

**WAITAKERE CITY COUNCIL PROPOSED PLAN CHANGES 13-18: APPEALS
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 #	Relief Sought	Status	Section 274 Party Name
Centres and Corridors	Env-2007-AKL-000564	National Trading Company (NZ) Ltd	13-NTC-04	Whole Plan Change	Amend the Plan Change to ensure consistency with any amendments made to Plan Change 6 to the Auckland Regional Policy Statement as a result of NTC's appeal on Plan Change 6.		Progressive Enterprises Ltd Transit NZ Auckland Regional Council Hobsonville Land Company Ltd Auckland Regional Transport Authority IMF NZ Ltd The Warehouse Ltd Warehouse Stationary Ltd
Centres and Corridors	Env-2007-AKL-000563	National Trading Company (NZ) Ltd	14-NTC-04	Whole Plan Change	Amend the Plan Change to ensure consistency with any amendments made to Plan Change 6 to the Auckland Regional Policy Statement as a result of NTC's appeal on Plan Change 6.		Ockleston Family Trust Progressive Enterprises Ltd Transit NZ Auckland Regional Council Fulton Hogan Ltd Auckland Regional Transport Authority IMF NZ Ltd
Centres and Corridors	ENV-2007-AKL-000561	National Trading Company	15-NTC-03	Section 6.1, Policy 0.9, Policy 0.10	Amend the provisions of the Plan Change relating to the enablement of employment activities in a manner which ensures that such goals do not restrict the enablement of		Progressive, Westfield, ARC, Titan Hunter Property Ltd, ARTA, IMF

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					retail, particularly large format retail and supermarket, activities. In particular amend Section 6.1, Policy 0.9 and Policy 0.10 of the Plan Change.		
Centres and Corridors	ENV-2007-AKL-000561	National Trading Company	15-NTC-05	Whole Plan Change	Amend the Plan Change to ensure consistency with any amendments made to Plan Change 6 to the Auckland Regional Policy Statement as a result of NTC's appeal on Plan Change 6.		Progressive, Westfield, Transit, ARC, Titan Hunter Property Ltd, ARTA, IMF
Centres and Corridors	ENV-2007-AKL-000561	National Trading Company	15-NTC-07	Whole Plan Change	Appropriate, similar or consequential amendments to give effect to this appeal.		Progressive, Westfield, Transit, ARC, Titan Hunter Property Ltd, ARTA, IMF
	Env-2007-AKL-000560	National Trading Company (NZ) Ltd	16-NTC-05	Whole Plan Change	Amend the Plan Change to provide for and recognise the benefits that enabling retail, particularly large format retail and supermarket, activities can provide including improving urban amenity and achieving development of a competitive and efficient economy.		The Warehouse Ltd, Warehouse Stationary Ltd Progressive Enterprises Ltd Transit NZ Neil Construction Ltd Gary Harfield CSR and Others Auckland Regional Council Auckland Regional Transport Authority
Centres and Corridors	Env-2007-AKL-000560	National Trading Company (NZ) Ltd	16-NTC-01	Whole Plan change	Amend the Plan Change to better enable commercial activities, particularly large format retail and supermarket activities, to establish both in and around high density centres (centres) and along main		The Warehouse Ltd, Warehouse Stationary Ltd Progressive Enterprises Ltd Transit NZ Neil Construction Ltd Gary Harfield

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					transportation corridors (corridors).		CSR and Others Auckland Regional Council Auckland Regional Transport Authority
Centres and Corridors	Env-2007-AKL-000560	National Trading Company (NZ) Ltd	16-NTC-02	Whole Plan Change	Amend the Plan Change, particularly Policy Map X, Schedule Y, and Objective 0 and its attendant policies, to include as areas to accommodate commercial activities, particularly large format retail and supermarket activities, all appropriate corridors throughout the district.		The Warehouse Ltd, Warehouse Stationary Ltd Progressive Enterprises Ltd Transit NZ Neil Construction Ltd Gary Harfield CSR and Others Auckland Regional Council Auckland Regional Transport Authority
Centres and Corridors	Env-2007-AKL-000560	National Trading Company (NZ) Ltd	16-NTC-03	Whole Plan Change	Amend the Plan Change to provide for and recognise the benefits resulting from enabling commercial activities, particularly large format retail and supermarket activities, to locate on corridors, and by accommodating the District's future growth needs in both centres and on corridors. In particular, include recognition of the benefits of enabling large format retail and supermarket activities to locate on corridors including an increased availability of land and retail opportunity for all retail formats, good road accessibility, improved transportation and land use efficiency, avoidance of conflicting land uses and to enable communities to provide for their		The Warehouse Ltd, Warehouse Stationary Ltd Progressive Enterprises Ltd Transit NZ Neil Construction Ltd Gary Harfield CSR and Others Auckland Regional Council Auckland Regional Transport Authority

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					wellbeing.		
Centres and Corridors	Env-2007-AKL-000560	National Trading Company (NZ) Ltd	16-NTC-04	Whole Plan Change	Amend the Plan Change where necessary and appropriate to recognise the current and future reality of car-based travel of the community, particularly for accessing retail activities, and to provide for and enable activities and environments which respond to this predominant mode of transport.		The Warehouse Ltd, Warehouse Stationary Ltd Progressive Enterprises Ltd Transit NZ Neil Construction Ltd Gary Harfield CSR and Others Auckland Regional Council Auckland Regional Transport Authority
Centres and Corridors	Env-2007-AKL-000560	National Trading Company (NZ) Ltd	16-NTC-07	Whole Plan Change	Amend the provisions of the Plan Change relating to the enablement of employment activities in a manner which ensures that such goals do not restrict the enablement of retail, particularly large format retail and supermarket, activities.		The Warehouse Ltd, Warehouse Stationary Ltd Progressive Enterprises Ltd Transit NZ Neil Construction Ltd Gary Harfield CSR and Others Auckland Regional Council Auckland Regional Transport Authority
Centres and Corridors	Env-2007-AKL-000560	National Trading Company (NZ) Ltd	16-NTC-08	Whole Plan Change	Amend the Plan Change to ensure consistency with any amendments made to Plan Change 6 to the Auckland Regional Policy Statement as a result of NTC's appeal on Plan Change 6.		The Warehouse Ltd, Warehouse Stationary Ltd Progressive Enterprises Ltd Transit NZ Neil Construction Ltd Gary Harfield CSR and Others Auckland Regional Council Auckland Regional Transport Authority

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Centres and Corridors	Env-2007-AKL-000560	National Trading Company (NZ) Ltd	16-NTC-09	Objective 0	Amend the Explanation to Objective 0 by deleting the last sentence of the second paragraph after the heading 'Explanation' which refers to the benefits of a centres based approach. Alternatively, amend the second paragraph of the Explanation to include recognition of the benefits of enabling commercial including large format retail and supermarket activities to locate on corridors and amend the final sentence of the second paragraph to apply the transportation efficiency benefits described to both centres and corridors. The benefits include an increased availability of land and retail opportunity for all retail formats, good road accessibility, improved transportation and land use efficiency and avoidance of conflicting land uses.		The Warehouse Ltd, Warehouse Stationary Ltd Progressive Enterprises Ltd Transit NZ Neil Construction Ltd Gary Harfield CSR and Others Auckland Regional Council Auckland Regional Transport Authority
Centres and Corridors	Env-2007-AKL-000560	National Trading Company (NZ) Ltd	16-NTC-10	Policy 0.3	Amend Policy 0.3 as follows (additions underlined): Opportunities for intensive residential and mixed use development <u>including all retail formats</u> in town centres other than New Lynn, Henderson and Massey North/Westgate, and also around town centres and on high density corridors, should be		The Warehouse Ltd, Warehouse Stationary Ltd Progressive Enterprises Ltd Transit NZ Neil Construction Ltd Gary Harfield CSR and Others Auckland Regional Council Auckland Regional Transport Authority

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					provided for and encouraged.		
Centres and Corridors	Env-2007-AKL-000560	National Trading Company (NZ) Ltd	16-NTC-12	Policy 0.9	Delete from the 'Explanation' to Policy 0.9, the sentence after the table which currently reads: 'Growth that is proposed outside of this scheduled timeframe is unlikely to be supported'.		The Warehouse Ltd, Warehouse Stationary Ltd Progressive Enterprises Ltd Transit NZ Neil Construction Ltd Gary Harfield CSR and Others Auckland Regional Council Auckland Regional Transport Authority
Centres and Corridors	Env-2007-AKL-000560	National Trading Company (NZ) Ltd	16-NTC-15	Policy Map X Schedule Y	Amend Policy Map X and Schedule Y to include all main transportation corridors and arterial roads which are appropriate locations for commercial activities, particularly large format retail and supermarket activities, such as Te Atatu Road and Swanson Rd.		The Warehouse Ltd, Warehouse Stationary Ltd Progressive Enterprises Ltd Transit NZ Neil Construction Ltd Gary Harfield CSR and Others Auckland Regional Council Auckland Regional Transport Authority
Centres and Corridors	Env-2007-AKL-000560	National Trading Company (NZ) Ltd	16-NTC-16	Policy Map X Schedule Y	Amend Policy Map X and Schedule Y to add to the list of corridors other roads which are potentially appropriate for accommodating growth activities, particularly large format retail and supermarket activities, and in a manner which provides that the specified corridors and arterial roads are not an exclusive list of the corridors on which development to accommodate growth can		The Warehouse Ltd, Warehouse Stationary Ltd Progressive Enterprises Ltd Transit NZ Neil Construction Ltd Gary Harfield CSR and Others Auckland Regional Council Auckland Regional Transport Authority

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					occur by adding the following proviso to Policy Map X and Schedule Y: The list of corridors specified above is not intended to be exhaustive, and lists the corridors identified in the Auckland Regional Growth Strategy 2050 and certain corridors which are appropriate areas for accommodating growth.		
Centres and Corridors	Env-2007-AKL-000560	National Trading Company (NZ) Ltd	16-NTC-17	Definition	Add a definition of corridors as follows: Corridors refers to the District's main arterial roads (including high density corridors) and the adjoining land located along these roads usually of a width of up to 200m from the road, which generally link the District's centres.		The Warehouse Ltd, Warehouse Stationary Ltd Progressive Enterprises Ltd Transit NZ Neil Construction Ltd Gary Harfield CSR and Others Auckland Regional Council Auckland Regional Transport Authority
Centres and Corridors	Env-2007-AKL-000560	National Trading Company (NZ) Ltd	16-NTC-18	Explanation 6.1.2	Amend section 6.1.2 Theme Two: City Form to provide for and recognise the benefits resulting from enabling commercial activities, particularly large format retail and supermarket activities, to locate on corridors, and by accommodating the City's future		The Warehouse Ltd, Warehouse Stationary Ltd Progressive Enterprises Ltd Transit NZ Neil Construction Ltd Gary Harfield CSR and Others

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				<p>growth needs in both centres and on corridors. In particular, amend provision 6.1.2 City Form as follows (additions underlined, deletions struck through):</p> <p>In the last decade, a number of changes have emerged which reinforce the unsustainable nature of this City form. These developments are:</p> <p>(i) The relocation of employment and business activities away from traditional town centres, into areas where there is cheap accessible land capable of accommodating large stores or businesses <u>together with extensive carparks for which suitably large sites are generally not available</u> (larger than those normally found in the core areas of the town centres,) and providing for extensive car parks. Deregulation in the mid to late 1980s and rapid changes in technology have had a dramatic effect. Import quotas were reduced or abolished, retail trading hours were changed, and there were major changes in the liquor laws. The effects of these changes can probably be best seen in the larger supermarkets which now operate over greatly increased hours.</p> <p>It is a change intended to pass transport costs on to residents. They would now bear</p>	<p>Auckland Regional Council Auckland Regional Transport Authority</p>
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				<p>the cost of travelling to the new centres, rather than the retailers who had previously absorbed the cost of transporting the goods to town centres and local shopping areas.</p> <p><u>Increased trade competition and the development of new more efficient retail formats has brought considerable price savings to the consumer. A further factor has been the growth of population and demand for more retail facilities than can be accommodated within existing centres. One consequence has been the pressure for development of major retail facilities and other services out of the existing centres.</u></p> <p><u>The growth strategy emphasis upon providing for growth and intensification around centres and corridors seeks to manage this demand for increased facilities in a carefully planned manner integrated with transport planning.</u> This has occurred around Lincoln Road where there has been considerable pressure to expand this area as a retail and employment centre. This <u>If the relocation of retail facilities was allowed to occur in a less controlled manner it would encourage more dispersed and longer</u> vehicle trips as people travel across town to a number of areas, rather than carrying out their shopping within a relatively central area <u>largely accessible by foot and along corridors where walking, cycling, and use of public transport as well as private vehicle</u></p>	
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					<p><u>trips are facilitated.</u></p> <p>(ii) The centralisation of retail and employment activities traditionally supplied by corner dairies and local businesses in residential areas. This is also part of the a general change mentioned above where retailers are seeking economies of scale that support the provision of large scale retail services in areas that are highly accessible by car.</p> <p>A challenge to traditional urban form has come from the advent of home-occupations, which provide alternatives to the need to commute to other areas of the City, or the region. This has the potential to reduce car trips.</p>		
Centres and Corridors	Env-2007-AKL-000591	Progressive Enterprises Ltd	16-Prog-01	Section 6.1.2 Theme Two: City Form	<p>Amend Section 6.1.2 as follows:</p> <p>In the last decade, a number of changes have emerged which reinforce the unsustainable nature of this City form. These developments are:</p> <p>(i) The relocation of employment and business activities away from traditional town centres, into areas where there is cheap accessible land capable of accommodating large stores or businesses (larger than those normally</p>	108/108	<p>National Trading Company (NZ) Ltd Westfield (NZ) Ltd Transit NZ Neil Construction Ltd Gary Harfield CSR and Others Auckland Regional Council The Warehouse Ltd Warehouse Stationary Auckland Regional Transport Authority IMF NZ Ltd</p>

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					found in the core areas of the town centres), and providing for extensive car parks. Deregulation in the mid to late 1980s and rapid changes in technology have had a dramatic effect. Import quotas were reduced or abolished, retail trading hours were changed, and there were major changes in the liquor laws. The effects of these changes can probably be best seen in the larger supermarkets located outside high density areas. which now operate over greatly increased hours.		
Centres and Corridors	Env-2007-AKL-000591	Progressive Enterprises Ltd	16-Prog-03	5.0 Issue	Amend fifteenth paragraph of 5.0 Issue Additional compact urban development will also be necessary in neighbourhood centres identified on Policy Map X and Schedule Y. <u>Residential development will be necessary along the NORSGA corridor and along key transport corridors identified on Policy Map X and Schedule Y</u> <i>Actual, different text is as follows:</i> Additional compact urban development will also be necessary in neighbourhood centres, in the new development areas in the north of the City, and along key transport corridors as identified on Policy Map X and Schedule Y to ensure that urban intensification is occurring in locations that support public transport.	108/111 108/112 108/113 108/114 108/117 108/20	National Trading Company (NZ) Ltd Westfield (NZ) Ltd Transit NZ Neil Construction Ltd Gary Harfield CSR and Others Auckland Regional Council The Warehouse Ltd Warehouse Stationary Auckland Regional Transport Authority IMF NZ Ltd

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Centres and Corridors	Env-2007-AKL-000591	Progressive Enterprises Ltd	16-Prog-04	5.0 Issue	Amend twenty eighth paragraph of 5.0 Issue In addition, it is important that as many people as possible live and work within accessible distance of a public transport node. This involves the need to not only locate new <u>residential</u> development around town centres and along high density corridors but to also improve existing and new transport connections (including cycling and walking) within areas of existing development. This is a form of integration which is provided for and supported by this District Plan.	108/111 108/112 108/113 108/114 108/117 108/20	National Trading Company (NZ) Ltd Westfield (NZ) Ltd Transit NZ Neil Construction Ltd Gary Harfield CSR and Others Auckland Regional Council The Warehouse Ltd Warehouse Stationary Auckland Regional Transport Authority IMF NZ Ltd
Centres and Corridors	Env-2007-AKL-000591	Progressive Enterprises Ltd	16-Prog-05	5.0 Issue Specific 3 rd Bullet Point	Amend Issue Specific Bullet Point 3 ▪ Opportunities for intensive residential and mixed use development focused in town centres (particularly, New Lynn, Henderson and Massey North), <u>and for intensive residential use</u> around high density corridors and arterial roads as identified in Policy Map X and Schedule Y of the District Plan;	108/111 108/112 108/113 108/114 108/117 108/20	National Trading Company (NZ) Ltd Westfield (NZ) Ltd Transit NZ Neil Construction Ltd Gary Harfield CSR and Others Auckland Regional Council The Warehouse Ltd Warehouse Stationary Auckland Regional Transport Authority IMF NZ Ltd
Centres	Env-2007-AKL-	Progressive	16-Prog-06	5.0 Issue	Amend Issue Specific Bullet Point 10	108/111	National Trading Company (NZ) Ltd

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and Corridors	000591	Enterprises Ltd		Specific 10th Bullet Point	<ul style="list-style-type: none"> Identifying land for urban growth in the NorSGA Corridor of the City, which can be well-serviced and connected to transport networks, and to provide for appropriate opportunities for employment, community services, business and retail; 	108/112 108/113 108/114 108/117 108/20	Westfield (NZ) Ltd Transit NZ Neil Construction Ltd Gary Harfield CSR and Others Auckland Regional Council The Warehouse Ltd Warehouse Stationary Auckland Regional Transport Authority IMF NZ Ltd
Centres and Corridors	Env-2007-AKL-000591	Progressive Enterprises Ltd	16-Prog-07	Policy 0.3	Amend Policy 0.3 as follows: Opportunities for intensive residential and mixed use development in town centres other than New Lynn, Henderson and Massey North/Westgate, and also around town centres and on high density corridors should be provided for and encouraged.	108/111 108/112 108/113 108/114 108/117 108/20	National Trading Company (NZ) Ltd Westfield (NZ) Ltd Transit NZ Neil Construction Ltd Gary Harfield CSR and Others Auckland Regional Council The Warehouse Ltd Warehouse Stationary Auckland Regional Transport Authority IMF NZ Ltd
Centres and Corridors	Env-2007-AKL-000591	Progressive Enterprises Ltd	16-Prog-08	Definitions	Definition of term "Growth Area" <u>Growth Area will consist of intensive residential activities and appropriate mixed use activities to serve the needs of the neighbourhood.</u>	108/111 108/112 108/113 108/114 108/117 108/20	National Trading Company (NZ) Ltd Westfield (NZ) Ltd Transit NZ Neil Construction Ltd Gary Harfield CSR and Others Auckland Regional Council

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							The Warehouse Ltd Warehouse Stationary Auckland Regional Transport Authority IMF NZ Ltd
Centres and Corridors	Env-2007-AKL-000591	Progressive Enterprises Ltd	16-Prog-10	Part 6.1.1 Theme One	Amend as follows: At the strategic level this involves a focus on intensification around the major town centres (New Lynn, Henderson and Massey North/Westgate) with a secondary emphasis on other town centres <u>along</u> and regional road routes.	108/111 108/112 108/113 108/114 108/117 108/20	National Trading Company (NZ) Ltd Westfield (NZ) Ltd Transit NZ Neil Construction Ltd Gary Harfield CSR and Others Auckland Regional Council The Warehouse Ltd Warehouse Stationary Auckland Regional Transport Authority IMF NZ Ltd
Centres and Corridors	Env-2007-AKL-000591	Progressive Enterprises Ltd	16-Prog-11	Objective 0	Amend as follows: To manage growth in such a way that will ensure the City develops and redevelops to achieve a sustainable compact urban form in a manner that appropriately manages adverse cumulative effects and reverse sensitivity issues. Growth should be focused in and around town centres <u>along</u> and high density corridors, well integrated, with high amenity values and providing appropriately for additional population, employment, community and business services, by	108/111 108/112 108/113 108/114 108/117 108/20	National Trading Company (NZ) Ltd Westfield (NZ) Ltd Transit NZ Neil Construction Ltd Gary Harfield CSR and Others Auckland Regional Council The Warehouse Ltd Warehouse Stationary Auckland Regional Transport Authority IMF NZ Ltd

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					managing the location, density, scale, form, character, timing and sequencing of urban and rural growth. In order to achieve sustainable urban consolidation, urban growth and development should be directed to areas inside the Metropolitan Urban Limit and managed in a manner that protects significant environmental values.		
Centres and Corridors	Env-2007-AKL-000591	Progressive Enterprises Ltd	16-Prog-12	Part 6.1.2 Theme Two City Form	Amend as follows: The approach that the District Plan has adopted is to integrate land use and transport planning by reinforcing the centralisation of key activities around existing town centres, (particularly New Lynn, Henderson and Massey North/Westgate) railway stations and transport centres and regional roads.	108/111 108/112 108/113 108/114 108/117 108/20	National Trading Company (NZ) Ltd Westfield (NZ) Ltd Transit NZ Neil Construction Ltd Gary Harfield CSR and Others Auckland Regional Council The Warehouse Ltd Warehouse Stationary Auckland Regional Transport Authority IMF NZ Ltd
Centres and Corridors	Env-2007-AKL-000591	Progressive Enterprises Ltd	16-Prog-13	Objective 0 Explanation	Amend as follows: The objective is to create compact urban development focused on town centres/ transport nodes which has strong provision of locally accessible employment land and provision for high density residential/mixed use development.	108/111 108/112 108/113 108/114 108/117 108/20	National Trading Company (NZ) Ltd Westfield (NZ) Ltd Transit NZ Neil Construction Ltd Gary Harfield CSR and Others Auckland Regional Council The Warehouse Ltd Warehouse Stationary Auckland Regional Transport Authority IMF NZ Ltd

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Centres and Corridors	Env-2007-AKL-000591	Progressive Enterprises Ltd	16-Prog-14	Issue 5.0 Specific Bullet Point 7	Amend as follows: <ul style="list-style-type: none"> Ensuring that newly developed or redeveloped areas are adequately supported by community services, business activities (including retail), infrastructure and transport networks; 	108/111 108/112 108/113 108/114 108/117 108/20	National Trading Company (NZ) Ltd Westfield (NZ) Ltd Transit NZ Neil Construction Ltd Gary Harfield CSR and Others Auckland Regional Council The Warehouse Ltd Warehouse Stationary Auckland Regional Transport Authority IMF NZ Ltd
Centres and Corridors	Env-2007-AKL-000636	Warehouse Stationary Ltd	16-WSL-01	Policy Map X Schedule Y	Amend Policy Map X and Schedule Y to include growth corridors such as Great North Road, Lincoln Road and Te Atatu Road		National Trading Company (NZ) Ltd Progressive Enterprises Ltd Westfield (NZ) Ltd Neil Construction Ltd Gary Harfield Auckland Regional Council Transit NZ Auckland Regional Transport Authority IMF NZ Ltd
Centres and Corridors	Env-2007-AKL-000636	Warehouse Stationary Ltd	16-WSL-02	Whole Plan Change	Consequential changes to issues, objectives, policies to meet concerns set out in this appeal		National Trading Company (NZ) Ltd Progressive Enterprises Ltd Westfield (NZ) Ltd Neil Construction Ltd Gary Harfield Auckland Regional Council Transit NZ

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							Auckland Regional Transport Authority IMF NZ Ltd
Centres and Corridors	Env-2007-AKL-000641	The Warehouse Ltd	16-TWL-01	Policy Map X Schedule Y	Amend Policy Map X and Schedule Y to include growth corridors such as Great North Road, Lincoln Road and Te Atatu Road		National Trading Company (NZ) Ltd Progressive Enterprises Ltd Westfield (NZ) Ltd Neil Construction Ltd Gary Harfield Auckland Regional Council Transit NZ Auckland Regional Transport Authority IMF NZ Ltd
Centres and Corridors	Env-2007-AKL-000641	The Warehouse Ltd	16-TWL-02	Whole Plan Change	Consequential changes to issues, objectives, policies to meet concerns set out in this appeal		National Trading Company (NZ) Ltd Progressive Enterprises Ltd Westfield (NZ) Ltd Neil Construction Ltd Gary Harfield Auckland Regional Council Transit NZ Auckland Regional Transport Authority IMF NZ Ltd
Centres and Corridors	Env-2007-AKL-000595	Westfield	16-Wfield-01	Section 6.1.2 Theme Two: City Form	Amend Section 6.1.2 as follows: In the last decade, a number of changes have emerged which reinforce the unsustainable nature of this City form. These developments are: (ii) The relocation of employment and		National Trading Company (NZ) Ltd Progressive Enterprises Ltd Transit NZ Neil Construction Ltd Gary Harfield Auckland Regional Council The Warehouse Ltd Warehouse Stationary

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					business activities away from traditional town centres, into areas where there is cheap accessible land capable of accommodating large stores or businesses (larger than those normally found in the core areas of the town centres), and providing for extensive car parks. Deregulation in the mid to late 1980s and rapid changes in technology have had a dramatic effect. Import quotas were reduced or abolished, retail trading hours were changed, and there were major changes in the liquor laws. The effects of these changes can probably be best seen in the larger supermarkets <u>located outside high density areas.</u> which now operate over greatly increased hours.		Auckland Regional Transport Authority IMF NZ Ltd
Centres and Corridors	Env-2007-AKL-000595	Westfield	16-Wfield-03	5.0 Issue	Amend fifteenth paragraph of 5.0 Issue Additional compact urban development will also be necessary in neighbourhood centres identified on Policy Map X and Schedule Y. <u>Residential development will be necessary along</u> the NORSGA corridor and along key transport corridors identified on Policy Map X and Schedule Y <i>Actual, different text is as follows:</i> Additional compact urban development will		National Trading Company (NZ) Ltd Progressive Enterprises Ltd Transit NZ Neil Construction Ltd Gary Harfield Auckland Regional Council The Warehouse Ltd Warehouse Stationary Auckland Regional Transport Authority IMF NZ Ltd

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					also be necessary in neighbourhood centres, in the new development areas in the north of the City, and along key transport corridors as identified on Policy Map X and Schedule Y to ensure that urban intensification is occurring in locations that support public transport.	
Centres and Corridors	Env-2007-AKL-000595	Westfield	16-Wfield-04	5.0 Issue	Amend twenty eighth paragraph of 5.0 Issue In addition, it is important that as many people as possible live and work within accessible distance of a public transport node. This involves the need to not only locate new <u>residential</u> development around town centres and along high density Westfield 107/88 corridors but to also improve existing and new transport connections (including cycling and walking) within areas of existing development. This is a form of integration which is provided for and supported by this District Plan.	National Trading Company (NZ) Ltd Progressive Enterprises Ltd Transit NZ Neil Construction Ltd Gary Harfield Auckland Regional Council The Warehouse Ltd Warehouse Stationary Auckland Regional Transport Authority IMF NZ Ltd
Centres and Corridors	Env-2007-AKL-000595	Westfield	16-Wfield-05	5.0 Issue Specific 3 rd Bullet Point	Amend Issue Specific Bullet Point 3 ▪ Opportunities for intensive residential and mixed use development focused in town centres (particularly, New Lynn, Henderson and Massey North), <u>and for intensive residential use</u> around high density corridors and arterial roads as identified in Policy	National Trading Company (NZ) Ltd Progressive Enterprises Ltd Transit NZ Neil Construction Ltd Gary Harfield Auckland Regional Council The Warehouse Ltd Warehouse Stationary Auckland Regional

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					Map X and Schedule Y of the District Plan;		Transport Authority IMF NZ Ltd
Centres and Corridors	Env-2007-AKL-000595	Westfield	16-Wfield-0	5.0 Issue Specific 10th Bullet Point	Amend Issue Specific Bullet Point 10 <ul style="list-style-type: none"> Identifying land for urban growth in the NorSGA Corridor of the City, which can be well-serviced and connected to transport networks, and to provide for appropriate opportunities for employment, community services, business and retail; 		National Trading Company (NZ) Ltd Progressive Enterprises Ltd Transit NZ Neil Construction Ltd Gary Harfield Auckland Regional Council The Warehouse Ltd Warehouse Stationary Auckland Regional Transport Authority IMF NZ Ltd
Centres and Corridors	Env-2007-AKL-000595	Westfield	16-Wfield-07	Policy 0.3	Amend Policy 0.3 as follows: Opportunities for intensive residential and mixed use development in town centres other than New Lynn, Henderson and Massey North/Westgate, and also around town centres and on high density corridors should be provided for and encouraged.		National Trading Company (NZ) Ltd Progressive Enterprises Ltd Transit NZ Neil Construction Ltd Gary Harfield Auckland Regional Council The Warehouse Ltd Warehouse Stationary Auckland Regional Transport Authority IMF NZ Ltd
Centres and Corridors	Env-2007-AKL-000595	Westfield	16-Wfield-08	Definitions	Definition of term "Growth Area" <u>Growth Area will consist of intensive residential activities and appropriate mixed use activities to serve the needs of the neighbourhood.</u>		National Trading Company (NZ) Ltd Progressive Enterprises Ltd Transit NZ Neil Construction Ltd Gary Harfield Auckland Regional Council

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							The Warehouse Ltd Warehouse Stationary Auckland Regional Transport Authority IMF NZ Ltd
Centres and Corridors	Env-2007-AKL-000595	Westfield	16-Wfield-09	Whole Plan Change	Plan Change 16 be amended so that references to roads and development around roads are internally consistent within Plan Change 16 text and with regard to Policy Map X only references to “road”, “corridor”, “arterial” to be used within the text of Plan Change 16 so that it is clear which policies and objectives are applying to which type of road.		National Trading Company (NZ) Ltd Progressive Enterprises Ltd Transit NZ Neil Construction Ltd Gary Harfield Auckland Regional Council The Warehouse Ltd Warehouse Stationary Auckland Regional Transport Authority IMF NZ Ltd
Centres and Corridors	Env-2007-AKL-000595	Westfield	16-Wfield-10	Part 6.1.1 Theme One	Amend as follows: At the strategic level this involves a focus on intensification around the major town centres (New Lynn, Henderson and Massey North/Westgate) with a secondary emphasis on other town centres <u>along</u> and -regional road routes.		National Trading Company (NZ) Ltd Progressive Enterprises Ltd Transit NZ Neil Construction Ltd Gary Harfield Auckland Regional Council The Warehouse Ltd Warehouse Stationary Auckland Regional Transport Authority IMF NZ Ltd
Centres and Corridors	Env-2007-AKL-000595	Westfield	16-Wfield-11	Objective 0	Amend as follows: To manage growth in such a way that will ensure the City develops and redevelops to achieve a sustainable compact urban form in a manner that appropriately manages		National Trading Company (NZ) Ltd Progressive Enterprises Ltd Transit NZ Neil Construction Ltd Gary Harfield Auckland Regional Council

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					adverse cumulative effects and reverse sensitivity issues. Growth should be focused in and around town centres <u>along</u> and high density corridors, well integrated, with high amenity values and providing appropriately for additional population, employment, community and business services, by managing the location, density, scale, form, character, timing and sequencing of urban and rural growth. In order to achieve sustainable urban consolidation, urban growth and development should be directed to areas inside the Metropolitan Urban Limit and managed in a manner that protects significant environmental values.		The Warehouse Ltd Warehouse Stationary Auckland Regional Transport Authority IMF NZ Ltd
Centres and Corridors	Env-2007-AKL-000595	Westfield	16-Wfield-12	Part 6.1.2 Theme Two City Form	Amend as follows: The approach that the District Plan has adopted is to integrate land use and transport planning by reinforcing the centralisation of key activities around existing town centres, (particularly New Lynn, Henderson and Massey North/Westgate) railway stations and transport centres and regional roads.		National Trading Company (NZ) Ltd Progressive Enterprises Ltd Transit NZ Neil Construction Ltd Gary Harfield Auckland Regional Council The Warehouse Ltd Warehouse Stationary Auckland Regional Transport Authority IMF NZ Ltd
Centres and Corridors	Env-2007-AKL-000595	Westfield	16-Wfield-13	Objective 0 Explanation	Amend as follows: The objective is to create compact urban development focused on town centres/ transport nodes which has strong		National Trading Company (NZ) Ltd Progressive Enterprises Ltd Transit NZ Neil Construction Ltd Gary Harfield

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					provision of locally accessible employment land and provision for high density residential/mixed use development.		Auckland Regional Council The Warehouse Ltd Warehouse Stationary Auckland Regional Transport Authority IMF NZ Ltd
Centres and Corridors	Env-2007-AKL-000595	Westfield	16-Wfield-14	Issue 5.0 Specific Bullet Point 7	Amend as follows: <ul style="list-style-type: none"> Ensuring that newly developed or redeveloped areas are adequately supported by community services, business activities <u>(including retail)</u>, infrastructure and transport networks; 		National Trading Company (NZ) Ltd Progressive Enterprises Ltd Transit NZ Neil Construction Ltd Gary Harfield Auckland Regional Council The Warehouse Ltd Warehouse Stationary Auckland Regional Transport Authority IMF NZ Ltd
Centres and Corridors	Env-2007-AKL-000558	National Trading Company (NZ) Ltd	17-NTC-04	Whole Plan Change	Amend the Plan Change to ensure consistency with any amendments made to Plan Change 6 to the Auckland Regional Policy Statement as a result of NTC's appeal on Plan Change 6.		The Warehouse Ltd, Warehouse Stationary Ltd Progressive Enterprises Ltd CSR and Others Auckland Regional Council Auckland Regional Transport Authority
Centres and corridors	Env-2007-AKL-000558	National Trading Company (NZ) Ltd	17-NTC-06	Issue 5.11	Amend Issue 5.11 as follows (additions underlined, deletions struck through): Town centres <u>and transport corridors</u>		The Warehouse Ltd, Warehouse Stationary Ltd Progressive

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					<p>have a more urban, built-up character and a constant movement of people and vehicles, creating a node <u>or area</u> of activity. Intensification of activities and development in town centres <u>and transport corridors</u> and an increasing mix of uses within these <u>areas</u> centres are outcomes sought by the Plan.</p> <p>Poorly designed development may potentially detract from the character of town centres and adversely affect the vitality and vibrancy of these areas, in turn affecting their ability to attract further activities.</p> <p>The dispersal of retailing away from major areas of population and business activity, and particularly away from town centres <u>and transport corridors</u>, could undermine the strategic direction and transportation objectives of the Auckland Regional Policy Statement, such as those provisions which relate to population intensification around major nodes <u>and along transport corridors</u>, reduction in private motor vehicle use and emissions and encouragement of greater use of public transport. In addition, the dispersal of retailing away from town centres <u>and transport corridors</u> has the potential to:</p> <ul style="list-style-type: none"> • lead, through the inefficient use of 	<p>Enterprises Ltd CSR and Others Auckland Regional Council Auckland Regional Transport Authority</p>
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					<p>the physical resources of such centres <u>and transport corridors</u>, to a lowering of amenity values, particularly in the pedestrian-orientated areas, and</p> <ul style="list-style-type: none"> • detract from their ability to provide an effective community node and reduce the extent to which they are able to provide for the community's social and economic wellbeing. <p>These potential changes to local areas, particularly in the more intensively settled urban area, raise the following significant resource management issues:</p> <p>Pressures on these areas have resulted in the following significant resource management issues:</p> <p>General:</p> <ul style="list-style-type: none"> • modification of noted landscape elements and landscape character to the degree that they no longer contribute to, or are a factor in, the amenity values of the landscape. • a loss of the unique combination of elements and characteristics, and a sense of place and belonging, such that they no longer contribute to or are a factor in the amenity values of the area. • loss of amenity within town centres, reducing their potential to attract 		
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					<p>people and business.</p> <p>Specific:</p> <ul style="list-style-type: none"> • The effects are set out in Table 5.11(a). • Specific effects are set out in Table 5.11(b). 		
Centres and Corridors	Env-2007-AKL-000555	National Trading Company (NZ) Ltd	18-NTC-04	Whole Plan Change	Amend the Plan Change to ensure consistency with any amendments made to Plan Change 6 to the Auckland Regional Policy Statement as a result of NTC's appeal on Plan Change 6.		Progressive Enterprises Ltd CSR and Others Auckland Regional Council Auckland Regional Transport Authority IMF NZ Lt
Centres and Corridors	Env-2007-AKL-000642	Warehouse Stationary Ltd	18-WSL-06	Policy 0.3	Amend Policy 0.3 as follows Opportunities for intensive residential and mixed use development <u>including all retail formats</u> in town centres other than New Lynn, Henderson and Massey North/Westgate, and also around town centres and on high density corridors, should be provided for and encouraged.	110/117	National Trading Company (NZ) Ltd Progressive Enterprises Ltd Auckland Regional Council Transit NZ Auckland Regional Transport Authority IMF NZ Ltd
Centres and Corridors	ENV-2007-AKL-000594	Progressive Enterprises Limited	CC- Prog - 01	Whole Plan Change 13 14	That Plan Changes 13-18 be amended, including objectives, policies and rules where appropriate, so as to achieve: (i) the outcomes referred to and supported by Progressive in paragraph 2.3 above;		NTC, Transit, Westfield NZ Ltd, ARC, IMF, The Warehouse, Warehouse

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				15 16 17 18	<p>(ii) intensification of high traffic generating activities, including retail and business development, within identified growth nodes such as high density town centres and sub-regional centres;</p> <p>(iii) a planning framework that ensures high traffic generating activities, including retail and business development, seeking to locate outside centres are subject to a thorough assessment, as a discretionary or non-complying activity, of the full implications of the activity on the objectives / policy of the RPS and on high density town centres; and</p> <p>(iv) appropriate differentiation between residential intensification which may be appropriate within wider identified corridors and retail and business development which should be directed to high density town centres; and</p> <p>(v) the outcomes as more specifically sought in the remainder of this appeal below.</p>		Stationary, ARTA
Centres and Corridors		Progressive Enterprises Limited	CC- Prog - 02	Whole Plan Change 13 14 15 16 17 18 – overlap	Consideration be given to hearing and determining appeals related to Change 6 before the hearing and determination of appeals on other plan changes under the LGAAA, given that the changes to the district plans must not be inconsistent with and / or must give effect to the RPS including amendments following decisions on Change 6, unless this appeal or aspects of the appeal can be considered independently of and without affecting the determination of appeals on Change 6 to the RPS.		NTC, Transit, Westfield NZ Ltd, ARC, IMF, The Warehouse, Warehouse Stationary, ARTA

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				with Change 6.			
Centres and Corridor s		Progressive Enterprises Limited	CC- Prog-03	Whole Plan Change 13 14 15 16 17 18.	Without limitation to the relief sought above in paragraph 2.6 that all necessary amendments be made to plan changes 13, 14, 15, 16, 17, 18 so each is fully or appropriately consistent with or achieving of the outcomes sought in paragraph 3.1 above, and including: (i) any amendments to ensure that Plan Changes 13-18 and the Waitakere District Plan are not inconsistent with and / or give effect to the Regional Policy Statement including as amended following decisions on Change 6, which is the subject of other appeals, including by Progressive; and (ii) further amendments to achieve: <ul style="list-style-type: none"> • intensification of high traffic generating activities, including retail and business development, is encouraged within identified growth nodes such as high density town centres, town centres and sub-regional town centres; • high traffic generating activities, including retail and business development, outside centres will be subject to a thorough assessment, as a discretionary or non-complying activity, of the full implications of the activity on the objectives / policies of the RPS and on high density town centres, town centres and sub regional centres; and • the provisions of Plan Changes 13-18 appropriately distinguish “residential intensification” (which may be appropriate within a wider identified “corridors”) from 		NTC, Transit, Westfield NZ Ltd, ARC, IMF, The Warehouse, Warehouse Stationary, ARTA

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					“retail and business development” (which should be directed to high density town centres).	
Centres and Corridors	Env-2007-AKL-000595	Westfield	CC- Wfield-01	Whole Plan Change 15	That Plan Change 15 be amended, including objectives, policies and rules where appropriate, so as to achieve: (i) the outcomes referred to and supported by Progressive in paragraph 2.3 above; (ii) intensification of high traffic generating activities, including retail and business development, within identified growth nodes such as high density town centres and sub-regional centres; (iii) a planning framework that ensures high traffic generating activities, including retail and business development, seeking to locate outside centres are subject to a thorough assessment, as a discretionary or non-complying activity, of the full implications of the activity on the objectives / policy of the RPS and on high density town centres; and (iv) appropriate differentiation between residential intensification which may be appropriate within wider identified corridors and retail and business development which should be directed to high density town centres; and (v) the outcomes as more specifically sought in the remainder of this appeal below.	National Trading Company (NZ) Ltd Progressive Enterprises Ltd Transit NZ Neil Construction Ltd Gary Harfield Auckland Regional Council The Warehouse Ltd Warehouse Stationary Auckland Regional Transport Authority IMF NZ Ltd
Centres and Corridor	Env-2007-AKL-	Westfield	CC- Wfield-05	Whole Plan Change	Consideration be given to hearing and determining appeals related to Change 6 before the hearing and determination of appeals on other plan changes under	National Trading Company (NZ)

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s	000595			13 14 15 16 17 18	the LGAAA, given that the changes to the district plans must not be inconsistent with and / or must give effect to the RPS including amendments following decisions on Change 6, unless this appeal or aspects of the appeal can be considered independently of and without affecting the determination of appeals on Change 6 to the RPS.		Ltd Progressive Enterprises Ltd Transit NZ Neil Construction Ltd Gary Harfield Auckland Regional Council The Warehouse Ltd Warehouse Stationary Auckland Regional Transport Authority IMF NZ Ltd
Centres and Corridor s	Env- 2007- AKL- 000595	Westfield	CC- Wfield-06	Whole Plan Change 13 14 15 16 17 18.	Without limitation to the relief sought above in paragraph 2.6 that all necessary amendments be made to plan changes 13, 14, 15, 16, 17, 18 so each is fully or appropriately consistent with or achieving of the outcomes sought in paragraph 3.1 above, and including: (iii) any amendments to ensure that Plan Changes 13-18 and the Waitakere District Plan are not inconsistent with and / or give effect to the Regional Policy Statement including as amended following decisions on Change 6, which is the subject of other		National Trading Company (NZ) Ltd Progressive Enterprises Ltd Transit NZ Neil Construction Ltd Gary Harfield Auckland

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					<p>appeals, including by Progressive; and further amendments to achieve:</p> <ul style="list-style-type: none"> • intensification of high traffic generating activities, including retail and business development, is encouraged within identified growth nodes such as high density town centres, town centres and sub-regional town centres; • high traffic generating activities, including retail and business development, outside centres will be subject to a thorough assessment, as a discretionary or non-complying activity, of the full implications of the activity on the objectives / policies of the RPS and on high density town centres, town centres and sub regional centres; and • the provisions of Plan Changes 13-18 appropriately distinguish “residential intensification” (which may be appropriate within a wider identified “corridors”) from “retail and business development” (which should be directed to high density town centres). 		<p>Regional Council The Warehouse Ltd Warehouse Stationary Auckland Regional Transport Authority IMF NZ Ltd</p>
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