

8 April 2022

Direct Dial: 09 890 8056

To the Submitters

Tēnā koe

PLAN CHANGE – NOTICE OF HEARING

Applicant	Tram Lease Limited
Private Plan Change(s)	Plan Change(s) PC63 911-975 NEW NORTH ROAD, MOUNT ALBERT PC64 953 NEW NORTH ROAD, MOUNT ALBERT
Application description	Plan Change 63 - to increase the Height Variation Control that applies to 911-953 New North Road from 18m to 24m and apply a Height Variation Control to 955-975 New North Road to enable buildings up to 24m. Plan Change 64 – to rezone land at 953 New North Road, Mount Albert from Business - Town Centre to Business - Mixed Use and remove the Building Frontage Control-General Commercial Frontage from the site.

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. Please ensure you read the COVID-19 requirements for hearings at the bottom of this letter.

The above proposed private plan change will be heard by Hearing Commissioners **Dr Lee Beattie, Lisa Mein and Mark Farnsworth** at a hearing to be held as follows:

**Date: Monday 23 and Tuesday 24 May 2022
(Wednesday 25 May as an overflow day if required)**

Time: 9.30am

**Venue: Council Chambers
Ground Floor, Auckland Town Hall
301-303 Queen Street, Auckland**

You are invited to attend the hearing where the Hearing Commissioners will consider submissions in support of/opposing the application. Attendance via MSTeams is available on request, by contacting the hearings advisor by Friday 13 May 2022.

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 29 April 2022 by 5pm
Applicant's evidence available	Friday 6 May 2022 by 5pm
Submitters expert evidence due	Friday 13 May 2022 by 12 noon
Applicant's supplementary evidence and legal submissions requested	Wednesday 18 May 2022 at 12 noon
Submitter non-expert evidence and legal submissions requested	Wednesday 18 May 2022 by 12 noon
Appearance forms returned	Friday 13 May 2022 by 12 noon
Hearing dates	Monday 23 and Tuesday 24 May 2022 (Wednesday 25 May as an overflow day if required), 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 29 April 2022**.
- (b) **The applicant** is required to provide all its briefs of evidence by 12 noon on **Friday 6 May 2022**. You will be advised once the evidence is available.
- (c) **Any submitter** proposing to call expert witnesses is required to provide briefs of their evidence by **12 noon Friday 13 May 2022**. 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 Wednesday 18 May 2022**

The submitter is required to provide:

- 1 hard copy 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: Bevan Donovan

- (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 13 May 2022.

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.

At the date of this letter Auckland is in the red setting of the COVID-19 Protection Framework. There are restrictions with face-to-face hearings at this level that include:

- possible restrictions on the number of people who can attend the hearing in person. The Hearings Advisor will discuss this with the parties before the hearing to ensure number restrictions are adhered to. You may be requested to have some experts attend virtually
- use of a face-covering is mandatory – there may be an opportunity for the speaker to remove their face-covering while they speak
- ensure the requirement for physical distancing between parties is adhered to
- no participants are to attend who have COVID-19 symptoms or who need to be in isolation/quarantine for any reason.

There will be alternative options available for those participants who cannot attend in person. Please contact the Hearings Advisor to discuss these options no later than Friday 13 May 2022.

Should it be determined at any time that it is not safe to hold the hearing face-to-face, the Hearings Advisor will contact you about how we will proceed with the hearing.

Please do not hesitate to contact me on 09 890 8056 if you have any questions in relation to this hearing.

Ngā mihi



Bevan Donovan
Kaitohutohu Whakawātanga /
Hearings Advisor