

Wednesday 9 June 2021

Direct Dial: 09 353 9587

To the Submitters

Tēnā koe

PLAN MODIFICATION – NOTICE OF HEARING

Applicant	Oyster Capital
Plan modification number	Plan Modification 50
Application description	to rezone 48.9 hectares of land located to the north of Waihoehoe Road and east of the North Island Main Trunk Railway, from Future Urban to Residential: Terrace Housing and Apartment Buildings zone.
Site address	WAIHOEHOE PRECINCT

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. 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.

Auckland is at COVID-19 alert level 1 at the time of this hearing notification.

Attendees at a hearing under COVID-19 Alert level 1 are still encouraged to:

- maintain good hygiene practices
- keep track of where you have been using the QR code on arrival
- keep your distance from people you don't know
- use a face-covering if desired
- no participants are to attend who have COVID-19 symptoms or who need to be in isolation/quarantine for any reason.

Should the COVID-19 Alert Level retract to level 2 or above at the time this hearing is scheduled to be held, the Hearings Advisor will contact you about how we will proceed with the hearing.

The above proposed plan modification will be heard by Hearing Commissioners **Greg Hill (Chairperson), Karyn Kurzeja and Mark Farnsworth** at a hearing to be held as follows:

Date: Wednesday 25 - Tuesday 31 August 2021

Time: 9.30am

**Venue: Manukau Room
Ground Floor, Civic Annex
31-33 Manukau Station Road, Manukau**

You are invited to attend the hearing where the Hearing Commissioners will consider submissions in support of/opposing the application.

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. The direction is located at the link below. 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	Thursday 1 July 2021
Applicant's evidence due	Tuesday 27 July 2021 at 12 noon
Submitters expert evidence due	Tuesday 10 August 2021 at 12 noon
Submitter's non-expert evidence requested	Tuesday 10 August 2021 at 12 noon
Applicant's supplementary evidence and legal submissions requested	Thursday 19 August 2021 at 12 noon
Appearance forms returned	Tuesday 10 August 2021 at 12 noon
Hearing date(s)	Wednesday 25 – Tuesday 31 August 2021

The officer's report and evidence will be made available on council's website at: <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/Pages/details.aspx?UnitaryPlanId=79>

The following apply:

- (a) **The council** is required to provide its officer's reports and any evidence at least 15 working days prior to the date of the hearing. This report will be available on the council website no later than 5pm on **Thursday 1 July 2021**.
- (b) **The applicant** is required to provide all its briefs of evidence by Thursday 27 July 2021. You will be advised once the evidence is available.
- (c) **Any submitter** proposing to call expert witnesses is required to provide briefs of evidence from those experts before the hearing. The hearing panel has directed that this evidence it is required **by midday, Tuesday 10 August 2021**. The hearing panel have requested that submitter non-expert evidence is provided at the same time.

The submitter is required to provide:

- 10 hard copies 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: Sam Otter

- (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 Tuesday 10 August 2021.

Please do not hesitate to contact me on 09 353 9587 if you have any questions in relation to this hearing.

Ngā mihi

A handwritten signature in black ink, appearing to read 'S Otter', with a long horizontal flourish extending to the right.

Sam Otter
Senior Hearings Advisor

