

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

AND

IN THE MATTER of **Private Plan Change 85** – 48 Esmonde Road,
Takapuna 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 – Peter Reaburn (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 85, in summary, aims to rezone the land around the coastal edge of 48 Esmonde Road, Takapuna to Open Space – Conservation Zone, but retain the existing Residential – Terrace Housing and Apartment Building Zone for the remainder of the land. PC85 also introduces the Takapuna 2 Precinct, which contains site specific development provisions for the land at 48 Esmonde Road, into the Auckland Unitary Plan.
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, Patrice Baillargeon, by 5pm, Monday 23 January 2023.
4. The reason for this is, in accordance with Part 2 of Schedule 1 of the RMA, any modifications to the plan change application needed to have been made prior to the Council considering the request under cl25 of Schedule 1. As this private plan change has now been notified, the officer's s42A report will be based on the private plan change as notified. However, if there are any subsequent modifications the Chair, in setting the hearing timetable, will take into consideration the extent of those modifications to ensure all parties are informed and 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, Patrice Baillargeon, by email at patrice.baillargeon@aucklandcouncil.govt.nz.

A handwritten signature in blue ink, appearing to read "Peter Reaburn".

Peter Reaburn
Chairperson
20 December 2022