

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

AND

IN THE MATTER of PC109 involving 98-100 & 102 Totara Road, Whenuapai
to the Auckland Unitary Plan

HEARING DIRECTION #1 FROM THE HEARING PANEL

1. Pursuant to section 34 of the RMA, Auckland Council (the Council) has appointed the chair of the Hearing Panel – Mark Farnsworth (Chairperson). The hearing panel members will be appointed shortly. 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. Plan Change 109, in summary, aims to rezone 16.36 hectares of land at 98-100 and 102 Totara Road, Whenuapai from Future Urban Zone to Residential – Mixed Housing Urban Zone, to apply a new Precinct (the 'Whenuapai Green' Precinct), and apply the Stormwater Management Area Flow control to the land. The removal of an Historic Heritage Overlay – Extent of Place is also proposed from a small portion of the land.
3. Before the hearing timetable is set down, the Chair directs the applicant to file a memorandum outlining what, if any, changes they recommend to the proposal and outline which changes are in response to which submissions. This memorandum should be lodged with the Council's Senior Hearings Advisor, Chayla Walker, by 4pm, Tuesday 13 May 2025.
4. The reason for this is, in accordance with Part 2 of Schedule 1 of the RMA, any modifications to the plan change application must be made prior to the Local Authority considering the request under S25 of Schedule 1. As this private plan change has already been notified, the S42A report will be based on the private plan change as notified. The chair, in setting the hearing timetable, will take into consideration the extent of any proposed changes to ensure all parties have sufficient time to prepare for the hearing.
5. Any enquiries regarding these Directions or related matters should be directed to the Council's Senior Hearings Advisor, Chayla Walker, by email at Chayla.walker@aucklandcouncil.govt.nz.



Mark Farnsworth MNZM
Chairperson
30 April 2025