

Tuesday 17 August 2021

Direct Dial: 09 353 9587

To the Submitters

Tēnā koe

PLAN CHANGE – NOTICE OF HEARING

Applicant	Lomai Properties Limited
Private Plan Change	61 - Waipupuke
Application description	to rezone land in the area generally bounded by Jesmond Road to the east, Oira Road to the west, Future Urban Zone land to the north and Karaka Road/State Highway 22 to the south

The safety and wellbeing of our customers, team members and communities in Auckland is always our utmost priority. We want to assure you that we're taking the necessary precautions to prevent the spread of COVID-19. We're dedicated to protecting against COVID-19. For the most up to date information on COVID-19 please visit www.covid19.govt.nz. For the most up to date information about council's services please visit www.aucklandcouncil.govt.nz.

Auckland is at COVID-19 alert level 1 at the time of this hearing notification.

Attendees at a hearing under COVID-19 Alert level 1 are still encouraged to:

- maintain good hygiene practices
- keep track of where you have been using the QR code on arrival
- keep your distance from people you don't know
- use a face-covering if desired
- no participants are to attend who have COVID-19 symptoms or who need to be in isolation/quarantine for any reason.

Should the COVID-19 Alert Level retract to level 2 or above at the time this hearing is scheduled to be held, the Hearings Advisor will contact you about how we will proceed with the hearing.

The above proposed private plan change will be heard by Hearing Commissioners **Greg Hill (Chairperson), Karyn Kurzeja and Mark Farnsworth** at a hearing to be held as follows:

Date: Monday 4, Tuesday 5 and Wednesday 6 October 2021

Time: 9.30am

**Venue: Manukau Room
Ground Floor, Civic Annex
31-33 Manukau Station Road, Manukau, Auckland**

You are invited to attend the hearing where the Hearing Commissioners will consider submissions in support of/opposing the application.

Please note the commissioners will carry out a site visit, individually or together, either before, during or after the hearing which may involve them going on to the application site and, if necessary, submitters' sites. During the site visit, the commissioners will not speak to any of the parties directly about the application's merits.

The chair has directed that evidence is to be pre-circulated for this hearing. See the attached Direction. In accordance with the Direction, evidence is due to be received by the Hearings Advisor as follows.

Key Dates for this hearing	
Council S42a report available	Friday 10 September 2021 by 5pm
Applicant's evidence available	Friday 17 September 2021 by 5pm
Submitters expert evidence due	Friday 24 September 2021 by 12 noon
Submitter non-expert evidence requested	Friday 24 September 2021 by 12 noon
Applicant's rebuttal / supplementary evidence due and legal submissions requested	Wednesday 29 September 2021 at 12 noon
Submitter legal submissions requested	Wednesday 29 September 2021 by 12 noon
Appearance forms returned	Friday 24 September 2021 by 12 noon
Hearing dates	Monday 4 to Wednesday 6 October 2021, 9:30am start

The officer's report and evidence will be made available on council's website at: <https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-auckland-unitary-plan-hearing.aspx>

As per the direction the following apply:

- (a) **The council** officer's report (section 42a) and any evidence will be available on the council website no later than **5pm on Friday 10 September 2021**.
- (b) **The applicant** is required to provide all its briefs of evidence by 12 noon on **Friday 17 September 2021**. You will be advised once the evidence is available.

The commissioners have directed that the applicant provide any rebuttal evidence by **12 noon on Wednesday 29 September 2021** and have requested their legal submissions at the same time. You will be advised once they are available.

- (c) **Any submitter** proposing to call expert witnesses is required to provide briefs of their evidence by **12 noon Friday 24 September 2021**. An expert is a professional such as a planner, traffic engineer or similar.

Submitter non-expert evidence and legal submissions have been requested to be provided by **12 noon on Friday 24 September 2021**

The commissioner have requested that any submitter legal submissions be provided by **12 noon on Wednesday 29 September 2021**

The submitter is required to provide:

- 10 hard copies of the evidence
- 1 soft copy - briefs of evidence to be provided via email or on a data stick, each file should be less than 10Mb.

Electronic copies of evidence can be sent to the Hearings Advisor at DS-Hearings@aucklandcouncil.govt.nz, Attn: Sam Otter

- (d) A short-written summary for briefs of evidence in excess of 10 pages is helpful. It is likely the commissioners will request that this at least is read at the hearing.
- (e) Email will be the address for service for the submitters unless advised otherwise.

If you wish to attend the hearing, please fill in the attached appearance form and return it to me by Friday 24 September 2021.

Please do not hesitate to contact me on 09 353 9587 if you have any questions in relation to this hearing.

Ngā mihi



Sam Otter
Mātanga Mataamua Whakawā /
Senior Hearings Advisor