

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

AND

IN THE MATTER of **Private Plan Change 92** – Wellsford North 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 Hearing Panel – Greg Hill (Chairperson), Lisa Mein and one other panel member to be advised. 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 92 seeks to rezone 72ha of land in the northeastern edge of Wellsford to a combination of residential, business, and rural zones. The land has access from State Highway 1 and Monowai Road. The proposal also seeks to introduce a ‘Wellsford North’ precinct to the Unitary Plan. The precinct would cover the majority of the land subject to the private plan change, and the precinct includes specific details about how the land could be developed. The proposal could provide capacity for approximately 650 to 800 dwellings supported by a small neighbourhood centre.
3. The hearing has been set down for two days - **Wednesday 21 August and Thursday 22 August 2024** with **Friday 23 August as an overflow day** if required. The hearing venue and the hearing start time will be advised later.
4. In terms of procedural matters, section 41B of the RMA provides that the Council may direct that evidence from any expert be provided to the parties before the hearing. Section 42A of the RMA provides that the Council may prepare a report on the matters to be considered and be provided prior to the hearing. The Hearing Panel is aware that a section 42A report is being prepared by the Council.
5. The Chairperson has considered whether any directions are appropriate under either or both of sections 41B and 42A.
6. Accordingly, the Hearing Panel directs as follows:
 - (a) Pursuant to section 42A of the RMA, the section 42A hearing report is to be with the Council’s Hearings Manager, Julie McKee by **9am on Monday 22 July 2024** and shall be released to all parties no later than **5pm Wednesday 24 July 2024**.
 - (b) Pursuant to sections 41B (1) and (2) of the RMA, the Applicant’s expert evidence (evidence given by a professional with specialist qualifications and experience) is to be provided to the Council’s Hearings Manager no later than **midday, Wednesday 31 July 2024** and will be made available to the parties and on the Council’s website no later than **5.00 pm the same day**.

- (c) Pursuant to sections 41B (3) and (4) of the RMA, any submitter who intends to call expert evidence at the hearing (evidence given by a professional with specialist qualifications and experience) is to provide that evidence to the Council's Hearings Manager no later than **midday, Wednesday 7 August 2024** and will be made available to the parties and on the Council's website no later than **5.00 pm the same day**.
- (d) Pursuant to sections 41B (1) and (2) of the RMA, any rebuttal evidence is to be provided to the Council's Hearings Manager no later than **midday, Wednesday 14 August 2024** and will be made available to the parties and on the Council's website no later than **5.00 pm the same day**.
7. While these Directions do not apply to lay or non-expert statements/evidence, the Hearing Panel would appreciate any written statements to be presented at the hearing by submitters to be provided to the Council's Hearings Manager no later than **midday, Wednesday 14 August 2024** and will be made available to the parties and on the Council's website no later than **5.00 pm the same day**.
8. The Hearing Panel also encourages parties to pre-circulate any opening legal submissions in advance of the hearing, and these should be provided to the Council's Hearings Manager preferably no later than **midday, Friday 16 August 2024** and will be made available to the parties and on the Council's website no later than **5.00 pm the same day**. The Hearing Panel and other parties will be assisted if the legal submissions can be pre-read.
9. The purpose of these Directions is to provide the opportunity for the Hearing Panel and the other parties to have read and considered any legal submissions, evidence or statements in advance of the hearing to assist in understanding the case being presented. As the Hearing Panel will have read all the pre-circulated material before the hearing, there will be no need for it to be read out. An executive summary maybe read out or the key points highlighted.
10. Any enquiries regarding these Directions or related matters should be directed to the Council's Hearings Manager, Julie McKee by email at Julie.mckee@aucklandcouncil.govt.nz



Greg Hill, Chairperson
24 June 2024