

Thursday 28 August 2025

Direct Dial: 09 353 9587

To the Submitters

Tēnā koe

PLAN CHANGE – NOTICE OF HEARING

Applicant	GBar Properties Limited
Private Plan Change	110 - HEIGHTS ROAD, PUKEKOHE
Application description	to rezone 5.35 hectares of land at Pukekohe from Future Urban Zone to Business - Light Industry Zone, and apply the Stormwater Management Area Flow 1 – “SMAF1” control to the plan change land.

You are invited to attend the hearing where the Hearing Commissioners will consider submissions in support of/or opposing the above proposed private plan change.

The details of the hearing are as follows:

Date: Monday 6 October 2025 with 7 October 2025 as an overflow day

Time: 9.30am

Venue: Leslie Comrie Room
Level 1, Franklin The Centre
12 Massey Avenue, Pukekohe 2120, Auckland
Online attendance using Microsoft Teams

Hearing Panel: Richard Blakey, Chair
Bridget Gilbert
Vaughan Smith

NOTE: some venues have restricted access at the main entrance such as stairs. If you require assistance with alternate access, please inform the Hearings Advisor prior to the hearing day.

Key Dates for this hearing	
Council S42A report available	Monday 8 September 2025 by 5pm
Applicant's evidence due	Monday 15 September 2025 at 12 noon
Submitters expert evidence due	Monday 22 September 2025 by 12 noon
Appearance form due	Monday 29 September 2025 by 12 noon
Council addendum s42A report due	Monday 29 September 2025
Applicant's rebuttal evidence	Thursday 2 October 2025 by 12 noon
Submitter non-expert evidence requested	Thursday 2 October 2025 by 12 noon
Legal Submissions requested	Thursday 2 October 2025 by 12 noon
Hearing start date	Monday 6 October 2025, 9:30am start

Hearing Webpage

The webpage for this hearing is accessible through the below link. All of the information related to this hearing, including reports, directions, the MS Teams Link and evidence will be made available here

<https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-auckland-unitary-plan-hearing.aspx>

Evidence Exchange

The Hearing chair has issued a direction dated **Thursday 28 August 2025** that directs the evidence exchange timetable for this hearing. The Direction is attached to the notification email or available on the hearing page.

As per the direction the following apply:

(a) Council Reports

The Council's s42A report is due to be released by 5pm on **Monday 8 September 2025**.

Should the Council produce an Addendum s42A report this is due on **Monday 29 September 2025**.

You will be advised once any material from the Council becomes available.

(b) The Applicant's Evidence

The applicant is required to provide all its briefs of **evidence** on **Monday 15 September 2025**.

Following the receipt of submitter evidence and the Council's addendum report the commissioners have directed that if the applicant wants to provide any **rebuttal evidence** this is due on **Thursday 2 October 2025**

You will be advised once any evidence produced by the applicant is available.

(c) Submitter Evidence

Any submitter proposing to call expert witnesses is required to provide their evidence by **12 noon Monday 22 September 2025**. An expert is a professional such as a planner, traffic engineer or similar.

Submitters who are appearing at the hearing have been requested by the commissioners to provide their non-expert evidence or written statements by 12 noon **Thursday 2 October 2025**.

You do not need a lawyer, but if you do have a lawyer representing you, the commissioners have also requested that legal submissions be provided by **12 noon on Thursday 2 October 2025**

Provision of Evidence (expert and non-expert)

- all evidence is to be provided to the Hearings Advisor via email at DS-Hearings@aucklandcouncil.govt.nz, Attn: Sam Otter
- For evidence that has been pre-circulated before the hearing, please bring **1** hard copy of the evidence to the hearing
- For any non-expert evidence or personal statements that have not been provided before the hearing, please bring **1** copies with you to the hearing
- A short-written summary for briefs of evidence in excess of 10 pages is helpful. The commissioners may request that this is read at the hearing.
- Any evidence produced using generative artificial intelligence (GenAI) chatbots (such as ChatGPT, Bing Chat or Google Bard) should acknowledge its use. For experts, please refer to paragraph 9.3 of the [Environment Court Practice Note 2023](#). The Courts have also [issued guidelines](#) for use of generative AI in Courts and Tribunals which may also be useful.

Appearing at the Hearing

If you wish to attend the hearing to speak, please fill in the attached appearance form and return it to me by Monday 29 September 2025. We do not schedule people to speak if they have not completed and returned the form.

If you or any of your witnesses are not able to attend in person and want to attend online please check the box in the appearance form (or advise the Hearings Advisor as soon as possible before the Hearing) so that this option can be made available. The MSTeams link will be available on the website page above.

Commissioner Site Visit

The commissioners may carry out a site visit before, during or after the hearing. The commissioners may do this individually or together, and it may involve them going on to the application site and, if necessary, submitters' sites. Should the commissioners need to go onto submitter sites the Hearings Advisor will arrange it with them first.

During the site visit, the commissioners will not speak to any of the parties directly about the merits of the application.

Illness

The safety and wellbeing of our customers, team members and communities in Auckland is important to us. If you are sick or symptomatic, please do not attend the hearing in-person. Contact the Hearings Advisor and discuss with them other ways about presenting to the hearing panel, including attending online.

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

Ngā mihi

A handwritten signature in black ink, appearing to read 'S Otter', with a stylized flourish extending to the right.

Sam Otter
Kaitohutohu Mataamua Whakawā
Senior Hearings Advisor