

From: [Maryann Savage](#)
To: [Sam Otter](#)
Subject: Re: PC78 - Panel Minute and Direction - Council Memo and Conference Notification
Date: Saturday, 20 April 2024 3:52:08 pm

Kia ora Sam Otter,
I just thought I should contact you and mention that my husband Patrick Faigan and I (Maryann Savage) made a submission on PC78 regarding the house at 76 Astley Avenue, New Lynn.

However this submission can be withdrawn because we made the same submission to Plan Change 82, and our submission was considered and accepted as part of that plan change.

So to put it another way, there is no point in the council wasting time re-reading our submission when it has already been done.

It sounds like PC78 is hugely complicated already so I thought I should let you know.

By the way, our submission was a secondary submission - I forget the exact term, but it was a submission made after the deadline for submissions had closed, and when you could only provide a sort of secondary submission on existing submissions.

Thanks very much
Maryann Savage

On Fri, Apr 19, 2024 at 5:22 PM Sam Otter <sam.otter@aucklandcouncil.govt.nz> wrote:

Tēnā koe,

I have an update on Plan Change 78 and the and the next steps after the Ministerial Direction.

Panel Minute and Direction 19 April 2024 – Case Management Conference to Address Ministerial Direction.

The Hearing Panel have issued the attached minute and direction in response the Ministerial Direction and addressing Council' Memorandum dated 18 April 2024. The Council's memo is attached to the direction.

The direction notifies a Case Management Conference is to be held on:

- i. The Council is to provide its detailed reasons for identifying the City Centre (and related matters) as the only hearing topics in the context of Policies 3 and 4 of the NPS-UD which the Panel can hear prior to the incorporation of the plan change(s) or variation(s) relating to natural hazards and the Light Rail Corridor;
- ii. The Council and submitters may identify and address the Panel on which topics or matters may need to be heard in order complete the City Centre hearings;

- iii. Submitters may state their views on the Council's position and identify any other hearing topics that might proceed in 2024 and 2025; and
- iv. All parties to state their views on the practicalities (including future attendance for hearings) around meeting the 31 March 2026 deadline.

Please read the direction for the full details.

Case Management Conference Details:

Date: Monday 29 April 2024

Start time: 9.30am

Location: Council Chambers, Ground Floor, Auckland Town Hall,
301 Queen Street

Online using MS Teams (link on Conference Page)

Conference Page: <https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/Hearing-documents.aspx?HearingId=788>

Attendance: RSVP – Close of Business Tuesday 23 April 2024 (see direction for more details).

A schedule will be created from the responses and distributed to parties who have advised attendance. It will also be on the conference page.

If you have any questions about the above please get in contact.

Ngā mihi

Sam Otter

(he/him)

Kaitohutohu Mataamua Whakawā - Senior Hearings Advisor

Ph 09 353 9587 | Mobile 021 196 2582
Auckland Town Hall, Queen Street, Auckland

Please note: If the matter is urgent and you need an alternative contact, you can email npsudhearings@aucklandcouncil.govt.nz

From: Sam Otter

Sent: Thursday, April 4, 2024 8:59 AM

Subject: PC78 - Second Minute on Minister's Letter re Extension

Tēnā koe,

I have a follow up to last week's email and Panel Direction and Minute regarding Plan Change 78 and response to the Ministerial letter.

Minute 4 April 2024 – Responding to Minister's Letter to Auckland Council dated 26 March 2024

The Hearing Panel have issued their second minute regarding the Ministerial letter. The Minute contains questions of clarification for Council to address and advised that a Case Management Conference will be scheduled for Monday 29 April 2024.

Please find this Minute attached.

In the last email I indicated that the Schedule of Hearings would be updated early this week. This is still being worked through and a comprehensive schedule will not likely be finalised until after the Case Management Conference.

Ngā mihi

Sam Otter

(he/him)

Kaitohutohu Mataamua Whakawā - Senior Hearings Advisor

Ph 09 353 9587 | Mobile 021 196 2582
Auckland Town Hall, Queen Street, Auckland

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From: Sam Otter

Sent: Thursday, March 28, 2024 4:14 PM

Subject: RE: PC78 - Minute/Direction on Minister's Letter re Extension - Expert Conferencing

Apologies the Ministers letter was not attached. Please see corrected attachment.

Ngā mihi

Sam Otter

(he/him)

Kaitohutohu Mataamua Whakawā - Senior Hearings Advisor

Ph 09 353 9587 | Mobile 021 196 2582
Auckland Town Hall, Queen Street, Auckland

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From: Sam Otter

Sent: Thursday, March 28, 2024 4:00 PM

Subject: PC78 - Minute/Direction on Minister's Letter re Extension - Expert Conferencing

Tēnā koe,

I have an update on the hearings for Plan Change 78.

Ministers Letter regarding Auckland Council's extension request for PC78 decision

Auckland Council provided the Panel with a memo with the Minister's response to their extension request attached.

In response the Hearing Panel have produced the attached Minute and Direction with their initial response and decision on how they plan to proceed with PC78 at this stage. The Panel will be issuing a further minute requesting some clarifications from Council on the matter next week.

In this minute the Panel have decided to:

- Proceed with the 009H Historic Heritage hearing
- Proceed Bonus Floor Area Expert Conferencing (see below)
- Deferred the remaining hearings and expert conferencing 2 months (the online Schedule of Hearings will be updated in the coming week)

The Council's memo and Minister's letter is attached to the Minute.

UPDATE: Bonus Floor Area Ratio Provisions relation to Historic Heritage and Special Character – Expert Conferencing

The Panel have also produced the attached draft agenda to assist those contemplating attending.

During the City Centre Hearing it became evident to the Panel that there would be value in expert conferencing on Council's proposal to delete the Floor Area Ratio provisions; specifically the bonus provisions relating to historic heritage and special character. The Panel consider there is merit in experts in fields relevant to the issues raised exploring options, such as for an amended version of the Floor Area Ratio, and/or the bonus Floor Area Ratio standards, or alternative provisions that will enable the same or similar outcomes to those which currently exist, including drawing on other examples within the AUP such as those highlighted above. The Direction is available on the [Panel Documents](#) page and linked to [here](#). Please read the direction for the full context. The Panel have also produced the attached draft agenda for those contemplating attendance.

Details for the expert conferencing are:

Date Tuesday 30 April 2024

Time 9.30am to 5pm

Location Online using MS Teams

Expert Attendance If you would like to have an expert attend, please provide their Name, expertise and email address by **Monday 8 April 2024**

Agenda an draft agenda is being produced and will be circulated to attendees at least a week prior to the conferencing.

I will be back in contact when the Panel's next minute on the extension becomes available.

Ngā mihi

Sam Otter

(he/him)

Kaitohutohu Mataamua Whakawā - Senior Hearings Advisor

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Auckland Town Hall, Queen Street, Auckland

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