



When replying please quote: 9429799

27 January 2025

NOTICE OF HEARING – BRYAN AND KIM ROACH & SOUTH TARANAKI TRUSTEES LIMITED

1. New Plymouth District Council advises that Commissioner Philip McKay will hear and consider the application by Bryan and Kim Roach & South Taranaki Trustees Limited for construction of a new dwelling and associated fencing and retaining walls (retrospective) at 24/26 Woolcombe Terrace, New Plymouth.
2. The hearing will convene at:

**10 am
Thursday 27 March 2025
Plymouth Room
Civic Centre, Liardet Street, New Plymouth**

Key Dates for this hearing (more information below)	
Council s42A report due*	Tuesday, 4 March (noon)
Applicant's evidence due*	Wednesday, 12 March (noon)
Submitters expert evidence due*	Wednesday, 19 March (noon)
Applicant's legal submissions*	Wednesday, 26 March (3pm)
Appearance confirmation due	Friday, 21 March (4pm)
Hearing date	Thursday, 27 March (9am)
* Documentation will be available to all hearing parties late afternoon on the date of delivery.	

3. As the applicant, or a submitter, you are invited to attend the hearing where the Hearing Commissioner will consider the application and submissions in support of/or opposing the application.
4. The Commissioner expects to visit the site prior to the hearing. You will be contacted if access to the site, or your property is required. During the site visit, the Commissioner will not speak to any of the parties directly about the application's merits.
5. Pursuant to section 103B(2) of the Resource Management Act 1991, the pre-provision of evidence is mandatory for the resource consent. The Council and the applicant are required to provide all evidence prior to the hearing. The submitters are required to provide any expert evidence before the hearing, but can provide non-expert evidence (ie personal submissions) at the hearing.

6. All evidence is expected to be provided electronically. Evidence can be sent to the Manager Governance (Julie Straka) at julie.straka@npdc.govt.nz.
7. The following timeframes apply:
 - a) The Council is required to provide its officer's reports (the Section 42A report) and any evidence by **noon** on **Tuesday, 4 March**. This report will be available on the Council website no later than **5pm** on **Tuesday, 4 March**.
 - b) **The applicant** is required to provide all its briefs of evidence no later than **noon** on **Wednesday, 12 March**. All hearing parties will be advised, via email, once the evidence is available on the Council's website.
 - c) **Any submitter** proposing to call expert witnesses is required to provide briefs of evidence from those experts by **noon** on **Wednesday, 19 March**. (An expert is a professional such as a planner, traffic engineer or similar.)
8. If you have any additional written material to present at the hearing, please bring five (5) copies to the hearing. The Hearing Commissioner has received a copy of the original application and submissions. You do not need to provide additional copies.
9. If you would like to speak at the hearing, please email Julie Straka (julie.straka@npdc.govt.nz) by 4pm on **Friday, 21 March**. Your email needs to provide:
 - Your daytime phone number.
 - The names of those speaking on your behalf (including any expert witnesses).
 - An indication of how much time yourself and each of your representatives require to speak.

10. If you have any questions in relation to the hearing, please contact me on 759 5688 or at julie.straka@npdc.govt.nz.

Yours sincerely

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

Julie Straka
MANAGER GOVERNANCE