

13 November 2024

Direct Dial: 09 890 4692

To the Submitters

Tēnā koe

**PLAN CHANGE – NOTICE OF HEARING**

Applicant	Fletcher Residential Limited
Plan Change	<b>PRIVATE PLAN CHANGE 104 - 79 LADIES MILE, REMUERA</b>
Application description	To rezone from Special Purpose – Major Recreation Facility zone to a combination of Residential – Terrace Housing and Apartment Buildings zone and Residential – Mixed Housing Urban zone

The above proposed private plan change will be heard by Hearing Commissioners **David Mead (Chairperson), Kim Hardy** and **Ina Kara-France**, at a hearing to be held as follows:

**Date: Wednesday 26 & Thursday 27 February 2025**

**Time: 9:30am**

**Venue: Council Chambers  
Ground Floor, Auckland Town Hall  
301-303 Queen Street, Auckland Central**

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.

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's s42A report available	Monday <b>9 December 2024</b> by <b>5pm</b>
Applicant's evidence due	Tuesday <b>4 February 2025</b> at <b>12pm</b> (noon)
Submitters' expert evidence due	Wednesday <b>12 February 2025</b> by <b>12pm</b> (noon)
All appearance forms due	Wednesday <b>12 February 2025</b> by <b>12pm</b> (noon)
Submitters' non-expert evidence requested	Monday <b>17 February 2025</b> by <b>12pm</b> (noon)
Applicant's supplementary evidence due	Friday <b>21 February 2025</b> by <b>12pm</b> (noon)
All legal submissions requested	Friday <b>21 February 2025</b> by <b>12pm</b> (noon)
Hearing dates	Wednesday <b>26</b> and Thursday <b>27 February 2025</b> , <b>9:30am</b> start time

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 Monday 9 December 2024**.
- (b) **The applicant** is required to provide all its briefs of evidence on **Tuesday 4 February 2025 by 12pm (noon)**. 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 on Wednesday 12 February 2025**. 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 Monday 17 February 2025**.

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 **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 12 (noon) on **Wednesday 12 February 2025**.

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 12 February 2025 (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, sweeping underline.

Patrice Baillargeon  
Kaitohutohu Mataamua Whakawā  
Senior Hearings Advisor