

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

AND

IN THE MATTER of **Private Plan Change 101** – 167-173 Pilkington Road Pt England and railway land on the corner of Apirana Avenue and Merton Road (North Island Main Trunk 671.04-672.38 KM), Point England 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– David Wren (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 101, in summary, aims to rezone 7.3 hectares of Business – Light Industry zoned land to Business – Mixed Use. Amendments to the planning maps are sought to enable greater building heights of between 21m and 27m. A new precinct is proposed which includes provisions to manage the location and design of buildings, and the effects of rail and road noise on sensitive activities. The railway land is excluded from the precinct.
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 27 September 2024.
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.

A handwritten signature in blue ink, appearing to be 'DW', with a long horizontal stroke extending to the right.

David Wren, Chairperson
17 September 2024