

21 May 2024

Direct Dial: 09 890 2009

To the Submitters

Tēnā koe

PLAN CHANGE – NOTICE OF HEARING

Applicant	Aedifice Development n.1 Ltd
Private Plan Change	95 - Plan Change 95 - 26 Golding Road And 52 Golding Road
Application description	<p>Private Plan Change 95 ('PC95') relates to land on the western side of Golding Road about 350m south of that road's intersection with East Street / Pukekohe East Road. The land is part of a much larger block that has recently been rezoned Residential – Mixed Housing Urban Zone (MHUZ) by Plan Change 76 (PC76).</p> <p>The private plan change request was made by Aedifice Development No.1 Limited and seeks that, for the 0.85ha involved, that the MHUZ be changed to Business – Neighbourhood Centre Zone ('NCZ') in the AUP. The plan change also proposes a "Golding Road Neighbourhood Centre Precinct" over the proposed change area.</p>

The above proposed private plan change will be heard by Hearing Commissioners **Richard Blakey (Chairperson), Bridget Gilbert and Vaughan Smith** at a hearing to be held as follows:

Date: Monday 5 August 2024

Time: 9.30am

**Venue: Leslie Comrie Board Room
1, Franklin the Centre
12 Massey Avenue, Pukekohe 2120, Auckland**

NOTE: some venues have restricted access at the main entrance such as stairs. If you require assistance with alternate access, please inform the Hearings Advisor prior to the hearing day.

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 Thursday, 18 July 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, 26 June 2024 by 5pm
Applicant's evidence available	Monday, 8 July 2024 by 5pm
Submitters expert evidence due	Thursday, 18 July 2024 by 12 noon
Applicant's supplementary evidence and legal submissions requested	Wednesday, 31 July 2024 at 12 noon
Submitter non-expert evidence and legal submissions requested	Wednesday, 31 July 2024. by 12 noon
Appearance forms returned	Thursday, 18 July 2024 by 12 noon
Hearing dates	Monday 5 August 2024, 9:30am start

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, 26 June 2024**.
- (b) **The applicant** is required to provide all its briefs of evidence by 12 noon on **Monday, 8 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 Thursday, 18 July 2024**. An expert is a professional such as a planner, traffic engineer or similar.

Submitter non-expert evidence and legal submissions have been requested to be provided by **12 noon on Wednesday, 31 July 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, Attn: Chayla Walker

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 1 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 **Thursday, 18 July 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 **Thursday, 18 July 2024** (or as soon as possible before the hearing) and they will send you a MStTeams link prior to the hearing.

Please do not hesitate to contact me on 09 890 2009 if you have any questions in relation to this hearing.

Ngā mihi

Chayla Walker
Kaitohutohu Whakawātanga
Hearings Advisor