

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

**AND**

**IN THE MATTER** of **Private Plan Change 63** – 911-975 New North Road, Mount Albert and **Private Plan Change 64** – 953 New North Road, Mt Albert 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– Dr Lee Beattie (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 63, in summary, aims 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.
3. Plan Change 64, in summary aims 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.
4. 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, Friday 1 April 2022.
5. 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.
6. 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](mailto:bevan.donovan@aucklandcouncil.govt.nz).

A handwritten signature in purple ink, appearing to be 'L. Beattie', written in a cursive style.

Dr Lee Beattie, Chairperson  
21 March 2022

# Memorandum

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**To:** Council's Hearing Advisor – Private Plan Change 63 & 64

**From:** Karl Cook / Pamela Santos – Barker & Associates Limited

**Date:** 24 March 2022

**Re:** Response to Hearing Direction #1 from the Hearing Panel – Private Plan Change 63 & 64 (PC63 & 64)

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1. On 21 March 2022, the Hearing Panel for PC63 & 64 issued Hearing Direction #1 requesting the applicant to file a memorandum outlining what, if any, changes are recommended to the proposal and outline which changes are in response to which submissions before the hearing timetable is set down.
2. In response to this request, the applicant confirms that, at this stage, there are no recommended changes to the proposal in response to the submissions and further submissions received on both PC63 & 64.

