

Thursday 3 June 2021

Direct Dial: 09 353 9587

To the Submitters

Tēnā koe

## PLAN MODIFICATION – NOTICE OF HEARING

Applicant	Kiwi Property No.2 Limited
Plan modification number	Plan Modification 48
Application description	to rezone 95 hectares of land from Future Urban to approximately 35 hectares of Business: Metropolitan Centre zone, approximately 51.5 ha of Business: Mixed Use zone surrounding the Metropolitan Centre and 8.5ha Open Space: Informal Recreation zone
Site address	Drury Centre 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](http://www.covid19.govt.nz). For the most up to date information about council's services please visit [www.aucklandcouncil.govt.nz](http://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 28 July - Friday 30 July,  
Monday 2 - Thursday 5 August 2021**

**Time: 9.30am**

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

You are invited to attend the hearing where the Hearing Commissioners will consider submissions in support of/ or 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 has been circulated previously and is available on the hearing page (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 17 June 2021, 5pm
Applicant's evidence due	Thursday 1 July 2021 at 12 noon
Submitters expert evidence online	Thursday 15 July 2021 at 5pm
Applicant's supplementary evidence and legal submissions requested	Thursday 22 July 2021 at 12 noon
Submitter's non-expert evidence requested	Thursday 15 July 2021 at 12 noon
Appearance forms returned	Thursday 15 July 2021 at 12 noon

The officer's report, panel directions and evidence will be made available on council's website at: <https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/Hearing-documents.aspx?HearingId=441>

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 17 June 2021.
- (b) **The applicant** is required to provide all its briefs of evidence by Thursday 1 July 2021. You will be advised once the evidence is available. The commissioners have directed that any rebuttal evidence produced by the applicant be made available by 5pm on Thursday 22 July 2021 and requested that their legal submissions are provided at the same time.
- (c) **Any submitter** proposing to call expert witnesses is required to provide briefs of evidence from those experts before the hearing. The panel has directed that the evidence is provided by midday, Thursday 15 July 2021.

The hearing commissioners have requested that any non-expert submitter evidence be provided by midday on Thursday 15 July 2021.

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](mailto: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 12 noon Thursday 15 July. 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