

24 June 2024

Direct Dial: 09 890 4692

To the Submitters

Tēnā koe

**PLAN CHANGE – NOTICE OF HEARING**

Applicant	Wellsford Welding Club Limited
Private Plan Change	Private Plan Change 92: Wellsford North
Application description	to rezone 72ha of land in the north eastern edge of Wellsford to a combination of residential, business, and rural zones. The proposal also seeks to introduce a ‘Wellsford North’ precinct that would cover the majority of the land subject to the plan change

The above proposed private plan change will be heard by Hearing Commissioners **Greg Hill (Chairperson), Lisa Mein and Trevor Mackie** at a hearing to be held as follows:

**Date: Wednesday 21 and Thursday 22 August 2024**  
(with Friday 23 August if required)

**Time: 9.30am**

**Venue: Masonic Hall**  
**3 Baxter Street, Warkworth**

You are invited to attend the hearing where the Hearing Commissioners will consider submissions in support of/ or opposing the application. Attendance via MSTeams is available on request, by contacting the hearings advisor by Wednesday, 7 August 2024.

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. See the attached Direction. 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	Wednesday, 24 July 2024 by 5pm
Applicant’s evidence due	Wednesday, 31 July 2024 at 12 noon
Submitters expert evidence due	Wednesday, 7 August 2024 by 12 noon
Applicant’s supplementary evidence	Wednesday, 14 August 2024 by 12 noon
Submitter non-expert evidence requested	Wednesday, 14 August 2024 by 12 noon
All legal submissions requested	Friday, 16 August 2024 by 12 noon
Appearance forms returned	Wednesday, 7 August 2024 by 12 noon
Hearing dates	Wednesday 21 and Thursday 22 August 2024 (with Friday 23 August if required)

The officer's report and evidence will be made available on council's website at:  
<https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-auckland-unitary-plan-hearing.aspx>

As per the direction the following apply:

- (a) **The council** officer's report (section 42a) and any evidence will be available on the council website no later than **5pm on Wednesday, 24 July 2024**.
- (b) **The applicant** is required to provide all its briefs of evidence by 12 noon on **Wednesday, 31 July 2024**. You will be advised once the evidence is available.
- (c) **Any submitter** proposing to call expert witnesses is required to provide briefs of their evidence by **12 noon Wednesday, 7 August 2024**. An expert is a professional such as a planner, traffic engineer or similar.

Submitter non-expert evidence has been requested to be provided by **12 noon on Wednesday, 14 August 2024**.

The submitter is required to provide:

- 1 hard copy 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: Patrice Baillargeon

Any submitter who is providing a personal statement to read at the hearing, are encouraged to provide these electronically to the Hearings Advisor by midday, two working days prior to the hearing as well as bringing 1 copy to the hearing. This will allow for contactless exchange of evidence and enable parties, whether in attendance or participating virtually to view the material prior to the hearing. If you have not provided the statement in advance of the hearing, please bring 10 hard copies with you.

- (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.
- (f) If the hearing is held virtually, or you plan to attend virtually, please ensure your evidence is provided to the Hearings Advisor electronically before the hearing commences. The panel members will have already read your original submission and they will have that in front of them at the hearing.

If you wish to attend the hearing, please fill in the attached appearance form and return it to me by Wednesday, 7 August 2024.

The safety and wellbeing of our customers, team members and communities in Auckland is important to us. If you are sick or have COVID-19 symptoms, please do not attend the hearing in-person.

For those participants who cannot attend in person or who wish to attend virtually, please let the Hearings Advisor know by Wednesday 7 August 2024 (or as soon as possible before the hearing) and they will send you a MSTeams link prior to the hearing.

Please do not hesitate to contact me on 09 890 4692 if you have any questions in relation to this hearing.

Ngā mihi

A handwritten signature in black ink, appearing to read 'Patrice Baillargeon', with a long horizontal flourish extending to the right.

Patrice Baillargeon  
Kaitohutohu Mataamua Whakawā  
Senior Hearings Advisor