

**BEFORE THE INDEPENDENT HEARINGS COMMISSIONER AT NEW  
PLYMOUTH**

**IN THE MATTER** of the Resource Management Act 1991  
**AND**

**IN THE MATTER** of an application under s88 of the Act by  
B, M R Sim to the New Plymouth District  
Council to undertake a boundary change  
and five-lot subdivision, at 6 & 42 Leith  
Road, Okato (SUB21/47781)

**AND**

of an application under s88 of the Act by  
B, M R Sim to the New Plymouth District  
Council for a side boundary setback  
breach for a proposed dwelling on Lot 5  
of SUB21/47781 and earthworks within  
200m of Site of Significance to Māori and  
Archaeological Site ID 197 (under the  
Proposed District Plan) (LUC22/48312)

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**STATEMENT OF EVIDENCE OF**

**Allen Adrian Juffermans - Surveyor**

24<sup>th</sup> day of January 2023

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## **INTRODUCTION**

1. My name is Allen Adrian Juffermans.
2. I have a Bachelor of Surveying from the University of Otago (1997). I was Registered as a surveyor in 1999, later Licensed as a Cadastral Surveyor after the Cadastral Survey Act 2002.

I am a Member of the Institute of Cadastral Surveyors, the Survey and Spatial Institute (formerly the New Zealand Institute of Surveyors), the Consulting Surveyors New Zealand and the Resource Management Law Association.

I established Juffermans Surveyors Ltd in 2002 and continue to work in the company.

3. I confirm that I have read the Code of Conduct for expert witnesses contained in the 2023 Environment Court Practice Note and that I agree to comply with it. I confirm I have considered all the material facts that I am aware of that might alter or detract from the opinions I express. In particular, unless I state otherwise, this evidence is within my sphere of expertise, and I have not omitted to consider material facts known to me that might alter or detract from the opinions I express.
4. In the immediate area of the applicant's property, I have undertaken subdivisions at 2198 South Road, Okato, 43 Leith Road, Okato and 47 Perth Road, Okato, all in a similar nature to the applicants.

## ***ROLE AND SCOPE***

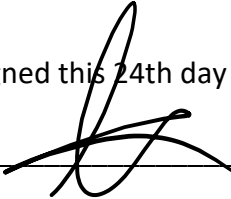
5. My company, under the direction of Stephen Lumb, Surveyor, inter alia, prepared a scheme plan of subdivision for the applicants to undertake a boundary change and five-lot rural subdivision, at 6 & 42 Leith Road, Okato, NPDC SUB21/47781.
6. I have not been directly involved in the applications SUB21/47781 and LUC48312, however have been regularly updated on the progress of the same and provided peer advice to Stephen in respect of same.

## **MAPS, DRAWINGS/PLANS AND CALCULATIONS PROVIDED BY JUFFERMANS SURVEYORS LTD.**

7. I have seen and reviewed the survey drawings/plans, maps and calculations provided as evidence to the Hearings Commissioner/Council in respect of the applications to date.

8. I have seen and reviewed the new scheme plan (Revision 10) which was prepared by Rory Ward (BSurv) of my New Plymouth Office.
9. My independent calculations have shown them to be accurate.

Signed this 24th day of January 2023



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Allen Adrian Juffermans  
Licensed Cadastral Surveyor

Juffermans Surveyors Ltd