



When replying please quote: ECM9651057  
SUB22/48013.01

Date: 24 November 2025

TO: **HEARING PARTIES**

SUBJECT: **S357 OBJECTION – HEARING UPDATE**

1. As advised by Commissioner Gina Sweetman in [Minute 1](#), the hearing of the Section 357 objection to the decline of a non-notified subdivision consent SUB22/48013 at 118 Wortley Road, Lepperton, New Plymouth has been set down for Wednesday, 17 December 2025.
2. In Minute 1, the Commissioner directed pre-circulation of evidence as follows:

Tuesday 2 December	Council to provide a response to the matters raised in the s357 objection and to the questions in paragraph 4 of the minute.
Tuesday 9 December	Applicant to respond to the questions in paragraph 4 of the minute and may choose to provide additional evidence and a rebuttal to the Council response.
3. All evidence is to be provided no later than 4pm on the above dates.
4. Subsequent to Minute 1, the Commissioner has advised the hearing will be held online (a Zoom link will be forwarded closer to the hearing), starting at 9am on Wednesday 17 December. A duration of no longer than four hours is anticipated.
5. The Commissioner has further advised that the hearing may be vacated if the Commissioner determines the matter can be heard on paper. That Commissioner will make that decision once all directed evidence has been received.
6. Please do not hesitate to contact me if you have any questions regarding the hearing process.

Regards

A handwritten signature in black ink, appearing to read 'Julie Straka', written over a horizontal line.

Julie Straka  
MANAGER GOVERNANCE