

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

AND

IN THE MATTER of **Private Plan Change 104** – 79 Ladies Mile, Remuera to the Auckland Unitary Plan

HEARING DIRECTION #3 FROM THE HEARING PANEL

1. Pursuant to section 34A of the RMA, Auckland Council (the Council) has appointed a Hearing Panel consisting of three independent hearing commissioners – David Mead (Chairperson), Kim Hardy and Ina Kara-France. The Hearing Panel's function is to hear the application and submissions and make a decision on the Plan Change proposal, including any changes to it that are within scope of the notified Plan Change. It is also to deal with any procedural matters.
2. A hearing into this matter was held on the 26 February 2025. The hearing was adjourned so the requestor could provide the following information:
 - a) Cross sections showing the height of the consented fast track apartment buildings relative to the 25m height limit proposed for the Residential Apartment and Terrace Housing zone (THAB).
 - b) A plan showing the effect of the Locally Significant Volcanic Viewshaft O10 on building heights across the Ladies Mile THAB zone and the extent of any intrusion into the viewshaft that may arise from development up to 25m high.
 - c) Analysis of methods to address any conflict between the height standard and the outcomes sought by the viewshaft.
 - d) Confirmation of how two qualifying matters – dwelling cap and Ladies Mile building set back - should be identified in the plan change text.
3. The requestor should file the above information with Council's Hearing Advisor by 5pm Wednesday 5 March 2025. Council staff have 5 working days to provide a response, if needed.
4. Once the Panel has received the above information, it will decide whether the Hearing needs to be reconvened or the applicant may proceed to provide their closing statement.
5. Any enquiries regarding these Directions or related matters should be directed to the Council's Senior Hearings Advisor, Patrice Baillargeon, by email at patrice.baillargeon@aucklandcouncil.govt.nz.



David Mead, Chairperson
27/02/2025