

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

AND

IN THE MATTER of **Private Plan Change 105** – 350, 400 & 470 Oruarangi Road, 118 Montgomerie Road and 88 Pavilion Drive, Māngere 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– James Whetu (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 105, in summary, seeks to apply a new precinct and associated provisions to Business-Light Industry zoned land at 350, 400 & 470 Oruarangi Road, 118 Montgomerie Road and 88 Pavilion Drive, Māngere. This is for the purpose of enabling urban development, while recognising the cultural, spiritual and historical values of mana whenua and their relationship to the land and waterbodies in and around Waitomokia.
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 Hearings Advisor, Chayla Walker, by 5pm, Friday 15 November.
4. 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.
5. Any enquiries regarding these Directions or related matters should be directed to the Council’s Hearings Advisor, Chayla Walker, by email at chayla.walker@aucklandcouncil.govt.nz.



James Whetu, Chairperson
31 October 2024