

Monday 20 February 2023

To the Submitters

Tēnā koe

**PLAN CHANGE 78 - NOTICE OF HEARING**

Plan Change	78
Topic / Subtopic	001 Plan Making and Procedural / Central Government Process – mandatory requirements
Topic / Subtopic	001 Plan Making and Procedural / Consultation and Engagement - general
Topic	002 Medium Density Residential Standards response
General Description	submissions generally opposing or supporting aspects of / or the entirety of plan change 78

You are invited to attend the hearing where the Independent Hearing Panel (IHP) will consider submissions and further submissions on the Plan Change 78 topic and subtopics listed above. Only those who have had their submissions coded to the topics and subtopics listed above are able to speak at this hearing.

The members of the IHP that will be hearing the Plan Change 78 topic and subtopics are **Greg Hill (Chairperson), Kitt Littlejohn, Karyn Kurzeja, Juliane Chetham and Richard Knott.**

The details for the hearing are:

**Dates:** **Tuesday 28 March 2023**  
**Wednesday 29 March 2023**  
**Thursday 30 March 2023 (overflow)**

**Time:** **9.30am**

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

**Online Access: Microsoft Teams**  
**The link is available in the Online Access document on the hearing page**

NOTE: the Town Hall main entrance has stairs. If you require assistance with alternate access, please inform the Hearings Advisor prior to the hearing day.

<b>Key Dates for this hearing</b>	
Council Evidence Due	Monday 6 March 2023 by 4pm
Submitter evidence due	Monday 13 March 2023 by 4pm
Appearance Form due	Monday 13 March 2023 by 4pm
Rebuttal Evidence due	Monday 20 March 2023 by 4pm
Legal Submissions due	Wednesday 22 March 2023 by 4pm
Hearing commences	Tuesday 28 March 2023 at 9:30am

The IHP has directed that evidence is to be pre-circulated for this hearing. See the attached direction dated Monday 20 February 2023 for full details. In accordance with the direction, evidence is due with the Hearings Advisor as follows.

- (a) **The council's evidence** is due at **4pm on Monday 6 March 2023**. Once the evidence has been received it will be uploaded to the hearing page.
- (b) **Submitter evidence** is due at **4pm on Monday 13 March 2023**. Any submitter (expert and non-expert) who is intending to appear at the hearing are required to provide all briefs of their evidence and their expert's evidence. You will be advised once the evidence is available.

The submitter is required to provide:

- 1 digital copy of evidence to be provided via email to the Hearings Advisor at [npsudhearings@aucklandcouncil.govt.nz](mailto:npsudhearings@aucklandcouncil.govt.nz), Attn: Sam Otter
- (c) **Rebuttal evidence** is due at **4pm on Monday 20 March 2023**. Any submitter planning on rebutting what another party has said is required to provide rebuttal evidence You will be advised when this is available.
  - (d) **Legal submissions** are due 3 working days before the hearing at **4pm on Wednesday 22 March 2023**.

## Hearing Webpages

The link to the hearing webpage is:

<https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/Hearing-documents.aspx?HearingId=632>

If you would like more information on the Plan Change 78 hearings, you can find more information at <https://intensificationhearingsakl.co.nz/>

## Appearing at the hearing

If you wish to speak the hearing, please fill in the attached appearance form and return it to the Hearings Advisor **by 4pm Monday 13 March 2023**. **You will be allocated a 10-minute speaking slot**. If you require more time to present your case, you will need to complete the Request for Additional Time form providing reasons why you need additional time. Please provide the form with your appearance form. The chair will decide whether to grant the extension or not. This form is available on the Panel Documents page on the NPSUD webpages [here](#).

## Participate Online

A Microsoft Teams link has been created for this hearing and is available on the hearing page. If you cannot attend in person or who wish to present virtually, please let the Hearings Advisor know by Wednesday 22 March 2023 (or as soon as possible before the hearing). This is to make sure the Hearings Advisor knows to enable your camera and microphone to present. If you are just watching the hearing online, you do not need to let the Hearings Advisor know.

## Speaking to multiple Hearing Topics

The hearings for Plan Change 78 are being broken down into topics. The topics submitters have been allocated were determined by how submission points were allocated in the Summary of Decisions Requested. If your submission was categorised to a couple of topics, you can present once if you wish. Please let the Hearing Advisor know if you would like to present more than one topic at this hearing.

## Presenting in Te Reo Māori and NZ Sign Language

Any party planning to present in Te Reo Māori or New Zealand Sign Language and needing an interpreter will need to advise the Hearing Advisor as soon as possible, or a minimum of 15 working days, before the hearing commences. This is to allow staff time to find a suitable interpreter. This may not be possible at short notice.

### **Cross Examination**

Cross Examination will be allowed at the hearings for Plan Change 78. This will be allowed of experts in specific circumstances. For more information about cross examination see the Hearing Procedures Document. If you want to cross examine someone you will need to apply to the IHP by completing the Notice of Cross Examination form on the Panel Documents page on the NPSUD webpages [here](#). This is due 10 working days prior to the start of the hearing.

### **Covid 19 / Illness**

The safety and wellbeing of our customers, team members and communities in Auckland is important to us. If you are sick or have COVID-19 symptoms, please do not attend the hearing in-person. You will still be able to participate in the hearing online. If you are presenting, please advise the hearings advisor.

Email will be the address for service for the submitters unless advised otherwise.

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

Ngā mihi



Sam Otter  
Kaitohutohu Mataamua Whakawā  
Senior Hearings Advisor