional Council	3-11	Reject	4-69	Neil Construction Limited C/- Harrison Grierson Consultants	3-11x401	Support	Reject
Auckland Regional Council	3-11	Reject	4-69	Landco Ltd	3-11x805	Support	Reject
Auckland Regional Council	3-11	Reject	4-69	Housing New Zealand Corporation C/- SKM	3-11x148	Support	Reject
Auckland Regional Council	3-12	Reject	4-69	Ritchies Coachlines C/- Harrison Grierson Consultants	3-12x514	Support	Reject
Auckland Regional Council	3-12	Reject	4-69	Albany City Holdings Limited C/- Harrison Grierson Consultants	3-12x290	Support	Reject
Auckland Regional Council	3-12	Reject	4-69	Landco Ltd	3-12x806	Support	Reject
Auckland Regional Council	3-12	Reject	4-69	Albany City Property Investments Limited C/- Harrison Grierson Consultants	3-12x626	Support	Reject
Auckland Regional Council	3-12	Reject	4-69	Housing New Zealand Corporation C/- SKM	3-12x149	Support	Reject
Auckland Regional Council	3-12	Reject	4-69	Neil Construction Limited C/- Harrison Grierson Consultants	3-12x402	Support	Reject
Auckland Regional Council	3-13	Accept	4-12	Neil Construction Limited C/- Harrison Grierson Consultants	3-13x403	Support	Accept
Auckland Regional Council	3-13	Accept	4-12	NZRPC Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	3-13x206	Support	Accept
Auckland Regional Council	3-13	Accept	4-12	Landco Ltd	3-13x807	Support	Accept
Auckland Regional Council	3-13	Accept	4-12	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	3-13x240	Support	Accept
Auckland Regional Council	3-13	Accept	4-12	Ritchies Coachlines C/- Harrison Grierson Consultants	3-13x515	Support	Accept
Auckland Regional Council	3-13	Accept	4-12	Albany City Holdings Limited C/- Harrison Grierson Consultants	3-13x291	Support	Accept
Auckland Regional Council	3-13	Accept	4-12	Albany City Property Investments Limited C/- Harrison Grierson Consultants	3-13x627	Support	Accept
Auckland Regional Council	3-13	Accept	4-12	Housing New Zealand Corporation C/- SKM	3-13x150	Support	Accept

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Auckland Regional Council	3-14	Reject	4-22	Albany City Holdings Limited C/- Harrison Grierson Consultants	3-14x292	Support	Reject
Auckland Regional Council	3-14	Reject	4-22	Landco Ltd	3-14x808	Support	Reject
Auckland Regional Council	3-14	Reject	4-22	Neil Construction Limited C/- Harrison Grierson Consultants	3-14x404	Support	Reject
Auckland Regional Council	3-14	Reject	4-22	NZRPQ Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	3-14x207	Oppose	Accept
Auckland Regional Council	3-14	Reject	4-22	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	3-14x241	Oppose	Accept
Auckland Regional Council	3-14	Reject	4-22	Housing New Zealand Corporation C/- SKM	3-14x151	Support	Reject
Auckland Regional Council	3-14	Reject	4-22	Albany City Property Investments Limited C/- Harrison Grierson Consultants	3-14x628	Support	Reject
Auckland Regional Council	3-14	Reject	4-22	Ritchies Coachlines C/- Harrison Grierson Consultants	3-14x516	Support	Reject
Auckland Regional Council	3-15	Reject	4-22	Albany City Holdings Limited C/- Harrison Grierson Consultants	3-15x293	Support	Reject
Auckland Regional Council	3-15	Reject	4-22	Albany City Property Investments Limited C/- Harrison Grierson Consultants	3-15x629	Support	Reject
Auckland Regional Council	3-15	Reject	4-22	Ritchies Coachlines C/- Harrison Grierson Consultants	3-15x517	Support	Reject
Auckland Regional Council	3-15	Reject	4-22	Neil Construction Limited C/- Harrison Grierson Consultants	3-15x405	Support	Reject
Auckland Regional Council	3-15	Reject	4-22	Housing New Zealand Corporation C/- SKM	3-15x152	Support	Reject
Auckland Regional Council	3-15	Reject	4-22	Landco Ltd	3-15x809	Support	Reject
Auckland Regional Council	3-16	Reject	4-62	Albany City Property Investments Limited C/- Harrison Grierson Consultants	3-16x630	Support	Reject
Auckland Regional Council	3-16	Reject	4-62	Ritchies Coachlines C/- Harrison Grierson Consultants	3-16x518	Support	Reject
Auckland Regional Council	3-16	Reject	4-62	Housing New Zealand Corporation C/- SKM	3-16x153	Support	Reject
Auckland Regional Council	3-16	Reject	4-62	Landco Ltd	3-16x810	Support	Reject
Auckland Regional Council	3-16	Reject	4-62	Neil Construction Limited C/- Harrison Grierson Consultants	3-16x406	Support	Reject
Auckland Regional Council	3-16	Reject	4-62	Albany City Holdings Limited C/- Harrison Grierson Consultants	3-16x294	Support	Reject
Auckland Regional Council	3-17	Reject	4-62	Landco Ltd	3-17x811	Support	Reject
Auckland Regional Council	3-17	Reject	4-62	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	3-17x242	Oppose	Accept
Auckland Regional Council	3-17	Reject	4-62	Housing New Zealand Corporation C/- SKM	3-17x154	Support	Reject
Auckland Regional Council	3-17	Reject	4-62	NZRPQ Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	3-17x208	Oppose	Accept
Auckland Regional Council	3-18	Accept	4-53	Albany City Holdings Limited C/- Harrison Grierson Consultants	3-18x295	Support	Accept
Auckland Regional Council	3-18	Accept	4-53	Albany City Property Investments Limited C/- Harrison Grierson Consultants	3-18x631	Support	Accept
Auckland Regional Council	3-18	Accept	4-53	Landco Ltd	3-18x812	Support	Accept
Auckland Regional Council	3-18	Accept	4-53	Housing New Zealand Corporation C/- SKM	3-18x155	Support	Accept
Auckland Regional Council	3-18	Accept	4-53	Ritchies Coachlines C/- Harrison Grierson Consultants	3-18x519	Support	Accept
Auckland Regional Council	3-18	Accept	4-53	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	3-18x243	Oppose	Reject
Auckland Regional Council	3-18	Accept	4-53	Neil Construction Limited C/- Harrison Grierson Consultants	3-18x407	Support	Accept
Auckland Regional Council	3-18	Accept	4-53	NZRPQ Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	3-18x209	Oppose	Reject
Auckland Regional Council	3-19	Reject	4-56	Albany City Property Investments Limited C/- Harrison Grierson Consultants	3-19x632	Support	Reject
Auckland Regional Council	3-19	Reject	4-56	Neil Construction Limited C/- Harrison Grierson Consultants	3-19x408	Support	Reject
Auckland Regional Council	3-19	Reject	4-56	Albany City Holdings Limited C/- Harrison Grierson Consultants	3-19x296	Support	Reject
Auckland Regional Council	3-19	Reject	4-56	Housing New Zealand Corporation C/- SKM	3-19x156	Support	Reject
Auckland Regional Council	3-19	Reject	4-56	Landco Ltd	3-19x813	Support	Reject
Auckland Regional Council	3-19	Reject	4-56	Ritchies Coachlines C/- Harrison Grierson Consultants	3-19x520	Support	Reject
Auckland Regional Council	3-20	Accept	4-22	Neil Construction Limited C/- Harrison Grierson Consultants	3-20x409	Support	Accept
Auckland Regional Council	3-20	Accept	4-22	Albany City Property Investments Limited C/- Harrison Grierson Consultants	3-20x633	Support	Accept
Auckland Regional Council	3-20	Accept	4-22	Landco Ltd	3-20x814	Support	Accept
Auckland Regional Council	3-20	Accept	4-22	Housing New Zealand Corporation C/- SKM	3-20x157	Support	Accept
Auckland Regional Council	3-20	Accept	4-22	Albany City Holdings Limited C/- Harrison Grierson Consultants	3-20x297	Support	Accept

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Auckland Regional Council	3-20	Accept	4-22	Ritchies Coachlines C/- Harrison Grierson Consultants	3-20x521	Support	Accept
Auckland Regional Council	3-21	Reject	4-56	Housing New Zealand Corporation C/- SKM	3-21x158	Support	Reject
Auckland Regional Council	3-21	Reject	4-56	Landoo Ltd	3-21x815	Support	Reject
Auckland Regional Council	3-21	Reject	4-56	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	3-21x244	Oppose	Accept
Auckland Regional Council	3-21	Reject	4-56	NZRPC Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	3-21x210	Oppose	Accept
Auckland Regional Council	3-22	Accept in Part	4-70	Landoo Ltd	3-22x816	Support	Accept in Part
Auckland Regional Council	3-22	Accept in Part	4-70	Albany City Holdings Limited C/- Harrison Grierson Consultants	3-22x298	Support	Accept in Part
Auckland Regional Council	3-22	Accept in Part	4-70	Albany City Property Investments Limited C/- Harrison Grierson Consultants	3-22x634	Support	Accept in Part
Auckland Regional Council	3-22	Accept in Part	4-70	Neil Construction Limited C/- Harrison Grierson Consultants	3-22x410	Support	Accept in Part
Auckland Regional Council	3-22	Accept in Part	4-70	Housing New Zealand Corporation C/- SKM	3-22x159	Support	Accept in Part
Auckland Regional Council	3-22	Accept in Part	4-70	Ritchies Coachlines C/- Harrison Grierson Consultants	3-22x522	Support	Accept in Part
Auckland Regional Council	3-23	Accept	4-47	Albany City Property Investments Limited C/- Harrison Grierson Consultants	3-23x635	Support	Accept
Auckland Regional Council	3-23	Accept	4-47	Landoo Ltd	3-23x817	Support	Accept
Auckland Regional Council	3-23	Accept	4-47	Albany City Holdings Limited C/- Harrison Grierson Consultants	3-23x299	Support	Accept
Auckland Regional Council	3-23	Accept	4-47	Neil Construction Limited C/- Harrison Grierson Consultants	3-23x411	Support	Accept
Auckland Regional Council	3-23	Accept	4-47	Ritchies Coachlines C/- Harrison Grierson Consultants	3-23x523	Support	Accept
Auckland Regional Council	3-23	Accept	4-47	Housing New Zealand Corporation C/- SKM	3-23x160	Support	Accept
Auckland Regional Council	3-24	Reject	4-47	Albany City Holdings Limited C/- Harrison Grierson Consultants	3-24x300	Support	Reject
Auckland Regional Council	3-24	Reject	4-47	Ritchies Coachlines C/- Harrison Grierson Consultants	3-24x524	Support	Reject
Auckland Regional Council	3-24	Reject	4-47	Landoo Ltd	3-24x818	Support	Reject
Auckland Regional Council	3-24	Reject	4-47	Housing New Zealand Corporation C/- SKM	3-24x161	Support	Reject
Auckland Regional Council	3-24	Reject	4-47	Neil Construction Limited C/- Harrison Grierson Consultants	3-24x412	Support	Reject
Auckland Regional Council	3-24	Reject	4-47	Albany City Property Investments Limited C/- Harrison Grierson Consultants	3-24x636	Support	Reject
Beta Properties Limited	4-1	Reject	4-52	Ritchies Coachlines C/- Harrison Grierson Consultants	4-1x525	Support	Reject
Beta Properties Limited	4-1	Reject	4-52	Landoo Ltd	4-1x751	Support	Reject
Beta Properties Limited	4-1	Reject	4-52	Housing New Zealand Corporation C/- SKM	4-1x93	Support in Part and Oppose in Part	Accept in Part
Beta Properties Limited	4-1	Reject	4-52	Albany City Property Investments Limited C/- Harrison Grierson Consultants	4-1x637	Support	Reject
Beta Properties Limited	4-1	Reject	4-52	Neil Construction Limited C/- Harrison Grierson Consultants	4-1x413	Support	Reject
Beta Properties Limited	4-1	Reject	4-52	Albany City Holdings Limited C/- Harrison Grierson Consultants	4-1x301	Support	Reject
Beta Properties Limited	4-1	Reject	4-52	Burnings Ltd C/- Haines Planning	4-1x24	Support	Reject
Beta Properties Limited	4-2	Reject	4-52	Ritchies Coachlines C/- Harrison Grierson Consultants	4-2x526	Support	Reject
Beta Properties Limited	4-2	Reject	4-52	Albany City Property Investments Limited C/- Harrison Grierson Consultants	4-2x638	Support	Reject
Beta Properties Limited	4-2	Reject	4-52	Burnings Ltd C/- Haines Planning	4-2x25	Support	Reject
Beta Properties Limited	4-2	Reject	4-52	Albany City Holdings Limited C/- Harrison Grierson Consultants	4-2x302	Support	Reject
Beta Properties Limited	4-2	Reject	4-52	Landoo Ltd	4-2x752	Support	Reject
Beta Properties Limited	4-2	Reject	4-52	Neil Construction Limited C/- Harrison Grierson Consultants	4-2x414	Support	Reject
Beta Properties Limited	4-2	Reject	4-52	Housing New Zealand Corporation C/- SKM	4-2x94	Support in Part and Oppose in Part	Accept in Part
Beta Properties Limited	4-3	Reject	4-52	Burnings Ltd C/- Haines Planning	4-3x26	Support	Reject
Beta Properties Limited	4-3	Reject	4-52	Housing New Zealand Corporation C/- SKM	4-3x95	Support in Part and Oppose in Part	Accept in Part
Beta Properties Limited	4-3	Reject	4-52	Albany City Property Investments Limited C/- Harrison Grierson Consultants	4-3x639	Support	Reject
Beta Properties Limited	4-3	Reject	4-52	Landoo Ltd	4-3x753	Support	Reject
Beta Properties Limited	4-3	Reject	4-52	Ritchies Coachlines C/- Harrison Grierson Consultants	4-3x527	Support	Reject
Beta Properties Limited	4-3	Reject	4-52	Neil Construction Limited C/- Harrison Grierson Consultants	4-3x415	Support	Reject

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Beta Properties Limited	4-3	Reject	4-52	Albany City Holdings Limited C/- Harrison Grierson Consultants	4-3x303	Support	Reject
Beta Properties Limited	4-4	Reject	4-52	Albany City Property Investments Limited C/- Harrison Grierson Consultants	4-4x640	Support	Reject
Beta Properties Limited	4-4	Reject	4-52	Ritchies Coachlines C/- Harrison Grierson Consultants	4-4x528	Support	Reject
Beta Properties Limited	4-4	Reject	4-52	Albany City Holdings Limited C/- Harrison Grierson Consultants	4-4x304	Support	Reject
Beta Properties Limited	4-4	Reject	4-52	Landoo Ltd	4-4x754	Support	Reject
Beta Properties Limited	4-4	Reject	4-52	Housing New Zealand Corporation C/- SKM	4-4x96	Support in Part and Oppose in Part	Accept in Part
Beta Properties Limited	4-4	Reject	4-52	Bunnings Ltd C/- Haines Planning	4-4x27	Support	Reject
Beta Properties Limited	4-4	Reject	4-52	Neil Construction Limited C/- Harrison Grierson Consultants	4-4x416	Support	Reject
Beta Properties Limited	4-5	Accept in Part	4-38	Neil Construction Limited C/- Harrison Grierson Consultants	4-5x417	Support	Accept in Part
Beta Properties Limited	4-5	Accept in Part	4-38	Housing New Zealand Corporation C/- SKM	4-5x97	Support in Part and Oppose in Part	Accept in Part
Beta Properties Limited	4-5	Accept in Part	4-38	Landoo Ltd	4-5x755	Support	Accept in Part
Beta Properties Limited	4-5	Accept in Part	4-38	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	4-5x245	Support	Accept in Part
Beta Properties Limited	4-5	Accept in Part	4-38	Albany City Holdings Limited C/- Harrison Grierson Consultants	4-5x305	Support	Accept in Part
Beta Properties Limited	4-5	Accept in Part	4-38	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	4-5x211	Support	Accept in Part
Beta Properties Limited	4-5	Accept in Part	4-38	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	4-5x717	Support	Accept in Part
Beta Properties Limited	4-5	Accept in Part	4-38	Albany City Property Investments Limited C/- Harrison Grierson Consultants	4-5x641	Support	Accept in Part
Beta Properties Limited	4-5	Accept in Part	4-38	Bunnings Ltd C/- Haines Planning	4-5x28	Support	Accept in Part
Beta Properties Limited	4-5	Accept in Part	4-38	Ritchies Coachlines C/- Harrison Grierson Consultants	4-5x529	Support	Accept in Part
Beta Properties Limited	4-6	Accept in Part	4-38	Landoo Ltd	4-6x756	Support	Accept in Part
Beta Properties Limited	4-6	Accept in Part	4-38	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	4-6x718	Support	Accept in Part
Beta Properties Limited	4-6	Accept in Part	4-38	Albany City Holdings Limited C/- Harrison Grierson Consultants	4-6x306	Support	Accept in Part
Beta Properties Limited	4-6	Accept in Part	4-38	Bunnings Ltd C/- Haines Planning	4-6x29	Support	Accept in Part
Beta Properties Limited	4-6	Accept in Part	4-38	Ritchies Coachlines C/- Harrison Grierson Consultants	4-6x530	Support	Accept in Part
Beta Properties Limited	4-6	Accept in Part	4-38	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	4-6x246	Support	Accept in Part
Beta Properties Limited	4-6	Accept in Part	4-38	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	4-6x212	Support	Accept in Part
Beta Properties Limited	4-6	Accept in Part	4-38	Albany City Property Investments Limited C/- Harrison Grierson Consultants	4-6x642	Support	Accept in Part
Beta Properties Limited	4-6	Accept in Part	4-38	Neil Construction Limited C/- Harrison Grierson Consultants	4-6x418	Support	Accept in Part
Beta Properties Limited	4-6	Accept in Part	4-38	Housing New Zealand Corporation C/- SKM	4-6x98	Support in Part and Oppose in Part	Accept in Part
Beta Properties Limited	4-7	Accept in Part	4-8	Albany City Holdings Limited C/- Harrison Grierson Consultants	4-7x307	Support	Accept in Part
Beta Properties Limited	4-7	Accept in Part	4-8	Housing New Zealand Corporation C/- SKM	4-7x99	Support in Part and Oppose in Part	Accept in Part
Beta Properties Limited	4-7	Accept in Part	4-8	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	4-7x213	Support	Accept in Part
Beta Properties Limited	4-7	Accept in Part	4-8	Albany City Property Investments Limited C/- Harrison Grierson Consultants	4-7x643	Support	Accept in Part
Beta Properties Limited	4-7	Accept in Part	4-8	Neil Construction Limited C/- Harrison Grierson Consultants	4-7x419	Support	Accept in Part
Beta Properties Limited	4-7	Accept in Part	4-8	Landoo Ltd	4-7x757	Support	Accept in Part
Beta Properties Limited	4-7	Accept in Part	4-8	Bunnings Ltd C/- Haines Planning	4-7x30	Support	Accept in Part
Beta Properties Limited	4-7	Accept in Part	4-8	Ritchies Coachlines C/- Harrison Grierson Consultants	4-7x531	Support	Accept in Part
Beta Properties Limited	4-7	Accept in Part	4-8	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	4-7x247	Support	Accept in Part
Beta Properties Limited	4-8	Accept	4-33	Ritchies Coachlines C/- Harrison Grierson Consultants	4-8x532	Support	Accept
Beta Properties Limited	4-8	Accept	4-33	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	4-8x248	Support	Accept
Beta Properties Limited	4-8	Accept	4-33	Albany City Property Investments Limited C/- Harrison Grierson Consultants	4-8x644	Support	Accept
Beta Properties Limited	4-8	Accept	4-33	Neil Construction Limited C/- Harrison Grierson Consultants	4-8x420	Support	Accept
Beta Properties Limited	4-8	Accept	4-33	Bunnings Ltd C/- Haines Planning	4-8x31	Support	Accept
Beta Properties Limited	4-8	Accept	4-33	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	4-8x214	Support	Accept

Sub Name.	Sub No.	Accept /Reject	Page No	Further Submitter	Further Sub	Support /Oppose	Accept /Reject
Beta Properties Limited	4-8	Accept	4-33	Housing New Zealand Corporation C/- SKM	4-8x100	Support in Part and Oppose in Part	Accept in Part
Beta Properties Limited	4-8	Accept	4-33	Albany City Holdings Limited C/- Harrison Grierson Consultants	4-8x308	Support	Accept
Beta Properties Limited	4-8	Accept	4-33	Landco Ltd	4-8x758	Support	Accept
Beta Properties Limited	4-9	Reject	4-3	Neil Construction Limited C/- Harrison Grierson Consultants	4-9x421	Support	Reject
Beta Properties Limited	4-9	Reject	4-3	Landco Ltd	4-9x759	Support	Reject
Beta Properties Limited	4-9	Reject	4-3	Albany City Holdings Limited C/- Harrison Grierson Consultants	4-9x309	Support	Reject
Beta Properties Limited	4-9	Reject	4-3	Albany City Property Investments Limited C/- Harrison Grierson Consultants	4-9x645	Support	Reject
Beta Properties Limited	4-9	Reject	4-3	Housing New Zealand Corporation C/- SKM	4-9x101	Support in Part and Oppose in Part	Accept in Part
Beta Properties Limited	4-9	Reject	4-3	Ritchies Coachlines C/- Harrison Grierson Consultants	4-9x533	Support	Reject
Beta Properties Limited	4-9	Reject	4-3	Bunnings Ltd C/- Haines Planning	4-9x3	Support	Reject
Sharon Blincoe	5-1	Accept in Part	4-13				
Sharon Blincoe	5-2	Reject	4-12	Albany City Holdings Limited C/- Harrison Grierson Consultants	5-2x310	Support	Reject
Sharon Blincoe	5-2	Reject	4-12	Ritchies Coachlines C/- Harrison Grierson Consultants	5-2x534	Support	Reject
Sharon Blincoe	5-2	Reject	4-12	Albany City Property Investments Limited C/- Harrison Grierson Consultants	5-2x646	Support	Reject
Sharon Blincoe	5-2	Reject	4-12	Neil Construction Limited C/- Harrison Grierson Consultants	5-2x422	Support	Reject
D K Campbell	6-1	Reject	4-70				
Pam Dalton	7-1	Accept in Part	4-5	Neil Construction Limited C/- Harrison Grierson Consultants	7-1x423	Oppose	Accept in Part
Pam Dalton	7-1	Accept in Part	4-5	Albany City Property Investments Limited C/- Harrison Grierson Consultants	7-1x647	Oppose	Accept in Part
Pam Dalton	7-1	Accept in Part	4-5	Ritchies Coachlines C/- Harrison Grierson Consultants	7-1x535	Oppose	Accept in Part
Pam Dalton	7-1	Accept in Part	4-5	Albany City Holdings Limited C/- Harrison Grierson Consultants	7-1x311	Oppose	Accept in Part
Pam Dalton	7-1	Accept in Part	4-5	Housing New Zealand Corporation C/- SKM	7-1x162	Support	Accept in Part
Pam Dalton	7-2	Accept in Part	4-72	Housing New Zealand Corporation C/- SKM	7-2x163	Support	Accept in Part
Pam Dalton	7-3	Reject	4-71	Housing New Zealand Corporation C/- SKM	7-3x164	Support	Reject
Pam Dalton	7-4	Accept in Part	4-66	Housing New Zealand Corporation C/- SKM	7-4x165	Support	Accept in Part
Pam Dalton	7-5	Accept in Part	4-67	Housing New Zealand Corporation C/- SKM	7-5x166	Support	Accept in Part
Pam Dalton	7-6	Accept in Part	4-64	Housing New Zealand Corporation C/- SKM	7-6x167	Support	Accept in Part
Devonport Community Board	8-1	Accept	4-24				
Devonport Community Board	8-2	Accept	4-31				
Devonport Community Board	8-3	Accept in Part	4-23				
Devonport Community Board	8-4	Reject	4-23				
Devonport Community Board	8-5	Accept in Part	4-29				
Devonport Community Board	8-6	Accept in Part	4-66	Neil Construction Limited C/- Harrison Grierson Consultants	8-6x424	Support	Accept in Part
Devonport Community Board	8-6	Accept in Part	4-66	Ritchies Coachlines C/- Harrison Grierson Consultants	8-6x536	Support	Accept in Part
Devonport Community Board	8-6	Accept in Part	4-66	Albany City Property Investments Limited C/- Harrison Grierson Consultants	8-6x648	Support	Accept in Part
Devonport Community Board	8-6	Accept in Part	4-66	Albany City Holdings Limited C/- Harrison Grierson Consultants	8-6x312	Support	Accept in Part
Devonport Community Board	8-7	Accept in Part	4-68				
East Coast Bays Coastal Protection Society	9-1	Accept in Part	4-5	Neil Construction Limited C/- Harrison Grierson Consultants	9-1x425	Oppose	Accept in Part
East Coast Bays Coastal Protection Society	9-1	Accept in Part	4-5	Albany City Holdings Limited C/- Harrison Grierson Consultants	9-1x313	Oppose	Accept in Part
East Coast Bays Coastal Protection Society	9-1	Accept in Part	4-5	Albany City Property Investments Limited C/- Harrison Grierson Consultants	9-1x649	Oppose	Accept in Part
East Coast Bays Coastal Protection Society	9-1	Accept in Part	4-5	Ritchies Coachlines C/- Harrison Grierson Consultants	9-1x537	Oppose	Accept in Part
East Coast Bays Coastal Protection Society	9-2	Accept in Part	4-29				
Fletcher Residential	10-1	Reject	4-52	Neil Construction Limited C/- Harrison Grierson Consultants	10-1x426	Support	Reject
Fletcher Residential	10-1	Reject	4-52	Albany City Holdings Limited C/- Harrison Grierson Consultants	10-1x314	Support	Reject

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Fletcher Residential	10-1	Reject	4-52	Housing New Zealand Corporation C/- SKM	10-1x102	Support in Part and Oppose in Part	Accept in Part
Fletcher Residential	10-1	Reject	4-52	Albany City Property Investments Limited C/- Harrison Grierson Consultants	10-1x650	Support	Reject
Fletcher Residential	10-1	Reject	4-52	Landcoo Ltd	10-1x760	Support	Reject
Fletcher Residential	10-1	Reject	4-52	Ritchies Coachlines C/- Harrison Grierson Consultants	10-1x538	Support	Reject
Fletcher Residential	10-1	Reject	4-52	Bunnings Ltd C/- Haines Planning	10-1x32	Support	Reject
Fletcher Residential	10-2	Reject	4-52	Bunnings Ltd C/- Haines Planning	10-2x33	Support	Reject
Fletcher Residential	10-2	Reject	4-52	Ritchies Coachlines C/- Harrison Grierson Consultants	10-2x539	Support	Reject
Fletcher Residential	10-2	Reject	4-52	Landcoo Ltd	10-2x761	Support	Reject
Fletcher Residential	10-2	Reject	4-52	Housing New Zealand Corporation C/- SKM	10-2x103	Support in Part and Oppose in Part	Accept in Part
Fletcher Residential	10-2	Reject	4-52	Albany City Property Investments Limited C/- Harrison Grierson Consultants	10-2x651	Support	Reject
Fletcher Residential	10-2	Reject	4-52	Albany City Holdings Limited C/- Harrison Grierson Consultants	10-2x315	Support	Reject
Fletcher Residential	10-2	Reject	4-52	Neil Construction Limited C/- Harrison Grierson Consultants	10-2x427	Support	Reject
Fletcher Residential	10-3	Reject	4-52	Ritchies Coachlines C/- Harrison Grierson Consultants	10-3x540	Support	Reject
Fletcher Residential	10-3	Reject	4-52	Bunnings Ltd C/- Haines Planning	10-3x34	Support	Reject
Fletcher Residential	10-3	Reject	4-52	Albany City Property Investments Limited C/- Harrison Grierson Consultants	10-3x652	Support	Reject
Fletcher Residential	10-3	Reject	4-52	Albany City Holdings Limited C/- Harrison Grierson Consultants	10-3x316	Support	Reject
Fletcher Residential	10-3	Reject	4-52	Neil Construction Limited C/- Harrison Grierson Consultants	10-3x428	Support	Reject
Fletcher Residential	10-3	Reject	4-52	Landcoo Ltd	10-3x762	Support	Reject
Fletcher Residential	10-3	Reject	4-52	Housing New Zealand Corporation C/- SKM	10-3x104	Support in Part and Oppose in Part	Accept in Part
Fletcher Residential	10-4	Reject	4-52	Ritchies Coachlines C/- Harrison Grierson Consultants	10-4x541	Support	Reject
Fletcher Residential	10-4	Reject	4-52	Bunnings Ltd C/- Haines Planning	10-4x35	Support	Reject
Fletcher Residential	10-4	Reject	4-52	Albany City Holdings Limited C/- Harrison Grierson Consultants	10-4x317	Support	Reject
Fletcher Residential	10-4	Reject	4-52	Housing New Zealand Corporation C/- SKM	10-4x105	Support in Part and Oppose in Part	Accept in Part
Fletcher Residential	10-4	Reject	4-52	Albany City Property Investments Limited C/- Harrison Grierson Consultants	10-4x653	Support	Reject
Fletcher Residential	10-4	Reject	4-52	Landcoo Ltd	10-4x763	Support	Reject
Fletcher Residential	10-4	Reject	4-52	Neil Construction Limited C/- Harrison Grierson Consultants	10-4x429	Support	Reject
Fletcher Residential	10-5	Accept in Part	4-38	Albany City Holdings Limited C/- Harrison Grierson Consultants	10-5x318	Support	Accept in Part
Fletcher Residential	10-5	Accept in Part	4-38	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	10-5x719	Support	Accept in Part
Fletcher Residential	10-5	Accept in Part	4-38	Bunnings Ltd C/- Haines Planning	10-5x36	Support	Accept in Part
Fletcher Residential	10-5	Accept in Part	4-38	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	10-5x249	Support	Accept in Part
Fletcher Residential	10-5	Accept in Part	4-38	NZRPC Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	10-5x215	Support	Accept in Part
Fletcher Residential	10-5	Accept in Part	4-38	Landcoo Ltd	10-5x764	Support	Accept in Part
Fletcher Residential	10-5	Accept in Part	4-38	Housing New Zealand Corporation C/- SKM	10-5x106	Support in Part and Oppose in Part	Accept in Part
Fletcher Residential	10-5	Accept in Part	4-38	Albany City Property Investments Limited C/- Harrison Grierson Consultants	10-5x654	Support	Accept in Part
Fletcher Residential	10-5	Accept in Part	4-38	Ritchies Coachlines C/- Harrison Grierson Consultants	10-5x542	Support	Accept in Part
Fletcher Residential	10-5	Accept in Part	4-38	Neil Construction Limited C/- Harrison Grierson Consultants	10-5x430	Support	Accept in Part
Fletcher Residential	10-6	Accept in Part	4-38	NZRPC Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	10-6x216	Support	Accept in Part
Fletcher Residential	10-6	Accept in Part	4-38	Bunnings Ltd C/- Haines Planning	10-6x37	Support	Accept in Part
Fletcher Residential	10-6	Accept in Part	4-38	Albany City Property Investments Limited C/- Harrison Grierson Consultants	10-6x655	Support	Accept in Part
Fletcher Residential	10-6	Accept in Part	4-38	Ritchies Coachlines C/- Harrison Grierson Consultants	10-6x543	Support	Accept in Part
Fletcher Residential	10-6	Accept in Part	4-38	Albany City Holdings Limited C/- Harrison Grierson Consultants	10-6x319	Support	Accept in Part
Fletcher Residential	10-6	Accept in Part	4-38	Neil Construction Limited C/- Harrison Grierson Consultants	10-6x431	Support	Accept in Part
Fletcher Residential	10-6	Accept in Part	4-38	Landcoo Ltd	10-6x765	Support	Accept in Part

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Fletcher Residential	10-6	Accept in Part	4-38	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	10-6x250	Support	Accept in Part
Fletcher Residential	10-6	Accept in Part	4-38	Housing New Zealand Corporation C/- SKM	10-6x107	Support in Part and Oppose in Part	Accept in Part
Fletcher Residential	10-6	Accept in Part	4-38	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	10-6x720	Support	Accept in Part
Fletcher Residential	10-7	Accept in Part	4-8	Landoo Ltd	10-7x766	Support	Accept in Part
Fletcher Residential	10-7	Accept in Part	4-8	Neil Construction Limited C/- Harrison Grierson Consultants	10-7x432	Support	Accept in Part
Fletcher Residential	10-7	Accept in Part	4-8	Albany City Holdings Limited C/- Harrison Grierson Consultants	10-7x320	Support	Accept in Part
Fletcher Residential	10-7	Accept in Part	4-8	Albany City Property Investments Limited C/- Harrison Grierson Consultants	10-7x656	Support	Accept in Part
Fletcher Residential	10-7	Accept in Part	4-8	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	10-7x217	Support	Accept in Part
Fletcher Residential	10-7	Accept in Part	4-8	Housing New Zealand Corporation C/- SKM	10-7x108	Support in Part and Oppose in Part	Accept in Part
Fletcher Residential	10-7	Accept in Part	4-8	Bunnings Ltd C/- Haines Planning	10-7x38	Support	Accept in Part
Fletcher Residential	10-7	Accept in Part	4-8	Ritchies Coachlines C/- Harrison Grierson Consultants	10-7x544	Support	Accept in Part
Fletcher Residential	10-7	Accept in Part	4-8	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	10-7x251	Support	Accept in Part
Fletcher Residential	10-8	Accept	4-33	Landoo Ltd	10-8x767	Support	Accept
Fletcher Residential	10-8	Accept	4-33	Bunnings Ltd C/- Haines Planning	10-8x39	Support	Accept
Fletcher Residential	10-8	Accept	4-33	Housing New Zealand Corporation C/- SKM	10-8x109	Support in Part and Oppose in Part	Accept in Part
Fletcher Residential	10-8	Accept	4-33	Ritchies Coachlines C/- Harrison Grierson Consultants	10-8x545	Support	Accept
Fletcher Residential	10-8	Accept	4-33	Albany City Property Investments Limited C/- Harrison Grierson Consultants	10-8x657	Support	Accept
Fletcher Residential	10-8	Accept	4-33	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	10-8x218	Support	Accept
Fletcher Residential	10-8	Accept	4-33	Albany City Holdings Limited C/- Harrison Grierson Consultants	10-8x321	Support	Accept
Fletcher Residential	10-8	Accept	4-33	Neil Construction Limited C/- Harrison Grierson Consultants	10-8x433	Support	Accept
Fletcher Residential	10-8	Accept	4-33	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	10-8x252	Support	Accept
Fletcher Residential	10-9	Reject	4-3	Albany City Holdings Limited C/- Harrison Grierson Consultants	10-9x322	Support	Reject
Fletcher Residential	10-9	Reject	4-3	Albany City Property Investments Limited C/- Harrison Grierson Consultants	10-9x658	Support	Reject
Fletcher Residential	10-9	Reject	4-3	Neil Construction Limited C/- Harrison Grierson Consultants	10-9x434	Support	Reject
Fletcher Residential	10-9	Reject	4-3	Bunnings Ltd C/- Haines Planning	10-9x4	Support	Reject
Fletcher Residential	10-9	Reject	4-3	Landoo Ltd	10-9x768	Support	Reject
Fletcher Residential	10-9	Reject	4-3	Housing New Zealand Corporation C/- SKM	10-9x110	Support in Part and Oppose in Part	Accept in Part
Fletcher Residential	10-9	Reject	4-3	Ritchies Coachlines C/- Harrison Grierson Consultants	10-9x546	Support	Reject
Friends of Lucas Creek Society Inc	11-1	Accept in Part	4-5				
Friends of Lucas Creek Society Inc	11-2	Accept	4-31				
Friends of Lucas Creek Society Inc	11-3	Accept in Part	4-11	Albany City Property Investments Limited C/- Harrison Grierson Consultants	11-3x659	Support in Part and Oppose in Part	Accept in Part
Friends of Lucas Creek Society Inc	11-3	Accept in Part	4-11	Ritchies Coachlines C/- Harrison Grierson Consultants	11-3x547	Support in Part and Oppose in Part	Accept in Part
Friends of Lucas Creek Society Inc	11-3	Accept in Part	4-11	Housing New Zealand Corporation C/- SKM	11-3x168	Oppose	Accept in Part
Friends of Lucas Creek Society Inc	11-3	Accept in Part	4-11	Neil Construction Limited C/- Harrison Grierson Consultants	11-3x435	Support in Part and Oppose in Part	Accept in Part
Friends of Lucas Creek Society Inc	11-3	Accept in Part	4-11	Albany City Holdings Limited C/- Harrison Grierson Consultants	11-3x323	Support in Part and Oppose in Part	Accept in Part
Friends of Lucas Creek Society Inc	11-4	Accept	4-24	Albany City Holdings Limited C/- Harrison Grierson Consultants	11-4x324	Support	Accept
Friends of Lucas Creek Society Inc	11-4	Accept	4-24	Albany City Property Investments Limited C/- Harrison Grierson Consultants	11-4x660	Support	Accept
Friends of Lucas Creek Society Inc	11-4	Accept	4-24	Neil Construction Limited C/- Harrison Grierson Consultants	11-4x436	Support	Accept
Friends of Lucas Creek Society Inc	11-4	Accept	4-24	Ritchies Coachlines C/- Harrison Grierson Consultants	11-4x548	Support	Accept
Harrison Grierson Consultants	12-1	Reject	4-52	Housing New Zealand Corporation C/- SKM	12-1x111	Support in Part and Oppose in Part	Accept in Part
Harrison Grierson Consultants	12-1	Reject	4-52	Ritchies Coachlines C/- Harrison Grierson Consultants	12-1x549	Support	Reject
Harrison Grierson Consultants	12-1	Reject	4-52	Bunnings Ltd C/- Haines Planning	12-1x40	Support	Reject
Harrison Grierson Consultants	12-1	Reject	4-52	Albany City Holdings Limited C/- Harrison Grierson Consultants	12-1x325	Support	Reject

Sub Name.	Sub No.	Accept /Reject	Page No	Further Submitter	Further Sub	Support /Oppose	Accept /Reject
Harrison Grierson Consultants	12-1	Reject	4-52	Albany City Property Investments Limited C/- Harrison Grierson Consultants	12-1x661	Support	Reject
Harrison Grierson Consultants	12-1	Reject	4-52	Neil Construction Limited C/- Harrison Grierson Consultants	12-1x437	Support	Reject
Harrison Grierson Consultants	12-1	Reject	4-52	Landco Ltd	12-1x769	Support	Reject
Harrison Grierson Consultants	12-2	Reject	4-52	Bunnings Ltd C/- Haines Planning	12-2x41	Support	Reject
Harrison Grierson Consultants	12-2	Reject	4-52	Albany City Property Investments Limited C/- Harrison Grierson Consultants	12-2x662	Support	Reject
Harrison Grierson Consultants	12-2	Reject	4-52	Housing New Zealand Corporation C/- SKM	12-2x112	Support in Part and Oppose in Part	Accept in Part
Harrison Grierson Consultants	12-2	Reject	4-52	Ritchies Coachlines C/- Harrison Grierson Consultants	12-2x550	Support	Reject
Harrison Grierson Consultants	12-2	Reject	4-52	Landco Ltd	12-2x770	Support	Reject
Harrison Grierson Consultants	12-2	Reject	4-52	Neil Construction Limited C/- Harrison Grierson Consultants	12-2x438	Support	Reject
Harrison Grierson Consultants	12-2	Reject	4-52	Albany City Holdings Limited C/- Harrison Grierson Consultants	12-2x326	Support	Reject
Harrison Grierson Consultants	12-3	Reject	4-52	Neil Construction Limited C/- Harrison Grierson Consultants	12-3x439	Support	Reject
Harrison Grierson Consultants	12-3	Reject	4-52	Bunnings Ltd C/- Haines Planning	12-3x42	Support	Reject
Harrison Grierson Consultants	12-3	Reject	4-52	Housing New Zealand Corporation C/- SKM	12-3x113	Support in Part and Oppose in Part	Accept in Part
Harrison Grierson Consultants	12-3	Reject	4-52	Landco Ltd	12-3x771	Support	Reject
Harrison Grierson Consultants	12-3	Reject	4-52	Albany City Holdings Limited C/- Harrison Grierson Consultants	12-3x327	Support	Reject
Harrison Grierson Consultants	12-3	Reject	4-52	Albany City Property Investments Limited C/- Harrison Grierson Consultants	12-3x663	Support	Reject
Harrison Grierson Consultants	12-3	Reject	4-52	Ritchies Coachlines C/- Harrison Grierson Consultants	12-3x551	Support	Reject
Harrison Grierson Consultants	12-4	Reject	4-52	Landco Ltd	12-4x772	Support	Reject
Harrison Grierson Consultants	12-4	Reject	4-52	Ritchies Coachlines C/- Harrison Grierson Consultants	12-4x552	Support	Reject
Harrison Grierson Consultants	12-4	Reject	4-52	Neil Construction Limited C/- Harrison Grierson Consultants	12-4x440	Support	Reject
Harrison Grierson Consultants	12-4	Reject	4-52	Albany City Property Investments Limited C/- Harrison Grierson Consultants	12-4x664	Support	Reject
Harrison Grierson Consultants	12-4	Reject	4-52	Bunnings Ltd C/- Haines Planning	12-4x43	Support	Reject
Harrison Grierson Consultants	12-4	Reject	4-52	Albany City Holdings Limited C/- Harrison Grierson Consultants	12-4x328	Support	Reject
Harrison Grierson Consultants	12-4	Reject	4-52	Housing New Zealand Corporation C/- SKM	12-4x114	Support in Part and Oppose in Part	Accept in Part
Harrison Grierson Consultants	12-5	Accept in Part	4-38	Landco Ltd	12-5x773	Support	Accept in Part
Harrison Grierson Consultants	12-5	Accept in Part	4-38	Ritchies Coachlines C/- Harrison Grierson Consultants	12-5x553	Support	Accept in Part
Harrison Grierson Consultants	12-5	Accept in Part	4-38	Albany City Holdings Limited C/- Harrison Grierson Consultants	12-5x329	Support	Accept in Part
Harrison Grierson Consultants	12-5	Accept in Part	4-38	Housing New Zealand Corporation C/- SKM	12-5x115	Support in Part and Oppose in Part	Accept in Part
Harrison Grierson Consultants	12-5	Accept in Part	4-38	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	12-5x219	Support	Accept in Part
Harrison Grierson Consultants	12-5	Accept in Part	4-38	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	12-5x253	Support	Accept in Part
Harrison Grierson Consultants	12-5	Accept in Part	4-38	Bunnings Ltd C/- Haines Planning	12-5x44	Support	Accept in Part
Harrison Grierson Consultants	12-5	Accept in Part	4-38	Albany City Property Investments Limited C/- Harrison Grierson Consultants	12-5x665	Support	Accept in Part
Harrison Grierson Consultants	12-5	Accept in Part	4-38	Neil Construction Limited C/- Harrison Grierson Consultants	12-5x441	Support	Accept in Part
Harrison Grierson Consultants	12-5	Accept in Part	4-38	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	12-5x721	Support	Accept in Part
Harrison Grierson Consultants	12-6	Accept in Part	4-38	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	12-6x254	Support	Accept in Part
Harrison Grierson Consultants	12-6	Accept in Part	4-38	Bunnings Ltd C/- Haines Planning	12-6x45	Support	Accept in Part
Harrison Grierson Consultants	12-6	Accept in Part	4-38	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	12-6x722	Support	Accept in Part
Harrison Grierson Consultants	12-6	Accept in Part	4-38	Landco Ltd	12-6x774	Support	Accept in Part
Harrison Grierson Consultants	12-6	Accept in Part	4-38	Housing New Zealand Corporation C/- SKM	12-6x116	Support in Part and Oppose in Part	Accept in Part
Harrison Grierson Consultants	12-6	Accept in Part	4-38	Albany City Holdings Limited C/- Harrison Grierson Consultants	12-6x330	Support	Accept in Part
Harrison Grierson Consultants	12-6	Accept in Part	4-38	Albany City Property Investments Limited C/- Harrison Grierson Consultants	12-6x666	Support	Accept in Part
Harrison Grierson Consultants	12-6	Accept in Part	4-38	Ritchies Coachlines C/- Harrison Grierson Consultants	12-6x554	Support	Accept in Part
Harrison Grierson Consultants	12-6	Accept in Part	4-38	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	12-6x220	Support	Accept in Part

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Harrison Grierson Consultants	12-6	Accept in Part	4-38	Neil Construction Limited C/- Harrison Grierson Consultants	12-6x442	Support	Accept in Part
Harrison Grierson Consultants	12-7	Accept in Part	4-8	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	12-7x255	Support	Accept in Part
Harrison Grierson Consultants	12-7	Accept in Part	4-8	Neil Construction Limited C/- Harrison Grierson Consultants	12-7x443	Support	Accept in Part
Harrison Grierson Consultants	12-7	Accept in Part	4-8	Housing New Zealand Corporation C/- SKM	12-7x117	Support in Part and Oppose in Part	Accept in Part
Harrison Grierson Consultants	12-7	Accept in Part	4-8	Landoo Ltd	12-7x775	Support	Accept in Part
Harrison Grierson Consultants	12-7	Accept in Part	4-8	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	12-7x221	Support	Accept in Part
Harrison Grierson Consultants	12-7	Accept in Part	4-8	Albany City Property Investments Limited C/- Harrison Grierson Consultants	12-7x667	Support	Accept in Part
Harrison Grierson Consultants	12-7	Accept in Part	4-8	Ritchies Coachlines C/- Harrison Grierson Consultants	12-7x555	Support	Accept in Part
Harrison Grierson Consultants	12-7	Accept in Part	4-8	Albany City Holdings Limited C/- Harrison Grierson Consultants	12-7x331	Support	Accept in Part
Harrison Grierson Consultants	12-7	Accept in Part	4-8	Bunnings Ltd C/- Haines Planning	12-7x46	Support	Accept in Part
Harrison Grierson Consultants	12-8	Accept	4-33	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	12-8x222	Support	Accept
Harrison Grierson Consultants	12-8	Accept	4-33	Housing New Zealand Corporation C/- SKM	12-8x118	Support in Part and Oppose in Part	Accept in Part
Harrison Grierson Consultants	12-8	Accept	4-33	Albany City Property Investments Limited C/- Harrison Grierson Consultants	12-8x668	Support	Accept
Harrison Grierson Consultants	12-8	Accept	4-33	Landoo Ltd	12-8x776	Support	Accept
Harrison Grierson Consultants	12-8	Accept	4-33	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	12-8x256	Support	Accept
Harrison Grierson Consultants	12-8	Accept	4-33	Bunnings Ltd C/- Haines Planning	12-8x47	Support	Accept
Harrison Grierson Consultants	12-8	Accept	4-33	Albany City Holdings Limited C/- Harrison Grierson Consultants	12-8x332	Support	Accept
Harrison Grierson Consultants	12-8	Accept	4-33	Neil Construction Limited C/- Harrison Grierson Consultants	12-8x444	Support	Accept
Harrison Grierson Consultants	12-8	Accept	4-33	Ritchies Coachlines C/- Harrison Grierson Consultants	12-8x556	Support	Accept
Harrison Grierson Consultants	12-9	Reject	4-3	Albany City Holdings Limited C/- Harrison Grierson Consultants	12-9x333	Support	Reject
Harrison Grierson Consultants	12-9	Reject	4-3	Ritchies Coachlines C/- Harrison Grierson Consultants	12-9x557	Support	Reject
Harrison Grierson Consultants	12-9	Reject	4-3	Landoo Ltd	12-9x777	Support	Reject
Harrison Grierson Consultants	12-9	Reject	4-3	Bunnings Ltd C/- Haines Planning	12-9x5	Support	Reject
Harrison Grierson Consultants	12-9	Reject	4-3	Albany City Property Investments Limited C/- Harrison Grierson Consultants	12-9x669	Support	Reject
Harrison Grierson Consultants	12-9	Reject	4-3	Neil Construction Limited C/- Harrison Grierson Consultants	12-9x445	Support	Reject
Harrison Grierson Consultants	12-9	Reject	4-3	Housing New Zealand Corporation C/- SKM	12-9x119	Support in Part and Oppose in Part	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-1	Reject	4-3	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	13-1x727	Support in Part	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-1	Reject	4-3	Strand Property Investments Ltd and Strand Plaza Takapuna Ltd	13-1x842	Support	Reject
Heritage Land Ltd and North Eastern Investments Ltd	13-1	Reject	4-3	Housing New Zealand Corporation C/- SKM	13-1x169	Oppose in Part	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-1	Reject	4-3	Landoo Ltd	13-1x819	Support	Reject
Heritage Land Ltd and North Eastern Investments Ltd	13-2	Accept in Part	4-8	Neil Construction Limited C/- Harrison Grierson Consultants	13-2x446	Support	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-2	Accept in Part	4-8	Strand Property Investments Ltd and Strand Plaza Takapuna Ltd	13-2x843	Support	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-2	Accept in Part	4-8	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	13-2x728	Support in Part	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-2	Accept in Part	4-8	Ritchies Coachlines C/- Harrison Grierson Consultants	13-2x558	Support	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-2	Accept in Part	4-8	Albany City Property Investments Limited C/- Harrison Grierson Consultants	13-2x670	Support	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-2	Accept in Part	4-8	Albany City Holdings Limited C/- Harrison Grierson Consultants	13-2x334	Support	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-2	Accept in Part	4-8	Housing New Zealand Corporation C/- SKM	13-2x170	Oppose in Part	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-2	Accept in Part	4-8	Landoo Ltd	13-2x820	Support	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-3	Reject	4-15	Housing New Zealand Corporation C/- SKM	13-3x171	Oppose in Part	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-3	Reject	4-15	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	13-3x729	Support in Part	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-3	Reject	4-15	Landoo Ltd	13-3x821	Support	Reject
Heritage Land Ltd and North Eastern Investments Ltd	13-3	Reject	4-15	Strand Property Investments Ltd and Strand Plaza Takapuna Ltd	13-3x844	Support	Reject

Sub Name.	Sub No.	Accept /Reject	Page No	Further Submitter	Further Sub	Support /Oppose	Accept /Reject
Heritage Land Ltd and North Eastern Investments Ltd	13-4	Accept in Part	4-8	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	13-4x730	Support in Part	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-4	Accept in Part	4-8	Ritchies Coachlines C/- Harrison Grierson Consultants	13-4x559	Support	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-4	Accept in Part	4-8	Neil Construction Limited C/- Harrison Grierson Consultants	13-4x447	Support	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-4	Accept in Part	4-8	Albany City Property Investments Limited C/- Harrison Grierson Consultants	13-4x671	Support	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-4	Accept in Part	4-8	Housing New Zealand Corporation C/- SKM	13-4x172	Oppose in Part	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-4	Accept in Part	4-8	Strand Property Investments Ltd and Strand Plaza Takapuna Ltd	13-4x845	Support	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-4	Accept in Part	4-8	Albany City Holdings Limited C/- Harrison Grierson Consultants	13-4x335	Support	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-4	Accept in Part	4-8	Landco Ltd	13-4x822	Support	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-5	Accept in Part	4-18	Albany City Property Investments Limited C/- Harrison Grierson Consultants	13-5x672	Support	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-5	Accept in Part	4-18	Strand Property Investments Ltd and Strand Plaza Takapuna Ltd	13-5x846	Support	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-5	Accept in Part	4-18	Albany City Holdings Limited C/- Harrison Grierson Consultants	13-5x336	Support	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-5	Accept in Part	4-18	Housing New Zealand Corporation C/- SKM	13-5x173	Oppose in Part	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-5	Accept in Part	4-18	Neil Construction Limited C/- Harrison Grierson Consultants	13-5x448	Support	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-5	Accept in Part	4-18	Ritchies Coachlines C/- Harrison Grierson Consultants	13-5x560	Support	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-5	Accept in Part	4-18	Landco Ltd	13-5x823	Support	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-5	Accept in Part	4-18	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	13-5x731	Support in Part	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-6	Accept in Part	4-18	Housing New Zealand Corporation C/- SKM	13-6x174	Oppose in Part	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-6	Accept in Part	4-18	Landco Ltd	13-6x824	Support	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-6	Accept in Part	4-18	Albany City Holdings Limited C/- Harrison Grierson Consultants	13-6x337	Support	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-6	Accept in Part	4-18	Ritchies Coachlines C/- Harrison Grierson Consultants	13-6x561	Support	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-6	Accept in Part	4-18	Neil Construction Limited C/- Harrison Grierson Consultants	13-6x449	Support	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-6	Accept in Part	4-18	Strand Property Investments Ltd and Strand Plaza Takapuna Ltd	13-6x847	Support	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-6	Accept in Part	4-18	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	13-6x732	Support in Part	Accept in Part
Heritage Land Ltd and North Eastern Investments Ltd	13-6	Accept in Part	4-18	Albany City Property Investments Limited C/- Harrison Grierson Consultants	13-6x673	Support	Accept in Part
Housing New Zealand Corporation	14-1	Accept in Part	4-5				
Housing New Zealand Corporation	14-2	Accept in Part	4-8	Albany City Holdings Limited C/- Harrison Grierson Consultants	14-2x338	Support	Accept in Part
Housing New Zealand Corporation	14-2	Accept in Part	4-8	Albany City Property Investments Limited C/- Harrison Grierson Consultants	14-2x674	Support	Accept in Part
Housing New Zealand Corporation	14-2	Accept in Part	4-8	Neil Construction Limited C/- Harrison Grierson Consultants	14-2x450	Support	Accept in Part
Housing New Zealand Corporation	14-2	Accept in Part	4-8	Landco Ltd	14-2x825	Support	Accept in Part
Housing New Zealand Corporation	14-2	Accept in Part	4-8	Ritchies Coachlines C/- Harrison Grierson Consultants	14-2x562	Support	Accept in Part
Hugh Green Group	15-1	Reject	4-44				
Landco Ltd	17-1	Reject	4-3				
Kurt Marquart	18-1	Accept in Part	4-5	Albany City Holdings Limited C/- Harrison Grierson Consultants	18-1x343	Oppose	Accept in Part
Kurt Marquart	18-1	Accept in Part	4-5	Ritchies Coachlines C/- Harrison Grierson Consultants	18-1x567	Oppose	Accept in Part
Kurt Marquart	18-1	Accept in Part	4-5	Housing New Zealand Corporation C/- SKM	18-1x176	Support in Part	Accept in Part
Kurt Marquart	18-1	Accept in Part	4-5	Albany City Property Investments Limited C/- Harrison Grierson Consultants	18-1x679	Oppose	Accept in Part
Kurt Marquart	18-1	Accept in Part	4-5	Neil Construction Limited C/- Harrison Grierson Consultants	18-1x455	Oppose	Accept in Part
Neil Construction Limited	19-1	Reject	4-52	Ritchies Coachlines C/- Harrison Grierson Consultants	19-1x568	Support	Reject
Neil Construction Limited	19-1	Reject	4-52	Neil Construction Limited C/- Harrison Grierson Consultants	19-1x456	Support	Reject
Neil Construction Limited	19-1	Reject	4-52	Albany City Property Investments Limited C/- Harrison Grierson Consultants	19-1x680	Support	Reject
Neil Construction Limited	19-1	Reject	4-52	Housing New Zealand Corporation C/- SKM	19-1x120	Support in Part and Oppose in Part	Accept in Part

Sub Name.	Sub No.	Accept /Reject	Page No	Further Submitter	Further Sub	Support /Oppose	Accept /Reject
Neil Construction Limited	19-1	Reject	4-52	Bunnings Ltd C/- Haines Planning	19-1x48	Support	Reject
Neil Construction Limited	19-1	Reject	4-52	Landco Ltd	19-1x778	Support	Reject
Neil Construction Limited	19-1	Reject	4-52	Albany City Holdings Limited C/- Harrison Grierson Consultants	19-1x344	Support	Reject
Neil Construction Limited	19-2	Reject	4-52	Housing New Zealand Corporation C/- SKM	19-2x121	Support in Part and Oppose in Part	Accept in Part
Neil Construction Limited	19-2	Reject	4-52	Bunnings Ltd C/- Haines Planning	19-2x49	Support	Reject
Neil Construction Limited	19-2	Reject	4-52	Albany City Property Investments Limited C/- Harrison Grierson Consultants	19-2x681	Support	Reject
Neil Construction Limited	19-2	Reject	4-52	Landco Ltd	19-2x779	Support	Reject
Neil Construction Limited	19-2	Reject	4-52	Ritchies Coachlines C/- Harrison Grierson Consultants	19-2x569	Support	Reject
Neil Construction Limited	19-2	Reject	4-52	Albany City Holdings Limited C/- Harrison Grierson Consultants	19-2x345	Support	Reject
Neil Construction Limited	19-2	Reject	4-52	Neil Construction Limited C/- Harrison Grierson Consultants	19-2x457	Support	Reject
Neil Construction Limited	19-3	Reject	4-52	Neil Construction Limited C/- Harrison Grierson Consultants	19-3x458	Support	Reject
Neil Construction Limited	19-3	Reject	4-52	Housing New Zealand Corporation C/- SKM	19-3x122	Support in Part and Oppose in Part	Accept in Part
Neil Construction Limited	19-3	Reject	4-52	Albany City Property Investments Limited C/- Harrison Grierson Consultants	19-3x682	Support	Reject
Neil Construction Limited	19-3	Reject	4-52	Ritchies Coachlines C/- Harrison Grierson Consultants	19-3x570	Support	Reject
Neil Construction Limited	19-3	Reject	4-52	Landco Ltd	19-3x780	Support	Reject
Neil Construction Limited	19-3	Reject	4-52	Bunnings Ltd C/- Haines Planning	19-3x50	Support	Reject
Neil Construction Limited	19-3	Reject	4-52	Albany City Holdings Limited C/- Harrison Grierson Consultants	19-3x346	Support	Reject
Neil Construction Limited	19-4	Reject	4-52	Neil Construction Limited C/- Harrison Grierson Consultants	19-4x459	Support	Reject
Neil Construction Limited	19-4	Reject	4-52	Ritchies Coachlines C/- Harrison Grierson Consultants	19-4x571	Support	Reject
Neil Construction Limited	19-4	Reject	4-52	Albany City Property Investments Limited C/- Harrison Grierson Consultants	19-4x683	Support	Reject
Neil Construction Limited	19-4	Reject	4-52	Albany City Holdings Limited C/- Harrison Grierson Consultants	19-4x347	Support	Reject
Neil Construction Limited	19-4	Reject	4-52	Housing New Zealand Corporation C/- SKM	19-4x123	Support in Part and Oppose in Part	Accept in Part
Neil Construction Limited	19-4	Reject	4-52	Bunnings Ltd C/- Haines Planning	19-4x51	Support	Reject
Neil Construction Limited	19-4	Reject	4-52	Landco Ltd	19-4x781	Support	Reject
Neil Construction Limited	19-5	Accept in Part	4-38	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	19-5x257	Support	Accept in Part
Neil Construction Limited	19-5	Accept in Part	4-38	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	19-5x723	Support	Accept in Part
Neil Construction Limited	19-5	Accept in Part	4-38	Landco Ltd	19-5x782	Support	Accept in Part
Neil Construction Limited	19-5	Accept in Part	4-38	Albany City Holdings Limited C/- Harrison Grierson Consultants	19-5x348	Support	Accept in Part
Neil Construction Limited	19-5	Accept in Part	4-38	Housing New Zealand Corporation C/- SKM	19-5x124	Support in Part and Oppose in Part	Accept in Part
Neil Construction Limited	19-5	Accept in Part	4-38	Neil Construction Limited C/- Harrison Grierson Consultants	19-5x460	Support	Accept in Part
Neil Construction Limited	19-5	Accept in Part	4-38	Albany City Property Investments Limited C/- Harrison Grierson Consultants	19-5x684	Support	Accept in Part
Neil Construction Limited	19-5	Accept in Part	4-38	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	19-5x223	Support	Accept in Part
Neil Construction Limited	19-5	Accept in Part	4-38	Ritchies Coachlines C/- Harrison Grierson Consultants	19-5x572	Support	Accept in Part
Neil Construction Limited	19-5	Accept in Part	4-38	Bunnings Ltd C/- Haines Planning	19-5x52	Support	Accept in Part
Neil Construction Limited	19-6	Accept in Part	4-38	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	19-6x258	Support	Accept in Part
Neil Construction Limited	19-6	Accept in Part	4-38	Bunnings Ltd C/- Haines Planning	19-6x53	Support	Accept in Part
Neil Construction Limited	19-6	Accept in Part	4-38	Neil Construction Limited C/- Harrison Grierson Consultants	19-6x461	Support	Accept in Part
Neil Construction Limited	19-6	Accept in Part	4-38	Housing New Zealand Corporation C/- SKM	19-6x125	Support in Part and Oppose in Part	Accept in Part
Neil Construction Limited	19-6	Accept in Part	4-38	Albany City Property Investments Limited C/- Harrison Grierson Consultants	19-6x685	Support	Accept in Part
Neil Construction Limited	19-6	Accept in Part	4-38	Ritchies Coachlines C/- Harrison Grierson Consultants	19-6x573	Support	Accept in Part
Neil Construction Limited	19-6	Accept in Part	4-38	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	19-6x724	Support	Accept in Part
Neil Construction Limited	19-6	Accept in Part	4-38	Landco Ltd	19-6x783	Support	Accept in Part
Neil Construction Limited	19-6	Accept in Part	4-38	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	19-6x224	Support	Accept in Part

Sub Name.	Sub No.	Accept /Reject	Page No	Further Submitter	Further Sub	Support /Oppose	Accept /Reject
Neil Construction Limited	19-6	Accept in Part	4-38	Albany City Holdings Limited C/- Harrison Grierson Consultants	19-6x349	Support	Accept in Part
Neil Construction Limited	19-7	Accept in Part	4-8	Albany City Holdings Limited C/- Harrison Grierson Consultants	19-7x350	Support	Accept in Part
Neil Construction Limited	19-7	Accept in Part	4-8	Albany City Property Investments Limited C/- Harrison Grierson Consultants	19-7x686	Support	Accept in Part
Neil Construction Limited	19-7	Accept in Part	4-8	Neil Construction Limited C/- Harrison Grierson Consultants	19-7x462	Support	Accept in Part
Neil Construction Limited	19-7	Accept in Part	4-8	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	19-7x259	Support	Accept in Part
Neil Construction Limited	19-7	Accept in Part	4-8	Bunnings Ltd C/- Haines Planning	19-7x54	Support	Accept in Part
Neil Construction Limited	19-7	Accept in Part	4-8	Landoo Ltd	19-7x784	Support	Accept in Part
Neil Construction Limited	19-7	Accept in Part	4-8	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	19-7x225	Support	Accept in Part
Neil Construction Limited	19-7	Accept in Part	4-8	Ritchies Coachlines C/- Harrison Grierson Consultants	19-7x574	Support	Accept in Part
Neil Construction Limited	19-7	Accept in Part	4-8	Housing New Zealand Corporation C/- SKM	19-7x126	Support in Part and Oppose in Part	Accept in Part
Neil Construction Limited	19-8	Accept	4-33	Ritchies Coachlines C/- Harrison Grierson Consultants	19-8x575	Support	Accept
Neil Construction Limited	19-8	Accept	4-33	Albany City Property Investments Limited C/- Harrison Grierson Consultants	19-8x687	Support	Accept
Neil Construction Limited	19-8	Accept	4-33	Neil Construction Limited C/- Harrison Grierson Consultants	19-8x463	Support	Accept
Neil Construction Limited	19-8	Accept	4-33	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	19-8x260	Support	Accept
Neil Construction Limited	19-8	Accept	4-33	Albany City Holdings Limited C/- Harrison Grierson Consultants	19-8x351	Support	Accept
Neil Construction Limited	19-8	Accept	4-33	Bunnings Ltd C/- Haines Planning	19-8x55	Support	Accept
Neil Construction Limited	19-8	Accept	4-33	Landoo Ltd	19-8x785	Support	Accept
Neil Construction Limited	19-8	Accept	4-33	Housing New Zealand Corporation C/- SKM	19-8x127	Support in Part and Oppose in Part	Accept in Part
Neil Construction Limited	19-8	Accept	4-33	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	19-8x226	Support	Accept
Neil Construction Limited	19-9	Reject	4-3	Bunnings Ltd C/- Haines Planning	19-9x6	Support	Reject
Neil Construction Limited	19-9	Reject	4-3	Neil Construction Limited C/- Harrison Grierson Consultants	19-9x464	Support	Reject
Neil Construction Limited	19-9	Reject	4-3	Housing New Zealand Corporation C/- SKM	19-9x128	Support in Part and Oppose in Part	Accept in Part
Neil Construction Limited	19-9	Reject	4-3	Landoo Ltd	19-9x786	Support	Reject
Neil Construction Limited	19-9	Reject	4-3	Ritchies Coachlines C/- Harrison Grierson Consultants	19-9x576	Support	Reject
Neil Construction Limited	19-9	Reject	4-3	Albany City Property Investments Limited C/- Harrison Grierson Consultants	19-9x688	Support	Reject
Neil Construction Limited	19-9	Reject	4-3	Albany City Holdings Limited C/- Harrison Grierson Consultants	19-9x352	Support	Reject
Dr Heather M Halcrow Nicholson	20-1	Accept in Part	4-5	Albany City Holdings Limited C/- Harrison Grierson Consultants	20-1x353	Oppose	Accept in Part
Dr Heather M Halcrow Nicholson	20-1	Accept in Part	4-5	Ritchies Coachlines C/- Harrison Grierson Consultants	20-1x577	Oppose	Accept in Part
Dr Heather M Halcrow Nicholson	20-1	Accept in Part	4-5	Neil Construction Limited C/- Harrison Grierson Consultants	20-1x465	Oppose	Accept in Part
Dr Heather M Halcrow Nicholson	20-1	Accept in Part	4-5	Albany City Property Investments Limited C/- Harrison Grierson Consultants	20-1x689	Oppose	Accept in Part
Dr Heather M Halcrow Nicholson	20-2	Accept	4-31				
North Shore City Council	21-1	Accept	4-64	Albany City Property Investments Limited C/- Harrison Grierson Consultants	21-1x690	Support	Accept
North Shore City Council	21-1	Accept	4-64	Housing New Zealand Corporation C/- SKM	21-1x177	Support in Part	Accept in Part
North Shore City Council	21-1	Accept	4-64	Albany City Holdings Limited C/- Harrison Grierson Consultants	21-1x354	Support	Accept in Part
North Shore City Council	21-1	Accept	4-64	Neil Construction Limited C/- Harrison Grierson Consultants	21-1x466	Support	Accept
North Shore City Council	21-1	Accept	4-64	Ritchies Coachlines C/- Harrison Grierson Consultants	21-1x578	Support	Accept
North Shore City Council	21-2	Accept	4-62	Albany City Property Investments Limited C/- Harrison Grierson Consultants	21-2x691	Support	Accept
North Shore City Council	21-2	Accept	4-62	Ritchies Coachlines C/- Harrison Grierson Consultants	21-2x579	Support	Accept
North Shore City Council	21-2	Accept	4-62	Neil Construction Limited C/- Harrison Grierson Consultants	21-2x467	Support	Accept
North Shore City Council	21-2	Accept	4-62	Albany City Holdings Limited C/- Harrison Grierson Consultants	21-2x355	Support	Accept
North Shore City Council	21-2	Accept	4-62	Housing New Zealand Corporation C/- SKM	21-2x178	Support in Part	Accept in Part
North Shore City Council	21-3	Accept	4-43	Housing New Zealand Corporation C/- SKM	21-3x179	Support in Part	Accept in Part
North Shore City Council	21-3	Accept	4-43	Ritchies Coachlines C/- Harrison Grierson Consultants	21-3x580	Support	Accept

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North Shore City Council	21-3	Accept	4-43	Neil Construction Limited C/- Harrison Grierson Consultants	21-3x468	Support	Accept
North Shore City Council	21-3	Accept	4-43	Albany City Holdings Limited C/- Harrison Grierson Consultants	21-3x356	Support	Accept
North Shore City Council	21-3	Accept	4-43	Albany City Property Investments Limited C/- Harrison Grierson Consultants	21-3x692	Support	Accept
North Shore City Council	21-4	Accept	4-28	Housing New Zealand Corporation C/- SKM	21-4x180	Support in Part	Accept in Part
North Shore City Council	21-5	Reject	4-54	Housing New Zealand Corporation C/- SKM	21-5x181	Support in Part	Accept in Part
NZRP Management Ltd (formerly IMF)	16-1	Reject	4-3	Landco Ltd	16-1x826	Support	Reject
NZRP Management Ltd (formerly IMF)	16-1	Reject	4-3	Bunnings Ltd C/- Haines Planning	16-1x64	Support	Reject
NZRP Management Ltd (formerly IMF)	16-2	Accept in Part	4-58	Bunnings Ltd C/- Haines Planning	16-2x67	Support	Accept in Part
NZRP Management Ltd (formerly IMF)	16-2	Accept in Part	4-58	Landco Ltd	16-2x827	Support	Accept in Part
NZRP Management Ltd (formerly IMF)	16-2	Accept in Part	4-58	Ritchies Coachlines C/- Harrison Grierson Consultants	16-2x563	Support	Accept in Part
NZRP Management Ltd (formerly IMF)	16-2	Accept in Part	4-58	Albany City Property Investments Limited C/- Harrison Grierson Consultants	16-2x675	Support	Accept in Part
NZRP Management Ltd (formerly IMF)	16-2	Accept in Part	4-58	Neil Construction Limited C/- Harrison Grierson Consultants	16-2x451	Support	Accept in Part
NZRP Management Ltd (formerly IMF)	16-2	Accept in Part	4-58	Albany City Holdings Limited C/- Harrison Grierson Consultants	16-2x339	Support	Accept in Part
NZRP Management Ltd (formerly IMF)	16-3	Accept in Part	4-58	Albany City Holdings Limited C/- Harrison Grierson Consultants	16-3x340	Support	Accept in Part
NZRP Management Ltd (formerly IMF)	16-3	Accept in Part	4-58	Albany City Property Investments Limited C/- Harrison Grierson Consultants	16-3x676	Support	Accept in Part
NZRP Management Ltd (formerly IMF)	16-3	Accept in Part	4-58	Landco Ltd	16-3x828	Support	Accept in Part
NZRP Management Ltd (formerly IMF)	16-3	Accept in Part	4-58	Bunnings Ltd C/- Haines Planning	16-3x68	Support	Accept in Part
NZRP Management Ltd (formerly IMF)	16-3	Accept in Part	4-58	Neil Construction Limited C/- Harrison Grierson Consultants	16-3x452	Support	Accept in Part
NZRP Management Ltd (formerly IMF)	16-3	Accept in Part	4-58	Ritchies Coachlines C/- Harrison Grierson Consultants	16-3x564	Support	Accept in Part
NZRP Management Ltd (formerly IMF)	16-4	Reject	4-15	Albany City Property Investments Limited C/- Harrison Grierson Consultants	16-4x677	Support	Reject
NZRP Management Ltd (formerly IMF)	16-4	Reject	4-15	Landco Ltd	16-4x829	Support	Reject
NZRP Management Ltd (formerly IMF)	16-4	Reject	4-15	Strand Property Investments Ltd and Strand Plaza Takapuna Ltd	16-4x848	Support	Reject
NZRP Management Ltd (formerly IMF)	16-4	Reject	4-15	Neil Construction Limited C/- Harrison Grierson Consultants	16-4x453	Support	Reject
NZRP Management Ltd (formerly IMF)	16-4	Reject	4-15	Albany City Holdings Limited C/- Harrison Grierson Consultants	16-4x341	Support	Reject
NZRP Management Ltd (formerly IMF)	16-4	Reject	4-15	Bunnings Ltd C/- Haines Planning	16-4x69	Support	Reject
NZRP Management Ltd (formerly IMF)	16-4	Reject	4-15	Ritchies Coachlines C/- Harrison Grierson Consultants	16-4x565	Support	Reject
NZRP Management Ltd (formerly IMF)	16-5	Accept in Part	4-8	Albany City Holdings Limited C/- Harrison Grierson Consultants	16-5x342	Support	Accept in Part
NZRP Management Ltd (formerly IMF)	16-5	Accept in Part	4-8	Landco Ltd	16-5x830	Support	Accept in Part
NZRP Management Ltd (formerly IMF)	16-5	Accept in Part	4-8	Ritchies Coachlines C/- Harrison Grierson Consultants	16-5x566	Support	Accept in Part
NZRP Management Ltd (formerly IMF)	16-5	Accept in Part	4-8	Albany City Property Investments Limited C/- Harrison Grierson Consultants	16-5x678	Support	Accept in Part
NZRP Management Ltd (formerly IMF)	16-5	Accept in Part	4-8	Strand Property Investments Ltd and Strand Plaza Takapuna Ltd	16-5x849	Support	Accept in Part
NZRP Management Ltd (formerly IMF)	16-5	Accept in Part	4-8	Neil Construction Limited C/- Harrison Grierson Consultants	16-5x454	Support	Accept in Part
NZRP Management Ltd (formerly IMF)	16-5	Accept in Part	4-8	Bunnings Ltd C/- Haines Planning	16-5x70	Support	Accept in Part
NZRP Management Ltd (formerly IMF)	16-5	Accept in Part	4-8	Housing New Zealand Corporation C/- SKM	16-5x175	Support in Part	Accept in Part
Faith J Read	22-1	Accept in Part	4-5	Albany City Property Investments Limited C/- Harrison Grierson Consultants	22-1x693	Oppose	Accept in Part
Faith J Read	22-1	Accept in Part	4-5	Albany City Holdings Limited C/- Harrison Grierson Consultants	22-1x357	Oppose	Accept in Part
Faith J Read	22-1	Accept in Part	4-5	Neil Construction Limited C/- Harrison Grierson Consultants	22-1x469	Oppose	Accept in Part
Faith J Read	22-1	Accept in Part	4-5	Ritchies Coachlines C/- Harrison Grierson Consultants	22-1x581	Oppose	Accept in Part
Ritchies Coachlines	23-1	Reject	4-52	Albany City Holdings Limited C/- Harrison Grierson Consultants	23-1x358	Support	Reject
Ritchies Coachlines	23-1	Reject	4-52	Housing New Zealand Corporation C/- SKM	23-1x129	Support in Part and Oppose in Part	Accept in Part
Ritchies Coachlines	23-1	Reject	4-52	Albany City Property Investments Limited C/- Harrison Grierson Consultants	23-1x694	Support	Reject
Ritchies Coachlines	23-1	Reject	4-52	Bunnings Ltd C/- Haines Planning	23-1x56	Support	Reject
Ritchies Coachlines	23-1	Reject	4-52	Ritchies Coachlines C/- Harrison Grierson Consultants	23-1x582	Support	Reject

Sub Name.	Sub No.	Accept /Reject	Page No	Further Submitter	Further Sub	Support /Oppose	Accept /Reject
Ritchies Coachlines	23-1	Reject	4-52	Neil Construction Limited C/- Harrison Grierson Consultants	23-1x470	Support	Reject
Ritchies Coachlines	23-1	Reject	4-52	Landoo Ltd	23-1x787	Support	Reject
Ritchies Coachlines	23-2	Reject	4-52	Neil Construction Limited C/- Harrison Grierson Consultants	23-2x471	Support	Reject
Ritchies Coachlines	23-2	Reject	4-52	Albany City Holdings Limited C/- Harrison Grierson Consultants	23-2x359	Support	Reject
Ritchies Coachlines	23-2	Reject	4-52	Ritchies Coachlines C/- Harrison Grierson Consultants	23-2x583	Support	Reject
Ritchies Coachlines	23-2	Reject	4-52	Albany City Property Investments Limited C/- Harrison Grierson Consultants	23-2x695	Support	Reject
Ritchies Coachlines	23-2	Reject	4-52	Landoo Ltd	23-2x788	Support	Reject
Ritchies Coachlines	23-2	Reject	4-52	Housing New Zealand Corporation C/- SKM	23-2x130	Support in Part and Oppose in Part	Accept in Part
Ritchies Coachlines	23-3	Reject	4-52	Burnings Ltd C/- Haines Planning	23-2x57	Support	Reject
Ritchies Coachlines	23-3	Reject	4-52	Ritchies Coachlines C/- Harrison Grierson Consultants	23-3x584	Support	Reject
Ritchies Coachlines	23-3	Reject	4-52	Neil Construction Limited C/- Harrison Grierson Consultants	23-3x472	Support	Reject
Ritchies Coachlines	23-3	Reject	4-52	Burnings Ltd C/- Haines Planning	23-3x58	Support	Reject
Ritchies Coachlines	23-3	Reject	4-52	Albany City Holdings Limited C/- Harrison Grierson Consultants	23-3x360	Support	Reject
Ritchies Coachlines	23-3	Reject	4-52	Landoo Ltd	23-3x789	Support	Reject
Ritchies Coachlines	23-3	Reject	4-52	Housing New Zealand Corporation C/- SKM	23-3x131	Support in Part and Oppose in Part	Accept in Part
Ritchies Coachlines	23-3	Reject	4-52	Albany City Property Investments Limited C/- Harrison Grierson Consultants	23-3x696	Support	Reject
Ritchies Coachlines	23-4	Reject	4-52	Housing New Zealand Corporation C/- SKM	23-4x132	Support in Part and Oppose in Part	Accept in Part
Ritchies Coachlines	23-4	Reject	4-52	Burnings Ltd C/- Haines Planning	23-4x59	Support	Reject
Ritchies Coachlines	23-4	Reject	4-52	Neil Construction Limited C/- Harrison Grierson Consultants	23-4x473	Support	Reject
Ritchies Coachlines	23-4	Reject	4-52	Albany City Holdings Limited C/- Harrison Grierson Consultants	23-4x361	Support	Reject
Ritchies Coachlines	23-4	Reject	4-52	Ritchies Coachlines C/- Harrison Grierson Consultants	23-4x585	Support	Reject
Ritchies Coachlines	23-4	Reject	4-52	Albany City Property Investments Limited C/- Harrison Grierson Consultants	23-4x697	Support	Reject
Ritchies Coachlines	23-4	Reject	4-52	Landoo Ltd	23-4x790	Support	Reject
Ritchies Coachlines	23-5	Accept in Part	4-38	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	23-5x227	Support	Accept in Part
Ritchies Coachlines	23-5	Accept in Part	4-38	Housing New Zealand Corporation C/- SKM	23-5x133	Support in Part and Oppose in Part	Accept in Part
Ritchies Coachlines	23-5	Accept in Part	4-38	Ritchies Coachlines C/- Harrison Grierson Consultants	23-5x586	Support	Accept in Part
Ritchies Coachlines	23-5	Accept in Part	4-38	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	23-5x261	Support	Accept in Part
Ritchies Coachlines	23-5	Accept in Part	4-38	Landoo Ltd	23-5x791	Support	Accept in Part
Ritchies Coachlines	23-5	Accept in Part	4-38	Albany City Holdings Limited C/- Harrison Grierson Consultants	23-5x362	Support	Accept in Part
Ritchies Coachlines	23-5	Accept in Part	4-38	Albany City Property Investments Limited C/- Harrison Grierson Consultants	23-5x698	Support	Accept in Part
Ritchies Coachlines	23-5	Accept in Part	4-38	Neil Construction Limited C/- Harrison Grierson Consultants	23-5x474	Support	Accept in Part
Ritchies Coachlines	23-5	Accept in Part	4-38	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	23-5x725	Support	Accept in Part
Ritchies Coachlines	23-5	Accept in Part	4-38	Burnings Ltd C/- Haines Planning	23-5x60	Support	Accept in Part
Ritchies Coachlines	23-6	Accept in Part	4-38	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	23-6x262	Support	Accept in Part
Ritchies Coachlines	23-6	Accept in Part	4-38	Housing New Zealand Corporation C/- SKM	23-6x134	Support in Part and Oppose in Part	Accept in Part
Ritchies Coachlines	23-6	Accept in Part	4-38	Burnings Ltd C/- Haines Planning	23-6x61	Support	Accept in Part
Ritchies Coachlines	23-6	Accept in Part	4-38	Ritchies Coachlines C/- Harrison Grierson Consultants	23-6x587	Support	Accept in Part
Ritchies Coachlines	23-6	Accept in Part	4-38	Albany City Property Investments Limited C/- Harrison Grierson Consultants	23-6x699	Support	Accept in Part
Ritchies Coachlines	23-6	Accept in Part	4-38	Neil Construction Limited C/- Harrison Grierson Consultants	23-6x475	Support	Accept in Part
Ritchies Coachlines	23-6	Accept in Part	4-38	Albany City Holdings Limited C/- Harrison Grierson Consultants	23-6x363	Support	Accept in Part
Ritchies Coachlines	23-6	Accept in Part	4-38	Landoo Ltd	23-6x792	Support	Accept in Part
Ritchies Coachlines	23-6	Accept in Part	4-38	Multiplex Developments (NZ) Limited C/- Chapman Tripp Sheffield Young	23-6x726	Support	Accept in Part
Ritchies Coachlines	23-6	Accept in Part	4-38	NZRP Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	23-6x228	Support	Accept in Part

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Ritchies Coachlines	23-7	Accept in Part	4-8	Albany City Holdings Limited C/- Harrison Grierson Consultants	23-7x364	Support	Accept in Part
Ritchies Coachlines	23-7	Accept in Part	4-8	Ritchies Coachlines C/- Harrison Grierson Consultants	23-7x588	Support	Accept in Part
Ritchies Coachlines	23-7	Accept in Part	4-8	Housing New Zealand Corporation C/- SKM	23-7x135	Support in Part and Oppose in Part	Accept in Part
Ritchies Coachlines	23-7	Accept in Part	4-8	Bunnings Ltd C/- Haines Planning	23-7x62	Support	Accept in Part
Ritchies Coachlines	23-7	Accept in Part	4-8	Albany City Property Investments Limited C/- Harrison Grierson Consultants	23-7x700	Support	Accept in Part
Ritchies Coachlines	23-7	Accept in Part	4-8	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	23-7x263	Support	Accept in Part
Ritchies Coachlines	23-7	Accept in Part	4-8	NZRPQ Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	23-7x229	Support	Accept in Part
Ritchies Coachlines	23-7	Accept in Part	4-8	Landoo Ltd	23-7x793	Support	Accept in Part
Ritchies Coachlines	23-7	Accept in Part	4-8	Neil Construction Limited C/- Harrison Grierson Consultants	23-7x476	Support	Accept in Part
Ritchies Coachlines	23-8	Accept	4-33	Albany City Holdings Limited C/- Harrison Grierson Consultants	23-8x365	Support	Accept
Ritchies Coachlines	23-8	Accept	4-33	Albany City Property Investments Limited C/- Harrison Grierson Consultants	23-8x701	Support	Accept
Ritchies Coachlines	23-8	Accept	4-33	Housing New Zealand Corporation C/- SKM	23-8x136	Support in Part and Oppose in Part	Accept in Part
Ritchies Coachlines	23-8	Accept	4-33	Landoo Ltd	23-8x794	Support	Accept
Ritchies Coachlines	23-8	Accept	4-33	Ritchies Coachlines C/- Harrison Grierson Consultants	23-8x589	Support	Accept
Ritchies Coachlines	23-8	Accept	4-33	Neil Construction Limited C/- Harrison Grierson Consultants	23-8x477	Support	Accept
Ritchies Coachlines	23-8	Accept	4-33	The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd	23-8x264	Support	Accept
Ritchies Coachlines	23-8	Accept	4-33	Bunnings Ltd C/- Haines Planning	23-8x63	Support	Accept
Ritchies Coachlines	23-8	Accept	4-33	NZRPQ Management Ltd (formerly IMF) C/- Bentley & Co. Ltd	23-8x230	Support	Accept
Ritchies Coachlines	23-9	Reject	4-3	Albany City Property Investments Limited C/- Harrison Grierson Consultants	23-9x702	Support	Reject
Ritchies Coachlines	23-9	Reject	4-3	Ritchies Coachlines C/- Harrison Grierson Consultants	23-9x590	Support	Reject
Ritchies Coachlines	23-9	Reject	4-3	Neil Construction Limited C/- Harrison Grierson Consultants	23-9x478	Support	Reject
Ritchies Coachlines	23-9	Reject	4-3	Housing New Zealand Corporation C/- SKM	23-9x137	Support in Part and Oppose in Part	Accept in Part
Ritchies Coachlines	23-9	Reject	4-3	Landoo Ltd	23-9x795	Support	Reject
Ritchies Coachlines	23-9	Reject	4-3	Bunnings Ltd C/- Haines Planning	23-9x7	Support	Reject
Ritchies Coachlines	23-9	Reject	4-3	Albany City Holdings Limited C/- Harrison Grierson Consultants	23-9x366	Support	Reject
Royal Forest and Bird Protection Society	24-1	Accept	4-14	Housing New Zealand Corporation C/- SKM	24-1x182	Support	Accept
Royal Forest and Bird Protection Society	24-2	Accept	4-24	Housing New Zealand Corporation C/- SKM	24-2x183	Support	Accept
Royal Forest and Bird Protection Society	24-3	Reject	4-16	Housing New Zealand Corporation C/- SKM	24-3x184	Support	Reject
Royal Forest and Bird Protection Society	24-4	Accept in Part	4-5	Housing New Zealand Corporation C/- SKM	24-4x185	Support	Accept in Part
Royal Forest and Bird Protection Society	24-5	Reject	4-16	Housing New Zealand Corporation C/- SKM	24-5x186	Support	Reject
Royal Forest and Bird Protection Society	24-6	Accept in Part	4-14	Housing New Zealand Corporation C/- SKM	24-6x187	Support	Accept in Part
Royal Forest and Bird Protection Society	24-6	Accept in Part	4-14	Ritchies Coachlines C/- Harrison Grierson Consultants	24-6x591	Oppose	Accept in Part
Royal Forest and Bird Protection Society	24-6	Accept in Part	4-14	Albany City Property Investments Limited C/- Harrison Grierson Consultants	24-6x703	Oppose	Accept in Part
Royal Forest and Bird Protection Society	24-6	Accept in Part	4-14	Neil Construction Limited C/- Harrison Grierson Consultants	24-6x479	Oppose	Accept in Part
Royal Forest and Bird Protection Society	24-6	Accept in Part	4-14	Albany City Holdings Limited C/- Harrison Grierson Consultants	24-6x367	Oppose	Accept in Part
Royal Forest and Bird Protection Society	24-7	Accept in Part	4-14	Housing New Zealand Corporation C/- SKM	24-7x188	Support	Accept in Part
Royal Forest and Bird Protection Society	24-8	Accept	4-31	Housing New Zealand Corporation C/- SKM	24-8x189	Support	Accept
Royal Forest and Bird Protection Society	24-8	Accept	4-31	Ritchies Coachlines C/- Harrison Grierson Consultants	24-8x592	Oppose	Reject
Royal Forest and Bird Protection Society	24-8	Accept	4-31	Neil Construction Limited C/- Harrison Grierson Consultants	24-8x480	Oppose	Reject
Royal Forest and Bird Protection Society	24-8	Accept	4-31	Albany City Property Investments Limited C/- Harrison Grierson Consultants	24-8x704	Oppose	Reject
Royal Forest and Bird Protection Society	24-8	Accept	4-31	Albany City Holdings Limited C/- Harrison Grierson Consultants	24-8x368	Oppose	Reject
Royal Forest and Bird Protection Society	24-9	Accept	4-31	Albany City Property Investments Limited C/- Harrison Grierson Consultants	24-9x705	Oppose	Reject
Royal Forest and Bird Protection Society	24-9	Accept	4-31	Housing New Zealand Corporation C/- SKM	24-9x190	Support	accept

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Royal Forest and Bird Protection Society	24-9	Accept	4-31	Ritchies Coachlines C/- Harrison Grierson Consultants	24-9x593	Oppose	Reject
Royal Forest and Bird Protection Society	24-9	Accept	4-31	Albany City Holdings Limited C/- Harrison Grierson Consultants	24-9x389	Oppose	Reject
Royal Forest and Bird Protection Society	24-9	Accept	4-31	Neil Construction Limited C/- Harrison Grierson Consultants	24-9x481	Oppose	Reject
Royal Forest and Bird Protection Society	24-10	Accept	4-24	Housing New Zealand Corporation C/- SKM	24-10x191	Support	Accept
Royal Forest and Bird Protection Society	24-11	Accept in Part	4-11	Housing New Zealand Corporation C/- SKM	24-11x192	Support	Accept in Part
Royal Forest and Bird Protection Society	24-12	Accept in Part	4-11	Neil Construction Limited C/- Harrison Grierson Consultants	24-12x482	Oppose	Accept in Part
Royal Forest and Bird Protection Society	24-12	Accept in Part	4-11	Albany City Property Investments Limited C/- Harrison Grierson Consultants	24-12x706	Oppose	Accept in Part
Royal Forest and Bird Protection Society	24-12	Accept in Part	4-11	Ritchies Coachlines C/- Harrison Grierson Consultants	24-12x594	Oppose	Accept in Part
Royal Forest and Bird Protection Society	24-12	Accept in Part	4-11	Albany City Holdings Limited C/- Harrison Grierson Consultants	24-12x370	Oppose	Accept in Part
Royal Forest and Bird Protection Society	24-12	Accept in Part	4-11	Housing New Zealand Corporation C/- SKM	24-12x193	Oppose	Accept in Part
Royal Forest and Bird Protection Society	24-13	Accept	4-69				
Royal Forest and Bird Protection Society	24-14	Reject	4-17				
Royal Forest and Bird Protection Society	24-15	Reject	4-25				
David Sanders and Gael McKitterick	25-1	Accept in Part	4-39	Housing New Zealand Corporation C/- SKM	25-1x194	Support in Part	Accept in Part
David Sanders and Gael McKitterick	25-1	Accept in Part	4-39	Ritchies Coachlines C/- Harrison Grierson Consultants	25-1x595	Support	Accept in Part
David Sanders and Gael McKitterick	25-1	Accept in Part	4-39	Neil Construction Limited C/- Harrison Grierson Consultants	25-1x483	Support	Accept in Part
David Sanders and Gael McKitterick	25-1	Accept in Part	4-39	Albany City Holdings Limited C/- Harrison Grierson Consultants	25-1x371	Support	Accept in Part
David Sanders and Gael McKitterick	25-1	Accept in Part	4-39	Albany City Property Investments Limited C/- Harrison Grierson Consultants	25-1x707	Support	Accept in Part
David Sanders and Gael McKitterick	25-2	Accept in Part	4-12				
Shirley Squire	26-1	Accept in Part	4-14				
Shirley Squire	26-2	Accept	4-72				
The National Trading Company of NZ Ltd	27-1	Reject	4-3	Landoo Ltd	27-1x831	Support	Reject
The National Trading Company of NZ Ltd	27-1	Reject	4-3	Bunnings Ltd C/- Haines Planning	27-1x65	Support	Reject
The National Trading Company of NZ Ltd	27-2	Accept in Part	4-58	Bunnings Ltd C/- Haines Planning	27-2x71	Support	Accept in Part
The National Trading Company of NZ Ltd	27-2	Accept in Part	4-58	Neil Construction Limited C/- Harrison Grierson Consultants	27-2x484	Support	Accept in Part
The National Trading Company of NZ Ltd	27-2	Accept in Part	4-58	Landoo Ltd	27-2x832	Support	Accept in Part
The National Trading Company of NZ Ltd	27-2	Accept in Part	4-58	Ritchies Coachlines C/- Harrison Grierson Consultants	27-2x596	Support	Accept in Part
The National Trading Company of NZ Ltd	27-2	Accept in Part	4-58	Albany City Holdings Limited C/- Harrison Grierson Consultants	27-2x372	Support	Accept in Part
The National Trading Company of NZ Ltd	27-2	Accept in Part	4-58	Albany City Property Investments Limited C/- Harrison Grierson Consultants	27-2x708	Support	Accept in Part
The National Trading Company of NZ Ltd	27-3	Accept in Part	4-58	Bunnings Ltd C/- Haines Planning	27-3x72	Support	Accept in Part
The National Trading Company of NZ Ltd	27-3	Accept in Part	4-58	Albany City Holdings Limited C/- Harrison Grierson Consultants	27-3x373	Support	Accept in Part
The National Trading Company of NZ Ltd	27-3	Accept in Part	4-58	Landoo Ltd	27-3x833	Support	Accept in Part
The National Trading Company of NZ Ltd	27-3	Accept in Part	4-58	Neil Construction Limited C/- Harrison Grierson Consultants	27-3x485	Support	Accept in Part
The National Trading Company of NZ Ltd	27-3	Accept in Part	4-58	Ritchies Coachlines C/- Harrison Grierson Consultants	27-3x597	Support	Accept in Part
The National Trading Company of NZ Ltd	27-3	Accept in Part	4-58	Albany City Property Investments Limited C/- Harrison Grierson Consultants	27-3x709	Support	Accept in Part
The National Trading Company of NZ Ltd	27-4	Reject	4-15	Ritchies Coachlines C/- Harrison Grierson Consultants	27-4x598	Support	Reject
The National Trading Company of NZ Ltd	27-4	Reject	4-15	Landoo Ltd	27-4x834	Support	Reject
The National Trading Company of NZ Ltd	27-4	Reject	4-15	Neil Construction Limited C/- Harrison Grierson Consultants	27-4x486	Support	Reject
The National Trading Company of NZ Ltd	27-4	Reject	4-15	Albany City Property Investments Limited C/- Harrison Grierson Consultants	27-4x710	Support	Reject
The National Trading Company of NZ Ltd	27-4	Reject	4-15	Bunnings Ltd C/- Haines Planning	27-4x73	Support	Reject
The National Trading Company of NZ Ltd	27-4	Reject	4-15	Albany City Holdings Limited C/- Harrison Grierson Consultants	27-4x374	Support	Reject
The National Trading Company of NZ Ltd	27-5	Accept in Part	4-8	Albany City Holdings Limited C/- Harrison Grierson Consultants	27-5x375	Support	Accept in Part
The National Trading Company of NZ Ltd	27-5	Accept in Part	4-8	Ritchies Coachlines C/- Harrison Grierson Consultants	27-5x599	Support	Accept in Part

Sub Name.	Sub No.	Accept /Reject	Page No	Further Submitter	Further Sub	Support /Oppose	Accept /Reject
The National Trading Company of NZ Ltd	27-5	Accept in Part	4-8	Neil Construction Limited C/- Harrison Grierson Consultants	27-5x487	Support	Accept in Part
The National Trading Company of NZ Ltd	27-5	Accept in Part	4-8	Bunnings Ltd C/- Haines Planning	27-5x74	Support	Accept in Part
The National Trading Company of NZ Ltd	27-5	Accept in Part	4-8	Housing New Zealand Corporation C/- SKM	27-5x195	Support in Part	Accept in Part
The National Trading Company of NZ Ltd	27-5	Accept in Part	4-8	Landco Ltd	27-5x835	Support	Accept in Part
The National Trading Company of NZ Ltd	27-5	Accept in Part	4-8	Albany City Property Investments Limited C/- Harrison Grierson Consultants	27-5x711	Support	Accept in Part
Thurflow Consulting Engineers & Surveyors Ltd	28-1	Accept	4-31				
Thurflow Consulting Engineers & Surveyors Ltd	28-2	Accept in Part	4-8	Housing New Zealand Corporation C/- SKM	28-2x196	Support in Part	Accept in Part
Thurflow Consulting Engineers & Surveyors Ltd	28-2	Accept in Part	4-8	Albany City Property Investments Limited C/- Harrison Grierson Consultants	28-2x712	Support	Accept in Part
Thurflow Consulting Engineers & Surveyors Ltd	28-2	Accept in Part	4-8	Landco Ltd	28-2x836	Support	Accept in Part
Thurflow Consulting Engineers & Surveyors Ltd	28-2	Accept in Part	4-8	Albany City Holdings Limited C/- Harrison Grierson Consultants	28-2x376	Support	Accept in Part
Thurflow Consulting Engineers & Surveyors Ltd	28-2	Accept in Part	4-8	Neil Construction Limited C/- Harrison Grierson Consultants	28-2x488	Support	Accept in Part
Thurflow Consulting Engineers & Surveyors Ltd	28-2	Accept in Part	4-8	Ritchies Coachlines C/- Harrison Grierson Consultants	28-2x600	Support	Accept in Part
Valley Developments Ltd	29-1	Reject	4-3	Bunnings Ltd C/- Haines Planning	29-1x66	Support	Reject
Valley Developments Ltd	29-1	Reject	4-3	Landco Ltd	29-1x837	Support	Reject