

**WAITAKERE CITY COUNCIL PROPOSED PLAN CHANGE 18 APPEALS  
 ALL EXCEPT THE NATIONAL TRADING COMPANY, PROGRESSIVE ENTERPRISES, THE WAREHOUSE,  
 THE WAREHOUSE STATIONARY & WESTFIELD POINTS OF RELIEF GROUPED AS  
 “CENTRES AND CORRIDORS”**

Topic	Env. Court Case No.	Appellant Name	Point of Relief	Provision # (Aug 2007)	Relief Sought	Status	S. 274 Parties
Building Design	Env-2007-AKL-000680	<b>AMP Capital Investors (NZ) Ltd</b>	18-AMP-03	Policy 11.33	Amend Policy 11.33 as follows:  In order to achieve Objective 11, <del>it is essential for new development and significant alterations to existing buildings to be in keeping with the optimum capacity of their site and well integrated in the wider neighbourhood. Therefore the design of new development and significant alterations to existing buildings should take account of the existing development on the site and the wider neighbourhood, where appropriate and practicable.</del> applications for mixed use developments, including retail development and apartments, medium density housing will require a site analysis requires applicants to record the physical features or characteristics of the neighbourhood and the site. The key is to consider the interaction between existing features and characteristics and <i>achieve</i> a design of the site which responds to the identified existing and future character of the neighbourhood. A site analysis shall include and address: <ul style="list-style-type: none"> <li>• a description of the site and locality, buildings, activities, traffic and pedestrian networks;</li> <li>• the pattern of development in the neighbourhood;</li> <li>• the built form, scale and character of surrounding development;</li> </ul>		National Trading Company (NZ) Ltd Progressive Enterprises Ltd CSR and Others The Warehouse Ltd Warehouse Stationary Auckland Regional Council

WAITAKERE CITY COUNCIL PROPOSED PLAN CHANGE 18 APPEALS  
 POINTS OF RELIEF SOUGHT AGAINST WAITAKERE CITY COUNCIL  
 ALL EXCEPT THE NATIONAL TRADING COMPANY, PROGRESSIVE ENTERPRISES, THE WAREHOUSE, THE WAREHOUSE STATIONARY &  
 WESTFIELD POINTS OF RELIEF GROUPED AS “CENTRES AND CORRIDORS”

Topic	Env. Court Case No.	Appellant Name	Point of Relief	Provision # (Aug 2007)	Relief Sought	Status	S. 274 Parties
					<ul style="list-style-type: none"> <li>architectural and roof styles;</li> <li>cross sections and a written statement explaining how the design of the proposed development has responded to the site analysis; and</li> <li>any other notable features of characteristics of the neighbourhood</li> </ul>		
Building Design	Env-2007-AKL-000555	<b>National Trading Company (NZ) Ltd</b>	18-NTC-01	Whole Plan Change	Amend the provisions of the Plan Change relating to the design and location of buildings to ensure that the operational and commercial requirements of large format retail and supermarket activities are enabled and provided for. In particular, the Plan Change should provide for the requirements for single level, single use and stand-alone buildings, large dedicated at grade car parking and service areas, buildings to be set back from the street frontage, and that side and rear walls should not be glazed, having regard to the surrounding environment.		Progressive Enterprises Ltd CSR and Others Auckland Regional Council Auckland Regional Transport Authority IMF NZ Ltd
Building Design	Env-2007-AKL-000555	<b>National Trading Company (NZ) Ltd</b>	18-NTC-05	Policy 11.47	Amend Policy 11.47 as follows (additions underlined; deletions struck through):  Development with frontage to a <i>street</i> shall be of a high standard in terms of layout, design and visual appearance, contributing to the development of high quality pedestrian environments within integrated mixed use town centres and their adjoining neighbourhoods. Particular attention should be paid to <u>the following matters and the extent to which they are appropriate and practicable having regard to the commercial and operational requirements of the proposed activity</u>		Progressive Enterprises Ltd CSR and Others Auckland Regional Council Auckland Regional Transport Authority IMF NZ Ltd

WAITAKERE CITY COUNCIL PROPOSED PLAN CHANGE 18 APPEALS

POINTS OF RELIEF SOUGHT AGAINST WAITAKERE CITY COUNCIL

ALL EXCEPT THE NATIONAL TRADING COMPANY, PROGRESSIVE ENTERPRISES, THE WAREHOUSE, THE WAREHOUSE STATIONARY & WESTFIELD POINTS OF RELIEF GROUPED AS "CENTRES AND CORRIDORS"

VERSION 2

7 MAY 2008

Page 2 of 27

Topic	Env. Court Case No.	Appellant Name	Point of Relief	Provision # (Aug 2007)	Relief Sought	Status	S. 274 Parties
					<p>and the surrounding environment:</p> <ul style="list-style-type: none"> <li>• ...</li> <li>• Activities and development relating positively to the street, creating an attractive public/ private interface. The placement and design of buildings shall ensure that there is a high degree of integration between buildings and the street through buildings being built up close to the street edge and through the use of substantial areas of doors, windows and display space at ground and upper levels. For developments on sites with extensive road frontage to streets other than a 'mainstreet' and 'transitional commercial', parts of the building may be set back to accommodate some car parking to the side of buildings. However in all cases, blank walls along street frontages should be avoided and appropriate articulation, transparent openings and landscaping provided to enhance the visual appearance of the frontage.</li> <li>• ...</li> <li>• Facades of larger format buildings (including larger format retail and Mall type developments) should be articulated by the inclusion of smaller scale elements providing doors, windows and openings to avoid large expanses of blank and inactive facades at street level. Where this is not provided active street frontages are not achieved buildings should be sleeved by outward facing, smaller scale activities along street frontages.</li> <li>• Along the main town centre streets and high pedestrian routes, car parking, loading spaces and storage areas should be located to the rear or within buildings to help retain active street frontages. On other streets, a limited amount of</li> </ul>		

WAITAKERE CITY COUNCIL PROPOSED PLAN CHANGE 18 APPEALS

POINTS OF RELIEF SOUGHT AGAINST WAITAKERE CITY COUNCIL

ALL EXCEPT THE NATIONAL TRADING COMPANY, PROGRESSIVE ENTERPRISES, THE WAREHOUSE, THE WAREHOUSE STATIONARY &

WESTFIELD POINTS OF RELIEF GROUPED AS "CENTRES AND CORRIDORS"

Topic	Env. Court Case No.	Appellant Name	Point of Relief	Provision # (Aug 2007)	Relief Sought	Status	S. 274 Parties
					<p>car parking is possible beside buildings provided that a safe and high quality should reflect the existing and desired pedestrian environment is provided by a building fronting the street and landscaping of car parking areas</p> <ul style="list-style-type: none"> <li>• Along mainstreets where a continuous building frontage is provided, and those streets with existing or potential high volumes of pedestrian traffic, provide continuous weather protection. On other streets, provide weather protection above the pedestrian entrance on the street façade of the building.</li> </ul>		
Building Design	Env-2007-AKL-000555	<b>National Trading Company (NZ) Ltd</b>	18-NTC-06	Policy 11.47 Explanation	Consequential amendments to the Explanation to Policy 11.47 to give effect to the amendments sought above.		Progressive Enterprises Ltd CSR and Others Auckland Regional Council Auckland Regional Transport Authority IMF NZ Ltd
Building Design	Env-2007-AKL-000555	<b>National Trading Company (NZ) Ltd</b>	18-NTC-08		<p>Delete or amend the assessment criteria of the Plan Change, particularly those under the heading 'Building Design - Street Frontage', in a manner that ensures that the operational and commercial requirements of large format retail and supermarket activities are recognised and provided for, having regard to the surrounding environment. In particular, add and apply the following provision to the assessment criteria under the heading 'Building Design - Street Frontage':</p> <p style="text-align: center;">The extent to which the following</p>		Progressive Enterprises Ltd CSR and Others Auckland Regional Council Auckland Regional Transport Authority IMF NZ Ltd

WAITAKERE CITY COUNCIL PROPOSED PLAN CHANGE 18 APPEALS

POINTS OF RELIEF SOUGHT AGAINST WAITAKERE CITY COUNCIL

ALL EXCEPT THE NATIONAL TRADING COMPANY, PROGRESSIVE ENTERPRISES, THE WAREHOUSE, THE WAREHOUSE STATIONARY & WESTFIELD POINTS OF RELIEF GROUPED AS "CENTRES AND CORRIDORS"

VERSION 2

7 MAY 2008

Page 4 of 27

Topic	Env. Court Case No.	Appellant Name	Point of Relief	Provision # (Aug 2007)	Relief Sought	Status	S. 274 Parties
					matters will be appropriate and practicable will depend on the commercial and operational requirements of the proposed activity and the surrounding environment.		
Building Design	Env-2007-AKL-000555	National Trading Company (NZ) Ltd	18-NTC-09		Amend assessment criterion 3(a)(ii) of City Wide Rule 3 as follows (additions underlined):  avoiding blank walls, <u>where appropriate and practicable</u> , on <u>street frontages</u> . Ground floors, including frontage to plazas and Urban Open Spaces should have a predominance of windows, doors and openings, while upper floors should use windows, <i>balconies</i> and other articulations to create active street frontages. Shop front lighting should be provided to assist night-time visibility and pedestrian safety;		Progressive Enterprises Ltd CSR and Others Auckland Regional Council Auckland Regional Transport Authority IMF NZ Ltd
Building Design	Env-2007-AKL-000555	National Trading Company (NZ) Ltd	18-NTC-10		Amend assessment criterion 3(a)(vi) City Wide Rule 3 as follows:  in the case of larger format buildings (above 2500m <sup>2</sup> ground floor area) avoiding blank walls <u>where appropriate and practicable</u> by providing active street frontages utilising the techniques in 3(a) i & ii. Where this is not achieved buildings should be sleeved <u>where</u>		Progressive Enterprises Ltd CSR and Others Auckland Regional Council Auckland Regional Transport Authority IMF NZ Ltd

WAITAKERE CITY COUNCIL PROPOSED PLAN CHANGE 18 APPEALS  
POINTS OF RELIEF SOUGHT AGAINST WAITAKERE CITY COUNCIL

ALL EXCEPT THE NATIONAL TRADING COMPANY, PROGRESSIVE ENTERPRISES, THE WAREHOUSE, THE WAREHOUSE STATIONARY & WESTFIELD POINTS OF RELIEF GROUPED AS "CENTRES AND CORRIDORS"

VERSION 2

7 MAY 2008

Page 5 of 27

Topic	Env. Court Case No.	Appellant Name	Point of Relief	Provision # (Aug 2007)	Relief Sought	Status	S. 274 Parties
					appropriate and practicable with smaller <i>building(s)</i> and <i>activities</i> which provide active street frontages;		
Building Design	Env-2007-AKL-000555	National Trading Company (NZ) Ltd	18-NTC-11		Either delete assessment criterion 3(a)(vii) City Wide Rule 3 or amend assessment criterion 3(a)(vii) to allow carparking areas at the front and side of large format retail and supermarket buildings or amend 3(a)(vii)(b) City Wide Rule 3 as follows (additions underlined):  for larger sites, <u>where appropriate and practicable</u> , according to a perimeter block layout where <i>car parking</i> is provided behind or within <i>buildings</i> (except for kerbside parking) and with the active street frontage oriented towards <i>streets</i> rather than parking areas;		Progressive Enterprises Ltd CSR and Others Auckland Regional Council Auckland Regional Transport Authority IMF NZ Ltd
Building Design	Env-2007-AKL-000555	National Trading Company (NZ) Ltd	18-NTC-12		Amend assessment criterion 3(e) City Wide Rule 3 to allow flexibility in the location of buildings and carparking areas on a site having regard to the commercial and operational requirements of the proposed activity and the surrounding environment, and to allow large format retail and supermarket buildings to be located so they do not front the street, and so carparking areas can be located between the street and the building.		Progressive Enterprises Ltd CSR and Others Auckland Regional Council Auckland Regional Transport Authority IMF NZ Ltd
Building Design	Env-2007-AKL-	Progressive Enterprises Ltd	18-Prog-	City Wide Rule 3	That this Rule be deleted		National Trading Company (NZ) Ltd

WAITAKERE CITY COUNCIL PROPOSED PLAN CHANGE 18 APPEALS

POINTS OF RELIEF SOUGHT AGAINST WAITAKERE CITY COUNCIL

ALL EXCEPT THE NATIONAL TRADING COMPANY, PROGRESSIVE ENTERPRISES, THE WAREHOUSE, THE WAREHOUSE STATIONARY & WESTFIELD POINTS OF RELIEF GROUPED AS "CENTRES AND CORRIDORS"

VERSION 2

7 MAY 2008

Page 6 of 27

Topic	Env. Court Case No.	Appellant Name	Point of Relief	Provision # (Aug 2007)	Relief Sought	Status	S. 274 Parties
	000596		01		Or Substantially redrafted to recognise the particular operational characteristics of large format retail with a clear and unambiguous application of the Rule		CSR and Others Auckland Regional Council The Warehouse Ltd Warehouse Stationary Auckland Regional Transport Authority AMP
Building Design	Env-2007-AKL-000664	<b>The Warehouse Ltd</b>	18-TWL-02	Policy 11.45 Bullet 2	Activities and development relating positively to the street, creating an attractive public/ private interface. <u>Where practicable</u> the placement and design of buildings shall ensure that there is a high degree of integration between buildings and the street through buildings being built up close to the street edge and through the use of substantial areas of doors, windows and display space at ground and upper levels. For developments on sites with extensive road frontage to streets other than a 'mainstreet' and 'transitional commercial', parts of the building may be set back to accommodate some car parking to the side of buildings. However <u>where practicable in all cases</u> , blank walls along street frontages should be avoided and appropriate articulation, transparent openings and landscaping provided to enhance the visual appearance of the frontage.	109/131 109/138	National Trading Company (NZ) Ltd Progressive Enterprises Ltd Auckland Regional Council Auckland Regional Transport Authority IMF NZ Ltd AMP
Building Design	Env-2007-AKL-	<b>The Warehouse Ltd</b>	18-TWL-	Policy 11.45	Delete Bullet Point 4	109/131 109/138	National Trading Company (NZ) Ltd

WAITAKERE CITY COUNCIL PROPOSED PLAN CHANGE 18 APPEALS

POINTS OF RELIEF SOUGHT AGAINST WAITAKERE CITY COUNCIL

ALL EXCEPT THE NATIONAL TRADING COMPANY, PROGRESSIVE ENTERPRISES, THE WAREHOUSE, THE WAREHOUSE STATIONARY & WESTFIELD POINTS OF RELIEF GROUPED AS "CENTRES AND CORRIDORS"

VERSION 2

7 MAY 2008

Page 7 of 27

Topic	Env. Court Case No.	Appellant Name	Point of Relief	Provision # (Aug 2007)	Relief Sought	Status	S. 274 Parties
	000664		03	Bullet 4			Progressive Enterprises Ltd Auckland Regional Council Auckland Regional Transport Authority IMF NZ Ltd AMP
Building Design	Env-2007-AKL-000664	<b>The Warehouse Ltd</b>	18-TWL-04	Policy 11.45 Bullet 5	<ul style="list-style-type: none"> <li>Along the main town centre streets and high pedestrian routes, car parking, loading spaces and storage areas should be located to the rear or within buildings to help retain active street frontages. <del>On other streets, a limited amount of car parking is possible beside buildings provided that a safe and high quality pedestrian environment is provided by a building fronting the street and landscaping of car parking areas.</del></li> </ul>	109/131 109/138	National Trading Company (NZ) Ltd Progressive Enterprises Ltd Auckland Regional Council Auckland Regional Transport Authority IMF NZ Ltd AMP
Building Design	Env-2007-AKL-000664	<b>The Warehouse Ltd</b>	18-TWL-05	City Wide 3 General Performance Standards	Amend the standards to enable large format retail to establish in a viable format	109/131 109/138	National Trading Company (NZ) Ltd Progressive Enterprises Ltd Auckland Regional Council Auckland Regional Transport Authority IMF NZ Ltd AMP
Building	Env-2007-AKL-	<b>Warehouse Stationary Ltd</b>	18-	Policy 11.45	Activities and development relating positively to the	110/131	National Trading Company (NZ) Ltd

WAITAKERE CITY COUNCIL PROPOSED PLAN CHANGE 18 APPEALS

POINTS OF RELIEF SOUGHT AGAINST WAITAKERE CITY COUNCIL

ALL EXCEPT THE NATIONAL TRADING COMPANY, PROGRESSIVE ENTERPRISES, THE WAREHOUSE, THE WAREHOUSE STATIONARY &

WESTFIELD POINTS OF RELIEF GROUPED AS "CENTRES AND CORRIDORS"

Topic	Env. Court Case No.	Appellant Name	Point of Relief	Provision # (Aug 2007)	Relief Sought	Status	S. 274 Parties
Design	000642		WSL-02	Bullet 2	street, creating an attractive public/ private interface. <u>Where practicable</u> the placement and design of buildings shall ensure that there is a high degree of integration between buildings and the street through buildings being built up close to the street edge and through the use of substantial areas of doors, windows and display space at ground and upper levels. For developments on sites with extensive road frontage to streets other than a 'mainstreet' and 'transitional commercial', parts of the building may be set back to accommodate some car parking to the side of buildings. However <u>where practicable in all cases</u> , blank walls along street frontages should be avoided and appropriate articulation, transparent openings and landscaping provided to enhance the visual appearance of the frontage.	110/138	Progressive Enterprises Ltd Auckland Regional Council Auckland Regional Transport Authority IMF NZ Ltd AMP
Building Design	Env-2007-AKL-000642	<b>Warehouse Stationary Ltd</b>	18-WSL-03	Policy 11.45 Bullet 4	Delete Bullet Point 4	110/131 110/138	National Trading Company (NZ) Ltd Progressive Enterprises Ltd Auckland Regional Council Auckland Regional Transport Authority IMF NZ Ltd AMP
Building Design	Env-2007-AKL-000642	<b>Warehouse Stationary Ltd</b>	18-WSL-04	Policy 11.45 Bullet 5	<ul style="list-style-type: none"> <li>Along the main town centre streets and high pedestrian routes, car parking, loading spaces and storage areas should be located to the rear or within buildings to help retain active street frontages. <del>On other streets, a limited amount of car parking is</del></li> </ul>	110/131 110/138	National Trading Company (NZ) Ltd Progressive Enterprises Ltd Auckland Regional

WAITAKERE CITY COUNCIL PROPOSED PLAN CHANGE 18 APPEALS

POINTS OF RELIEF SOUGHT AGAINST WAITAKERE CITY COUNCIL

ALL EXCEPT THE NATIONAL TRADING COMPANY, PROGRESSIVE ENTERPRISES, THE WAREHOUSE, THE WAREHOUSE STATIONARY &

WESTFIELD POINTS OF RELIEF GROUPED AS "CENTRES AND CORRIDORS"

Topic	Env. Court Case No.	Appellant Name	Point of Relief	Provision # (Aug 2007)	Relief Sought	Status	S. 274 Parties
					<del>possible beside buildings provided that a safe and high quality pedestrian environment is provided by a building fronting the street and landscaping of car parking areas.</del>		Council Transit NZ Auckland Regional Transport Authority IMF NZ Ltd AMP
Building Design	Env-2007-AKL-000642	<b>Warehouse Stationary Ltd</b>	18-WSL-05	City Wide 3 General Performance Standards	Amend the standards to enable large format retail to establish in a viable format	110/131 110/138	National Trading Company (NZ) Ltd Progressive Enterprises Ltd Auckland Regional Council Auckland Regional Transport Authority IMF NZ Ltd AMP
Building Design	Env-2007-AKL-000564	<b>National Trading Company (NZ) Ltd</b>	13-NTC-02	Whole Plan Change	Amend the provisions of the Plan Change relating to the design and location of buildings to ensure that the operational and commercial requirements of supermarket activities are enabled and provided for. In particular, the Plan Change should provide for the requirements for single level, single use and stand-alone buildings, large dedicated at grade car parking and service areas, buildings to be set back from the street frontage, and side and rear walls which should not be glazed, having regard to the surrounding environment.		Progressive Enterprises Ltd Auckland Regional Council Hobsonville Land Company Ltd Auckland Regional Transport Authority IMF NZ Ltd
Building Design	Env-2007-AKL-	<b>National Trading</b>	13-NTC-05	Policy 11.34	Amend Policies 11.34 and 11.36 and the associated		Progressive Enterprises Ltd

WAITAKERE CITY COUNCIL PROPOSED PLAN CHANGE 18 APPEALS

POINTS OF RELIEF SOUGHT AGAINST WAITAKERE CITY COUNCIL

ALL EXCEPT THE NATIONAL TRADING COMPANY, PROGRESSIVE ENTERPRISES, THE WAREHOUSE, THE WAREHOUSE STATIONARY & WESTFIELD POINTS OF RELIEF GROUPED AS "CENTRES AND CORRIDORS"

VERSION 2

7 MAY 2008

Page 10 of 27

Topic	Env. Court Case No.	Appellant Name	Point of Relief	Provision # (Aug 2007)	Relief Sought	Status	S. 274 Parties
	000564	<b>Company (NZ) Ltd</b>		Policy 11.36	Explanations to enable supermarket activities, and in respect of building design and site use and layout to recognise and provide for the operational and commercial requirements and the vehicle oriented nature of supermarket activities, in Precincts C and H.		Auckland Regional Council Hobsonville Land Company Ltd Auckland Regional Transport Authority IMF NZ Ltd
Building Design	Env-2007-AKL-000564	<b>National Trading Company (NZ) Ltd</b>	13-NTC-06	Policy 11.36 2 <sup>nd</sup> Bullet point	Amend the second bullet point of Policy 11.36 to recognise and provide for operational and commercial requirements, and the vehicle oriented nature, of supermarket activities, including the requirement for large dedicated carparking areas.		Progressive Enterprises Ltd Auckland Regional Council Hobsonville Land Company Ltd Auckland Regional Transport Authority IMF NZ Ltd
Building Design	Env-2007-AKL-000564	<b>National Trading Company (NZ) Ltd</b>	13-NTC-08	Policy 11.36 16 <sup>th</sup> Bullet Point	Amend the sixteenth bullet point of Policy 11.36 to recognise and provide for operational and commercial requirements, and the vehicle oriented nature, of supermarket activities, including the requirement for large dedicated carparking areas.		Progressive Enterprises Ltd Auckland Regional Council Hobsonville Land Company Ltd Auckland Regional Transport Authority IMF NZ Ltd
Building Design	Env-2007-AKL-	<b>National Trading</b>	13-NTC-17	Rule 21	Amend the assessment criteria in Rule 21, particularly		Progressive Enterprises Ltd Auckland

WAITAKERE CITY COUNCIL PROPOSED PLAN CHANGE 18 APPEALS

POINTS OF RELIEF SOUGHT AGAINST WAITAKERE CITY COUNCIL

ALL EXCEPT THE NATIONAL TRADING COMPANY, PROGRESSIVE ENTERPRISES, THE WAREHOUSE, THE WAREHOUSE STATIONARY & WESTFIELD POINTS OF RELIEF GROUPED AS "CENTRES AND CORRIDORS"

VERSION 2

7 MAY 2008

Page 11 of 27

Topic	Env. Court Case No.	Appellant Name	Point of Relief	Provision # (Aug 2007)	Relief Sought	Status	S. 274 Parties
	000564	<b>Company (NZ) Ltd</b>		Assessment Criterion	(ax)(iii) and (ay), in a manner that:  ensures that the operational and commercial requirements of large format retail and supermarket activities are recognised and provided for.		Regional Council Hobsonville Land Company Ltd Auckland Regional Transport Authority IMF NZ Ltd
Building Design	Env-2007-AKL-000563	<b>National Trading Company (NZ) Ltd</b>	14-NTC-02	Whole Plan Change	Amend the provisions of the Plan Change relating to the design and location of buildings, particularly in Precinct A, to ensure that the operational and commercial requirements of large format retail and supermarket activities are enabled and provided for. In particular, the Plan Change should provide for the requirements for single level, single use and stand-alone buildings, large dedicated at grade car parking and service areas, buildings to be set back from the street frontage, and that side and rear walls should not be glazed, having regard to the surrounding environment.		Ockleston Family Trust Progressive Enterprises Auckland Regional Council Fulton Hogan Ltd Auckland Regional Transport Authority IMF NZ Ltd
Building Design	Env-2007-AKL-000563	<b>National Trading Company (NZ) Ltd</b>	14-NTC-24	Assessment Criteria	Delete or amend the assessment criteria in Rule 25 in a manner that ensures that the operational and commercial requirements of large format retail and supermarket activities are recognised and provided for, particularly where located in Precinct A, having regard to the surrounding environment.		Ockleston Family Trust Progressive Enterprises Ltd Auckland Regional Council Fulton Hogan Ltd Auckland Regional Transport Authority IMF NZ Ltd
Building	ENV-	<b>National</b>	15-	All provisions	In respect of in Precinct C, amend the provisions of the		Progressive,

WAITAKERE CITY COUNCIL PROPOSED PLAN CHANGE 18 APPEALS

POINTS OF RELIEF SOUGHT AGAINST WAITAKERE CITY COUNCIL

ALL EXCEPT THE NATIONAL TRADING COMPANY, PROGRESSIVE ENTERPRISES, THE WAREHOUSE, THE WAREHOUSE STATIONARY & WESTFIELD POINTS OF RELIEF GROUPED AS "CENTRES AND CORRIDORS"

Topic	Env. Court Case No.	Appellant Name	Point of Relief	Provision # (Aug 2007)	Relief Sought	Status	S. 274 Parties
Design	2007-AKL-000561	<b>Trading Company</b>	NTC-02	relating to Precinct C. Also PC 18.	plan change relating to the design and location of buildings to ensure that the operational and commercial requirements of large format retail and supermarket activities are enabled and provided for. In particular, the Plan Change should provide for the requirements for single level, single use and stand-alone buildings, large dedicated at grade carparking and service areas, buildings to be set back from the street frontage, and that side and rear walls should not be glazed, having regard to the surrounding environment.		Westfield, ARC, Titan Hunter Property Ltd, ARTA, IMF NZ Ltd Auckland Regional Council
Building Design	ENV-2007-AKL-000561	<b>National Trading Company</b>	15-NTC-10	Bullets 7-13 of Policy 11.44	<p>Delete bullet points 7-13 of Policy 11.44 and replace with one bullet as follows:</p> <p>Encouraging good urban design and the appropriate location of activities by the use of guidelines and a design review panel.</p> <p>Alternatively, amend these provisions to provide for and give balanced consideration to the operational and commercial requirements of large format retail and supermarket activities. This could be achieved by introducing a level of flexibility so that for large format retail and supermarket activities, the stated goals of the policy are to be achieved 'where appropriate and practicable having regard to operational and commercial requirements of such activities and the surrounding environment'.</p>		Progressive, Westfield, ARC, Titan Hunter Property Ltd, ARTA, IMF NZ Ltd Auckland Regional Council
Building Design	ENV-2007-AKL-000561	<b>National Trading Company</b>	15-NTC-23	Assessment Criteria	Delete or amend the assessment criteria in Rule 26 in a manner that ensures that the operational and commercial requirements of large format retail and		IMF NZ Ltd Auckland Regional Council

WAITAKERE CITY COUNCIL PROPOSED PLAN CHANGE 18 APPEALS

POINTS OF RELIEF SOUGHT AGAINST WAITAKERE CITY COUNCIL

ALL EXCEPT THE NATIONAL TRADING COMPANY, PROGRESSIVE ENTERPRISES, THE WAREHOUSE, THE WAREHOUSE STATIONARY & WESTFIELD POINTS OF RELIEF GROUPED AS "CENTRES AND CORRIDORS"

Topic	Env. Court Case No.	Appellant Name	Point of Relief	Provision # (Aug 2007)	Relief Sought	Status	S. 274 Parties
					supermarket activities in Precinct C are recognised and provided for, particularly the criteria in sub-paragraphs (d), (e), (q), (x), (z), (aa) and (ab).		
Building Design	ENV-2007-AKL-000594	<b>Progressive Enterprises Limited</b>	15-Prog-01	Policy 11.44	Amend Policy 11.44, to insert a new bullet point to read (or amendments to like effect):  Notwithstanding the foregoing urban design requirements, to recognise the specific locational and operation requirements of major retail uses such as supermarkets.		NTC, Transit, Westfield NZ Ltd, ARC, IMF, The Warehouse, Warehouse Stationary, ARTA
Building Design	ENV-2007-AKL-000594	<b>Progressive Enterprises Limited</b>	15-Prog-02	Explanation for Town Centre Precinct A.	Add a new paragraph before the heading "Town Centre Precinct B" to read (or amendments to like effect):  However, it is acknowledged that some retail activities such as supermarkets, because of their operational characteristics and locational requirements, may not be able to completely satisfy the urban design requirements and, for this reason, a degree of flexibility will be applied when the Council considers the form, function and content of a Comprehensive Development Plan for the Town Centre Precinct Area A.		NTC, Transit, Westfield NZ Ltd, ARC, IMF, The Warehouse, Warehouse Stationary, ARTA
<b>Building Design</b>	Env-2007-AKL-000560	<b>National Trading Company (NZ) Ltd</b>	16-NTC-06	Whole Plan Change	Amend the provisions of the Plan Change relating to the design and location of buildings to ensure that the operational and commercial requirements of large format retail and supermarket activities are enabled and provided for. In particular, the Plan Change should recognise and provide for the requirements for single level, single use and stand-alone buildings, large		The Warehouse Ltd, Warehouse Stationary Ltd Progressive Enterprises Ltd Neil Construction Ltd

WAITAKERE CITY COUNCIL PROPOSED PLAN CHANGE 18 APPEALS

POINTS OF RELIEF SOUGHT AGAINST WAITAKERE CITY COUNCIL

ALL EXCEPT THE NATIONAL TRADING COMPANY, PROGRESSIVE ENTERPRISES, THE WAREHOUSE, THE WAREHOUSE STATIONARY & WESTFIELD POINTS OF RELIEF GROUPED AS "CENTRES AND CORRIDORS"

VERSION 2

7 MAY 2008

Page 14 of 27

Topic	Env. Court Case No.	Appellant Name	Point of Relief	Provision # (Aug 2007)	Relief Sought	Status	S. 274 Parties
					dedicated at grade car parking and service areas, buildings to be set back from the street frontage, and that side and rear walls should not be glazed, having regard to the surrounding environment.		Gary Harfield CSR and Others Auckland Regional Council Auckland Regional Transport Authority IMF NZ Ltd
Building Design	Env-2007-AKL-000558	<b>National Trading Company (NZ) Ltd</b>	17-NTC-01	Whole Plan Change	Amend the provisions of the Plan Change relating to the design and location of buildings to ensure that the operational and commercial requirements of large format retail and supermarket activities are enabled and provided for. In particular, having regard to the surrounding environment, the Plan Change should provide for the requirements for single level, single use and stand-alone buildings, large dedicated at grade car parking and service areas, buildings to be set back from the street frontage, and that side and rear walls should not be glazed.		The Warehouse Ltd, Warehouse Stationary Ltd Progressive Enterprises Ltd CSR and Others Auckland Regional Council Auckland Regional Transport Authority IMF NZ Ltd AMP
Building Design	Env-2007-AKL-000558  Partial withdrawal	<b>National Trading Company (NZ) Ltd</b>	17-NTC-09	Policy 11.46	Amend the Explanation to Policy 11.46 as follows (additions underlined, deletions struck through):  The <i>New Lynn Town Centre</i> ... Retail development is anticipated to occur along Clark Street, helping to meet demand for additional retail activities, <del>including</del> <u>principally</u> larger format retail. Further intensification of retail activities within the current retail area is also expected. However retail development should not spread beyond this core		The Warehouse Ltd, Warehouse Stationary Ltd Progressive Enterprises Ltd CSR and Others Auckland Regional Council Auckland Regional Transport Authority IMF NZ Ltd AMP

WAITAKERE CITY COUNCIL PROPOSED PLAN CHANGE 18 APPEALS  
POINTS OF RELIEF SOUGHT AGAINST WAITAKERE CITY COUNCIL

ALL EXCEPT THE NATIONAL TRADING COMPANY, PROGRESSIVE ENTERPRISES, THE WAREHOUSE, THE WAREHOUSE STATIONARY & WESTFIELD POINTS OF RELIEF GROUPED AS "CENTRES AND CORRIDORS"

Topic	Env. Court Case No.	Appellant Name	Point of Relief	Provision # (Aug 2007)	Relief Sought	Status	S. 274 Parties
					area, <u>or beyond transport corridors as this will lead to a fragmented centre.</u> Within the expanded Community Environment, rules relating to the street frontages are in place to maintain and extend the built character of the current mainstreet area, and to ensure new retail developments contributes to an integrated centre with high standards of pedestrian amenity <u>where appropriate having regard to the commercial and operational requirements of the particular activity and the surrounding environment.</u>		
Building Design	Env-2007-AKL-000581	<b>Progressive Enterprises Ltd</b>	17- Prog-05	Rule 5B- Building and Site Design - Henderson	Seeks the following relief:  (a) That Plan Change 17 be amended to ensure that the Building Design and Site Design rules which apply to the Henderson Environment also apply to the Community (New Lynn) Environment.  (b) In the alternative, Progressive seeks substantial redrafting of Rule 3 to recognise the particular operational characteristics of retail activities such as supermarkets.		National Trading Company (NZ) Ltd CSR and Others Auckland Regional Council The Warehouse Ltd Warehouse Stationary Auckland Regional Transport Authority AMP
Building Design	Env-2007-AKL-000639 P	<b>Warehouse Stationary Ltd</b>	17- WSL-01	Policy 11.47	Delete bullet point four		National Trading Company (NZ) Ltd Progressive

WAITAKERE CITY COUNCIL PROPOSED PLAN CHANGE 18 APPEALS

POINTS OF RELIEF SOUGHT AGAINST WAITAKERE CITY COUNCIL

ALL EXCEPT THE NATIONAL TRADING COMPANY, PROGRESSIVE ENTERPRISES, THE WAREHOUSE, THE WAREHOUSE STATIONARY &

WESTFIELD POINTS OF RELIEF GROUPED AS "CENTRES AND CORRIDORS"

VERSION 2

7 MAY 2008

Page 16 of 27

Topic	Env. Court Case No.	Appellant Name	Point of Relief	Provision # (Aug 2007)	Relief Sought	Status	S. 274 Parties
							Enterprises Ltd Auckland Regional Council Auckland Regional Transport Authority AMP
Building Design	Env-2007-AKL-000646	<b>The Warehouse</b>	17-TWL-01	Policy 11.47	Delete bullet point four		National Trading Company (NZ) Ltd Progressive Enterprises Ltd Auckland Regional Council Auckland Regional Transport Authority AMP
General	Env-2007-AKL-000556	<b>CSR, Huhtamaki (NZ), and others</b>	18-CSR-01	Whole Plan Change 18	Withdraw Plan Change 18 and re-notify different Plan Change following discussions with key employers and land owners in the New Lynn Concept Plan Area		National Trading Company (NZ) Ltd Progressive Enterprises Ltd CSR and Others The Warehouse Ltd Warehouse Stationary Auckland Regional Council AMP
<b>General</b>	Env-2007-AKL-000555	<b>National Trading Company (NZ) Ltd</b>	18-NTC-14		Appropriate, similar or consequential amendments to give effect to this appeal.		Progressive Enterprises Ltd CSR and Others Auckland Regional Council

WAITAKERE CITY COUNCIL PROPOSED PLAN CHANGE 18 APPEALS

POINTS OF RELIEF SOUGHT AGAINST WAITAKERE CITY COUNCIL

ALL EXCEPT THE NATIONAL TRADING COMPANY, PROGRESSIVE ENTERPRISES, THE WAREHOUSE, THE WAREHOUSE STATIONARY &

WESTFIELD POINTS OF RELIEF GROUPED AS "CENTRES AND CORRIDORS"

Topic	Env. Court Case No.	Appellant Name	Point of Relief	Provision # (Aug 2007)	Relief Sought	Status	S. 274 Parties
							Auckland Regional Transport Authority IMF NZ Ltd
General	Env-2007-AKL-000664	<b>The Warehouse Ltd</b>	18-TWL-01	Whole Plan Change	Reject the whole of Plan Change 18	109/131 109/138	National Trading Company (NZ) Ltd Progressive Enterprises Ltd Auckland Regional Council Auckland Regional Transport Authority IMF NZ Ltd AMP
General	Env-2007-AKL-000642	<b>Warehouse Stationary Ltd</b>	18-WSL-01	Whole Plan Change	Reject the whole of Plan Change 18	110/131 110/138	National Trading Company (NZ) Ltd Progressive Enterprises Ltd Auckland Regional Council Auckland Regional Transport Authority IMF NZ Ltd AMP
Mixed use	Env-2007-AKL-000680	<b>AMP Capital Investors (NZ) Ltd</b>	18-AMP-01	Definition Mixed use	Delete the following from the definition of Mixed Use:  means a <i>building</i> and/or a locality identified for mixed use where a combination of <i>residential activities</i> and <i>non-residential activities</i> is provided for by the <i>Plan</i> .		Auckland Regional Council

WAITAKERE CITY COUNCIL PROPOSED PLAN CHANGE 18 APPEALS  
POINTS OF RELIEF SOUGHT AGAINST WAITAKERE CITY COUNCIL

ALL EXCEPT THE NATIONAL TRADING COMPANY, PROGRESSIVE ENTERPRISES, THE WAREHOUSE, THE WAREHOUSE STATIONARY & WESTFIELD POINTS OF RELIEF GROUPED AS "CENTRES AND CORRIDORS"

VERSION 2

7 MAY 2008  
Page 18 of 27

Topic	Env. Court Case No.	Appellant Name	Point of Relief	Provision # (Aug 2007)	Relief Sought	Status	S. 274 Parties
					<p>In the case of any new <i>building</i> proposed in a mixed use area identified on a urban concept plan, the ground floor of the <i>building</i> shall have a minimum internal stud height of 3.6 metres.</p> <p>For the avoidance of doubt:-</p> <ul style="list-style-type: none"> <li>Mixed Use activities may only be located in a building and/or locality where allowed for Mixed Use purposes in the human Environment rules;</li> <li>In the case of <i>retail activities</i>, the Mixed Use <i>building</i> and/or identified mixed use area shall be subject to any rules relating to the size of premises or total quantum of <i>retail floorspace</i> as specified in the relevant rules;</li> <li>Mixed use buildings and/or identified Mixed Use areas shall meet all other relevant rules, including rules applicable in the relevant Human Environments and Special Areas and also the City-Wide Rules relating to Urban Design – Apartment Design, Site Analysis, Building Design Street Frontage, Residential Activities – Noise Attenuation.</li> </ul>		
Mixed use	Env-2007-AKL-000680	<b>AMP Capital Investors (NZ) Ltd</b>	18-AMP-02	Definition Mixed use	Inclusion of an appropriate and workable definition (or other equivalent clarification of the meaning) of the term “Mixed Use”.		Auckland Regional Council
Mixed use	Env-2007-AKL-	<b>AMP Capital Investors (NZ)</b>	18-AMP-	Policy 11.47	Amend the fourth bullet point of the Explanation for Policy 11.47 as follows:		National Trading Company (NZ) Ltd

WAITAKERE CITY COUNCIL PROPOSED PLAN CHANGE 18 APPEALS

POINTS OF RELIEF SOUGHT AGAINST WAITAKERE CITY COUNCIL

ALL EXCEPT THE NATIONAL TRADING COMPANY, PROGRESSIVE ENTERPRISES, THE WAREHOUSE, THE WAREHOUSE STATIONARY & WESTFIELD POINTS OF RELIEF GROUPED AS “CENTRES AND CORRIDORS”

Topic	Env. Court Case No.	Appellant Name	Point of Relief	Provision # (Aug 2007)	Relief Sought	Status	S. 274 Parties
	000680	Ltd	04		<ul style="list-style-type: none"> <li>The 'Mixed Use' typology (Typology 5) applies to those areas in centres and neighbourhoods that provide opportunities for a range of residential and non-residential activities to coexist in a single building. The purpose of the <i>typology and minimum ceiling height</i> is to ensure that <i>mixed use</i> buildings and development are suitably designed for a range of uses now and in the future. In particular the ground floor of buildings and development need to be able to accommodate a range of <i>Non Residential Activities</i> over time to ensure that the streetscape remains vibrant and interesting.</li> </ul>		Progressive Enterprises Ltd CSR and Others The Warehouse Ltd Warehouse Stationary Auckland Regional Council
Noise	Env-2007-AKL-000556	CSR, Huhtamaki (NZ), and others	18-CSR-02	City Wide Rules 1 and 1.10	Citywide Rules 1 (Acoustic Privacy) and 1.10; Assessment Criteria (Noise).		National Trading Company (NZ) Ltd Progressive Enterprises Ltd CSR and Others The Warehouse Ltd Warehouse Stationary Auckland Regional Council AMP
Parking	Env-2007-AKL-000555	National Trading Company (NZ) Ltd	18-NTC-03	Car parking	Amend the Plan Change to ensure activities provide a sufficient level of on-site car parking to accommodate likely car parking demand.		Progressive Enterprises Ltd CSR and Others Auckland Regional Council Auckland Regional Transport Authority

WAITAKERE CITY COUNCIL PROPOSED PLAN CHANGE 18 APPEALS  
POINTS OF RELIEF SOUGHT AGAINST WAITAKERE CITY COUNCIL

ALL EXCEPT THE NATIONAL TRADING COMPANY, PROGRESSIVE ENTERPRISES, THE WAREHOUSE, THE WAREHOUSE STATIONARY & WESTFIELD POINTS OF RELIEF GROUPED AS "CENTRES AND CORRIDORS"

Topic	Env. Court Case No.	Appellant Name	Point of Relief	Provision # (Aug 2007)	Relief Sought	Status	S. 274 Parties
							IMF NZ Ltd
Parking	Env-2007-AKL-000639 P	<b>Warehouse Stationary Ltd</b>	17-WSL-02	Policy 11.47	Amend the 5 <sup>th</sup> bullet of Policy 11.47 of Proposed Change 17 to read:  <u>Along the main retail streets and high pedestrian routes</u> routes used by high numbers of pedestrians, car parking, loading spaces and storage areas should be located to the rear or within loading spaces and storage areas should be located to the rear or within buildings to help retain active street frontages. On other streets, a limited amount of car parking is possible provided that a safe and high quality pedestrian environment is provided.		National Trading Company (NZ) Ltd Progressive Enterprises Ltd Auckland Regional Council Auckland Regional Transport Authority AMP
Parking	Env-2007-AKL-000646	<b>The Warehouse</b>	17-TWL-02	Policy 11.47	Amend the 5 <sup>th</sup> bullet of Policy 11.47 of Proposed Change 17 to read:  <u>Along the main retail streets and high pedestrian routes</u> routes used by high numbers of pedestrians, car parking, loading spaces and storage areas should be located to the rear or within loading spaces and storage areas should be located to the rear or within buildings to help retain active street frontages. On other streets, a limited amount of car parking is possible provided that a safe and high quality pedestrian environment is provided.		National Trading Company (NZ) Ltd Progressive Enterprises Ltd Auckland Regional Council Auckland Regional Transport Authority AMP
Policy 11.47	Env-2007-AKL-000555	<b>National Trading Company (NZ) Ltd</b>	18-NTC-07	Policy 11.47 Explanation	Amend the Explanation to Policy 11.47 as follows (additions underlined; deletions struck through):  ...Key determinants for the street typologies and their location are: <ul style="list-style-type: none"> <li>• Level of street integration in the</li> </ul>		Progressive Enterprises Ltd CSR and Others Auckland Regional Council Auckland Regional Transport

WAITAKERE CITY COUNCIL PROPOSED PLAN CHANGE 18 APPEALS

POINTS OF RELIEF SOUGHT AGAINST WAITAKERE CITY COUNCIL

ALL EXCEPT THE NATIONAL TRADING COMPANY, PROGRESSIVE ENTERPRISES, THE WAREHOUSE, THE WAREHOUSE STATIONARY & WESTFIELD POINTS OF RELIEF GROUPED AS "CENTRES AND CORRIDORS"

VERSION 2

7 MAY 2008

Page 21 of 27

Topic	Env. Court Case No.	Appellant Name	Point of Relief	Provision # (Aug 2007)	Relief Sought	Status	S. 274 Parties
					<p>town centre;</p> <ul style="list-style-type: none"> <li>• Level of intensification of buildings, employment and residents;</li> <li>• Level of existing or anticipated pedestrian activity and effective practical walkable catchments;</li> <li>• <u>Function of the road;</u></li> <li>• <del>Level of retail activity</del> <u>Type of existing and anticipated activity;</u> and</li> <li>• <del>Amenity of the town centre</del> <u>Existing or anticipated amenity value of the street.</u></li> <li>• ...</li> </ul> <p>To maintain and enhance the amenity values associated with the central part of existing centres (such as the New Lynn Town Centre), <del>two</del> <u>three</u> different street types have been identified – ‘Town Centre &amp; Mainstreet (Typology 1)’, <del>and</del> ‘Commercial’ streets (Typology 3), <u>and Periphery streets (Typology 6)</u>. In the case of New Lynn, these are shown on the New Lynn Concept Plan. The ‘Town Centre &amp; Mainstreet’ classification applies to those areas of the centre where there is a need for continuous retail frontage. These streets are characterised by buildings being built up to the street edge and where there are few gaps between buildings. Generally ground floor facades are dominated by windows, doors and display spaces and continuous weather protection is provided for pedestrians in the street. <del>The New Lynn Concept Plan seeks to extend this character</del></p>		Authority IMF NZ Ltd AMP

WAITAKERE CITY COUNCIL PROPOSED PLAN CHANGE 18 APPEALS  
POINTS OF RELIEF SOUGHT AGAINST WAITAKERE CITY COUNCIL

ALL EXCEPT THE NATIONAL TRADING COMPANY, PROGRESSIVE ENTERPRISES, THE WAREHOUSE, THE WAREHOUSE STATIONARY & WESTFIELD POINTS OF RELIEF GROUPED AS “CENTRES AND CORRIDORS”

Topic	Env. Court Case No.	Appellant Name	Point of Relief	Provision # (Aug 2007)	Relief Sought	Status	S. 274 Parties
					<p>to parts of Clark Street in the vicinity of the train station. Further from the core of the centre, existing 'Commercial' streets are characterised by a range of building types, some of which create active street frontages, while some detract from streetscapes because of their design and set back. Sites with narrow frontages to the commercial streets present particular challenges when parking occurs in the front yards. There is a loss of a feeling of containment of the street because buildings are set back different distances, while numerous vehicle crossing points disrupt the pedestrian environment. The policies and rules seek a consistent treatment of the street frontage in these areas. On larger sites with more road frontage, there is the opportunity to set part of the building back from the street edge, however it is anticipated that over time larger sites, with existing buildings, such as Lynn mall would look to achieve the outcomes of the street frontages controls. Proposed roads and indicative streets have street typologies identified in the New Lynn Urban Concept Plan to allow the assessment of buildings where they adjoin these streets. On most sites there are opportunities to develop car parking areas that are visible from the street, being located in the side yard with buildings fronting at least 50% of the site's street frontage. Along Clark Street a Town Centre – Periphery Typology 6 is applied recognising the existing and future high traffic volumes along this road and the more vehicle oriented nature of adjacent land uses.</p> <p>...</p> <p>Some forms of development, such as large</p>		

WAITAKERE CITY COUNCIL PROPOSED PLAN CHANGE 18 APPEALS

POINTS OF RELIEF SOUGHT AGAINST WAITAKERE CITY COUNCIL

ALL EXCEPT THE NATIONAL TRADING COMPANY, PROGRESSIVE ENTERPRISES, THE WAREHOUSE, THE WAREHOUSE STATIONARY & WESTFIELD POINTS OF RELIEF GROUPED AS "CENTRES AND CORRIDORS"

Topic	Env. Court Case No.	Appellant Name	Point of Relief	Provision # (Aug 2007)	Relief Sought	Status	S. 274 Parties
					internally focused malls <u>and large format retail</u> , or extensions to existing industrial activities may not be able to meet all the criteria listed in the policy. However the policy seeks to ensure that these developments still meet the intent of the policy, <u>where appropriate and practicable</u> , to create attractive, mixed use town centres.  In the event that Clark Street is given a Commercial Typology, consequentially amend the above provisions.		
Rules	Env-2007-AKL-000597	<b>Progressive Enterprises Ltd</b>	14-Prog-03	Rule 25.4	Delete reference to City Wide Building Design Street frontage Rule in Rule 25.4 Other Rules Applying		National Trading Company (NZ) Ltd Auckland Regional Council The Warehouse Ltd Warehouse Stationary Auckland Regional Transport Authority IMF NZ Ltd
Rules	ENV-2007-AKL-000623	<b>IB and GA Midgely</b>	15-Midg-11	Whole Plan Change	Amend the Plan Change to remove the prescriptive building approach and, in particular, delete "city wide Rules 3 – Building Design: - Street Frontage Typologies".		NTC, Progressive, Westfield NZ Ltd, ARC, Titan Hunter Property Ltd.

WAITAKERE CITY COUNCIL PROPOSED PLAN CHANGE 18 APPEALS

POINTS OF RELIEF SOUGHT AGAINST WAITAKERE CITY COUNCIL

ALL EXCEPT THE NATIONAL TRADING COMPANY, PROGRESSIVE ENTERPRISES, THE WAREHOUSE, THE WAREHOUSE STATIONARY &

WESTFIELD POINTS OF RELIEF GROUPED AS "CENTRES AND CORRIDORS"

VERSION 2

7 MAY 2008

Page 24 of 27

Typologies	Env-2007-AKL-000555	<b>National Trading Company (NZ) Ltd</b>	18-NTC-02	Clark Street	Amend the provisions of the Plan Change to recognise the vehicular oriented nature of Clark Street and its appropriateness for the establishment of large format retail, with performance standards suitable to its attendant characteristics.		Progressive Enterprises Ltd CSR and Others Auckland Regional Council Auckland Regional Transport Authority IMF NZ Ltd
Typologies	Env-2007-AKL-000614	<b>IMF NZ Ltd</b>	18-IMF-01	Town Centre and Mainstreet Typology 2	Clause (i)(c) be deleted and replaced with the following:  There are no more than two vehicular accesses or service lanes permitted within Mainstreet identified on Massey North Urban Concept Plan		Progressive Enterprises Ltd Auckland Regional Council
Typologies	Env-2007-AKL-000555	<b>National Trading Company (NZ) Ltd</b>	18-NTC-13		Amend the description of the street typologies in the Plan Change to give effect to the amendments sought in this appeal, and in the NTC's appeals of Plan Changes 15 (Massey North) and 17 (New Lynn), and to reflect the location and nature of the environments of the streets to which the proposed and amended typologies apply, particularly the description of the Periphery Typology and as it is requested to apply to Clark Street, New Lynn.		Progressive Enterprises Ltd CSR and Others Auckland Regional Council Auckland Regional Transport Authority IMF NZ Ltd
Typologies	ENV-2007-AKL-000594	<b>Progressive Enterprises Limited</b>	15-Prog-08	Rule 26.2(f)(vi)	That Rule 26.2(f)(vi) be amended to insert the words underlined follows (or amendments to like effect):  Design guidelines including standards and conditions which are to be developed to achieve the matters outlined in Policy 11.42 (Note: site layouts and buildings are to be designed in accordance with the relevant street typology but with appropriate flexibility allowed in the case of streets other than the mainstreet to cater to localised circumstances).		NTC, Westfield NZ Ltd, ARC, IMF, The Warehouse, Warehouse Stationary, ARTA
Typology	ENV –	<b>Auckland</b>	15-	Massey	That the Massey North Urban Concept Plan –	Negotiation	NTC,

WAITAKERE CITY COUNCIL PROPOSED PLAN CHANGE 18 APPEALS

POINTS OF RELIEF SOUGHT AGAINST WAITAKERE CITY COUNCIL

ALL EXCEPT THE NATIONAL TRADING COMPANY, PROGRESSIVE ENTERPRISES, THE WAREHOUSE, THE WAREHOUSE STATIONARY & WESTFIELD POINTS OF RELIEF GROUPED AS "CENTRES AND CORRIDORS"

gies	2007- AKL- 000566	<b>Regional Council</b>	ARC- 01	North Urban Concept Plan	Conceptual Road Network map be amended as follows: (i) that a Transitional Commercial Typology 4 depiction be shown on the southern side of Hobsonville Road West. (ii) that a Town Centre and Mainstreet Typology 2 be extended into Precinct E along the alignment currently shown as key pedestrian linkage.	ns to commenc e on 10 December 2007.	Progressive, Transit, Land Transport NZ, Titan Hunter Property Ltd.
Typolo gies	ENV- 2007- AKL- 000561	<b>National Trading Company</b>	15- NTC- 24	Massey North Urban Concept Plan	Delete the Massey North Urban Concept Plan – Conceptual Road Network’, or alternatively amend the ‘Massey North Urban Concept Plan – Conceptual Road Network’ by either deleting the proposed street typologies or providing a Periphery Typology on the roads within Precinct C, and on that part of the road in Precinct A which immediately adjoins Precinct C and has direct access to Hobsonville Road.		Progressive, Westfield, Transit, ARC, Titan Hunter Property Ltd, ARTA, IMF NZ Ltd
<b>Typolog ies</b>	Env-2007- AKL- 000560	<b>National Trading Company (NZ) Ltd</b>	16- NTC- 11	Policy 0.4	Amend the eleventh bullet point of Policy 0.4 as follows (additions underlined):  <u>Where appropriate and practicable</u> private development is designed to address public places;		The Warehouse Ltd, Warehouse Stationary Ltd Progressive Enterprises Ltd Neil Construction Ltd Gary Harfield CSR and Others Auckland Regional Council Auckland Regional Transport Authority IMF NZ Ltd

WAITAKERE CITY COUNCIL PROPOSED PLAN CHANGE 18 APPEALS

POINTS OF RELIEF SOUGHT AGAINST WAITAKERE CITY COUNCIL

ALL EXCEPT THE NATIONAL TRADING COMPANY, PROGRESSIVE ENTERPRISES, THE WAREHOUSE, THE WAREHOUSE STATIONARY & WESTFIELD POINTS OF RELIEF GROUPED AS “CENTRES AND CORRIDORS”

VERSION 2

7 MAY 2008

Page 26 of 27

Typologies	Env-2007-AKL-000558	National Trading Company (NZ) Ltd	17-NTC-07	Table 5.11(b)	<p>Either delete Table 5.11(b) or amend it as follows (additions underlined):</p> <table border="1"> <thead> <tr> <th>Local Areas</th> <th>Effects on Landscape Elements</th> <th>Effects on Landscape Characteristics</th> </tr> </thead> <tbody> <tr> <td><b>New Lynn Town Centre</b></td> <td> <ul style="list-style-type: none"> <li>Discontinuous street frontages in <u>parts of the Town Centre</u></li> <li>...</li> </ul> </td> <td> <ul style="list-style-type: none"> <li>Loss of relationship between street and ground floor activities</li> <li>...</li> </ul> </td> </tr> </tbody> </table>	Local Areas	Effects on Landscape Elements	Effects on Landscape Characteristics	<b>New Lynn Town Centre</b>	<ul style="list-style-type: none"> <li>Discontinuous street frontages in <u>parts of the Town Centre</u></li> <li>...</li> </ul>	<ul style="list-style-type: none"> <li>Loss of relationship between street and ground floor activities</li> <li>...</li> </ul>		The Warehouse Ltd, Warehouse Stationary Ltd Progressive Enterprises Ltd CSR and Others Auckland Regional Council Auckland Regional Transport Authority IMF NZ Ltd AMP
Local Areas	Effects on Landscape Elements	Effects on Landscape Characteristics											
<b>New Lynn Town Centre</b>	<ul style="list-style-type: none"> <li>Discontinuous street frontages in <u>parts of the Town Centre</u></li> <li>...</li> </ul>	<ul style="list-style-type: none"> <li>Loss of relationship between street and ground floor activities</li> <li>...</li> </ul>											
Typologies	Env-2007-AKL-000558	National Trading Company (NZ) Ltd	17-NTC-08	Policy 11.21	<p>Amend the first bullet under Policy 11.21 as follows (additions underlined, deletions struck through):</p> <p>protects and enhances the visual amenity and pedestrian based character of the area, <del>by ensuring the provision of parking at side or rear of a site and avoiding parking at street frontage,</del> <u>where required by the applicable street typology and where appropriate to the surrounding environment</u></p>		The Warehouse Ltd, Warehouse Stationary Ltd Progressive Enterprises Ltd CSR and Others Auckland Regional Council Auckland Regional Transport Authority IMF NZ Ltd AMP						

WAITAKERE CITY COUNCIL PROPOSED PLAN CHANGE 18 APPEALS  
POINTS OF RELIEF SOUGHT AGAINST WAITAKERE CITY COUNCIL

ALL EXCEPT THE NATIONAL TRADING COMPANY, PROGRESSIVE ENTERPRISES, THE WAREHOUSE, THE WAREHOUSE STATIONARY & WESTFIELD POINTS OF RELIEF GROUPED AS "CENTRES AND CORRIDORS"