

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

**AND**

**IN THE MATTER** of **Private Plan Change 59** – Albany 10 Precinct to the Auckland Unitary Plan

**HEARING DIRECTION #1 FROM THE HEARING PANEL**

1. Pursuant to section 34A of the RMA, Auckland Council (the Council) has appointed the chair of the Hearing Panel – David Hill (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.
2. Plan Change 59, in summary, seeks to rezone approximately 13.72 ha of land from Residential – Mixed Housing Suburban to residential – Terraced Housing and Apartment Buildings. It also seeks to amend Albany 9 precinct provisions and to introduce a new Albany 10 Precinct within the Auckland Unitary Plan (Operative in Part) 2016 at 473 Albany Highway, Albany.
3. Before the hearing timetable is set down, the Chair directs the applicant to file a memorandum outlining what, if any, changes are recommended 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, Laura Ager, by 5pm, Monday 21 June 2021.
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. You are also invited to prepare an addendum addressing the relevant matters now required by the 'Resource Management (National Environmental Standards for Freshwater) Regulations 2020' (NES:FW) and National Policy Statement on Freshwater (NPS:FW) – which became operative after your request was lodged.
6. Any enquiries regarding these Directions or related matters should be directed to the Council's Senior Hearings Advisor, Laura Ager, by email at [laura.ager@aucklandcouncil.govt.nz](mailto:laura.ager@aucklandcouncil.govt.nz).



David Hill, Chairperson  
14 June 2021