

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

AND

IN THE MATTER of **Private Plan Change 70** – 751 and 787 Kaipara Coast Highway, Kaukapakapa 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– Janine Bell (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 70, in summary, aims to:
 - (a) Rezone 751 and 787 Kaipara Coast Highway, Kaukapakapa from Rural Countryside Living to Residential – Rural and Coastal Settlement
 - (b) Remove the Subdivision Variation Control on the subject sites.
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 Hearings Advisor, Bevan Donovan, by **5pm, 16 June 2022**.
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 Hearings Advisor, Bevan Donovan, by email at bevan.donovan@aucklandcouncil.govt.nz.

A handwritten signature in blue ink that reads "Janine Bell". The signature is stylized, with a large loop for the letter 'J' and a horizontal line underlining the name.

Janine Bell, Chairperson
02 June 2022

15 June 2022

Auckland Council
Private Bag 92300
Victoria Street West
AUCKLAND 1142



Attention: Bevan Donovan and Jo Hart

Dear Bevan and Jo,

Further to your email Bevan, received 2 June 2022 this letter is to advise that Riverview Properties Limited provides this letter as a Memorandum confirming that there are no changes proposed to Plan Change 70 in response to submissions and further submissions.

Riverview Properties has engaged with submitters and Heritage New Zealand, Pouhere Toanga, have advised by way of email dated 13th May 2022, that they do not wish to be heard at a hearing. A copy of that email is attached for your records.

Fire and Emergency NZ has also confirmed that the matters raised in their submission have been addressed.

We have been engaging with Auckland Transport and Waka Kotahi regarding the remaining issue of connectivity. Any outcomes in relation to connectivity do not affect the Plan Change as sought.

Therefore, please proceed with the Plan Change Request as lodged. This simply seeks rezoning of the land at 751 and 787 Kaipara Coast Highway from Rural – Countryside Living to Residential – Rural and Coastal Settlement.

We look forward to receiving the s42A report in due course.

Yours sincerely



Burnette O'Connor
Director/Planner
E: burnette@thepc.co.nz
M: 021-422 346

Burnette O'Connor

From: Jessica Andrews
Sent: Wednesday, 15 June 2022 2:33 pm
To: Burnette O'Connor
Subject: FW: Plan Change 70 - Riverview Properties Limited - Kaukapakapa

Ngā mihi / Kind regards



Jessica Andrews

Planner BPlan



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From: Bev Parslow <BParslow@heritage.org.nz>
Sent: Friday, 13 May 2022 9:02 am
To: Jessica Andrews <Jessica@thepc.co.nz>
Cc: Robin Byron <RByron@heritage.org.nz>; Makere Rika-Heke <MRika-Heke@heritage.org.nz>
Subject: Re: Plan Change 70 - Riverview Properties Limited - Kaukapakapa

Kia ora Jessica.

Heritage NewZealand Pouhere Taonga confirm we do not wish to be heard at a plan change hearing.

Regards
Bev Parslow
Hnzpt Area Manager
Mid Northern.

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From: Jessica Andrews <Jessica@thepc.co.nz>
Sent: Thursday, May 12, 2022 8:48:26 PM
To: Bev Parslow <BParslow@heritage.org.nz>
Cc: Robin Byron <RByron@heritage.org.nz>; Makere Rika-Heke <MRika-Heke@heritage.org.nz>
Subject: RE: Plan Change 70 - Riverview Properties Limited - Kaukapakapa

Good evening Bev,

Many thanks for your consideration and we sincerely acknowledge the points raised in your email in regard to the villa at 751 Kaipara Coast Highway and mana whenua engagement. Can you please confirm that Heritage New Zealand Pouhere Taonga do not wish to be heard at a plan change hearing.

Burnette O'Connor

From: Nola Smart <Nola.Smart@beca.com>
Sent: Wednesday, 27 April 2022 9:01 am
To: Jessica Andrews
Cc: Graeme Roberts
Subject: RE: Plan Change 70 - Riverview Properties Limited - 715 and 787 Kaipara Coast Highway, Kaukapakapa

Kia ora Jessica,

Thank you for getting in touch.
I have talked to Fire and Emergency and can confirm that the matters raised in our submission regarding Plan Change 70 have been addressed.

Ngā mihi

Nola Smart (she/her)

Planner
Beca

Phone / waea: +64 9 300 9278

Email / Īmēra: nola.smart@beca.com

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Sensitivity: General

From: Jessica Andrews <Jessica@thepec.co.nz>
Sent: Wednesday, 13 April 2022 9:00 am
To: Nola Smart <nola.smart@beca.com>
Cc: Burnette O'Connor <burnette@thepec.co.nz>; Mike Nelson <Mike@hiways.co.nz>; 'Paul Boocock' <PaulBoo@samltd.co.nz>
Subject: Plan Change 70 - Riverview Properties Limited - 715 and 787 Kaipara Coast Highway, Kaukapakapa

You don't often get email from jessica@thepec.co.nz. [Learn why this is important](#)

Good morning Nola,

Thank you for your submission on behalf of the Fire and Emergency New Zealand regarding Private Plan Change 70 - Riverview Properties Limited - 751 and 787 Kaipara Coast Highway, Kaukapakapa.

My understanding is that the submission seeks to ensure that the Fire and Emergency New Zealand requirements for access to fire fighting water supply is provided for through the subdivision of 787 Kaipara Coast Highway, Kaukapakapa.

The subdivision consent application was lodged in September 2021 and is currently being processed by Auckland Council (resource consent reference number: BUN60385482 (LUC60385483 and SUB60385484) and VCN70019534). I