

**IN THE MATTER** of the Resource Management Act 1991 (**RMA**)

**AND**

**IN THE MATTER** of **Private Plan Change 88** – 110 Jack Lachlan Drive; and 620, 680, 682, 702, 712, 722, 732, 740, 746, 758 and 770 Whitford-Maraetai Road, Beachlands to the Auckland Unitary Plan

## **HEARING DIRECTION #4 FROM THE HEARING PANEL**

### **Introduction**

1. This hearing direction provides an update on the Hearing Panel’s site visit, and makes some further directions in advance of the hearing.

### **Site visit**

2. The Hearings Panel undertook a site visit on 7 November 2023. We spent approximately two hours at the Formosa Golf Course where we took in key locations within the live zone proposed by Plan Change 88. We also sighted the proposed Future Urban Zone. In addition, we took in the existing Beachlands settlement, Pine Harbour, the two shopping areas within Beachlands, the Whitford-Maraetai Road and key intersections.

### **Plan request**

3. Further to the site visit, the Hearings Panel requests a plan which shows the various zonings within the live zone proposed by Plan Change 88, and ecological network area, overlaid over an aerial photo.
4. Ideally this would be available prior to the hearing, but we otherwise direct the applicant to supply this at the hearing.

### **Further matters**

5. The Hearings Panel has been keeping apprised of the joint witness statements being produced through expert conferencing, and it is apparent that in some areas of expert opinion, matters in contention are narrowing, and changes to proposed plan change provisions (should the plan change be approved) have been agreed.

6. The next steps in the timetable are for any section 42A addendum report to be supplied by midday 13 November 2023, and the applicant to file any rebuttal evidence by midday 17 November 2023.
7. We presume that the applicant will update the version of Plan Change 88 attached to the evidence of Lala/Roberts, as well as the section 32AA analysis (Appendix 1), to reflect any amendments that have been agreed through expert conferencing. If it does not intend to do so, then we direct that this happen and be filed with any rebuttal evidence to be filed by the applicant by midday 17 November 2023. If there are additional changes proposed as a result of rebuttal evidence, then those should also be included.
8. In addition, we direct the applicant, having consulted with the other parties which have provided expert evidence, to provide a list of key matters remaining in contention. This should also be filed by midday 17 November 2023.

#### **Evidence for the applicant**

9. Having read the applicant's evidence, it may be that there are certain witnesses for whom the Hearings Panel has no questions. Following the receipt of rebuttal evidence, we intend to indicate those witnesses, as we will not need to hear from them. This will assist the efficient disposal of the hearing.

#### **Note to submitters**

10. The above directions should not be taken as indicating that the Hearings Panel is only interested in certain matters. However, with all expert evidence having now been received, the Hearings Panel is keen to ensure that the hearing proceeds efficiently. Accordingly, where there is expert evidence which is clear and not in contention (such that we have no questions) then attendance at the hearing to re-state the evidence is unlikely advance matters.



Vanessa Hamm, Chairperson  
Thursday 9 November 2023