

Directions/Minute of the Commissioner #2
SUB21/47803

Application for Robe and Roche Investments
56 Pohutukawa Place, Bell Block

1. In Minute #1 dated 19 February 2025, I set out the timetable for the filing of the section 42A Report/s and evidence, and how the hearing will be conducted. The section 42A Report/s and Applicant's evidence were duly filed and distributed in accordance with the timetable.
2. On reviewing the section 42A Report I observe that there are four (4) late submissions, as to which no decision has been made as to whether or not they should be accepted.
3. The submissions are as follows;

#	Submitter	Submission points	Date Received
Sub ID# 18	Avatar Mgt Limited (Maida Vale Retirement Village - Pat Wynd)	Neutral – if granted the subdivision consent should include specific conditions to manage bulk and location effects, particularly on elevated sites.	23/03/2023
Sub ID# 19	Michael Kaye	Support – granting consent will help alleviate housing shortage.	24/03/23
Sub ID# 34	Rachel Williams	Support.	23/03/2023
Sub ID# 97	Karen Angland	Support – the proposed site and design of the subdivision is appropriate and will promote economic development.	24/03/23

4. On reviewing the submissions themselves, I note that Submissions ID#19, ID#34 and ID#97 do not wish to be heard. However, Submission ID#18 from Avatar Management Limited has signalled that they do wish to be heard. Rather than leave exploring the matters as to the acceptance or not of the late submissions to the hearing itself, I have set out below a timetable for the parties to put forward their views ahead of the hearing and that I may be able to make a decision on the matter. The outcome of that decision, should it be acceptance, would allow Avatar Management Limited to signal a time to the Hearing Administrator as to when they might appear at the hearing.
5. To that end, I have taken that the initial position of Submissions ID#18, ID#19, ID#34 and ID#97 is that they all wish their late submissions to be accepted.
6. The Applicant, is requested to provide written advice as to whether or not they are opposed to acceptance of the late submissions including reasons, and directs that the Applicant is to provide such advice to Julie Straka (julie.straka@npdc.govt.nz), Manager Governance at NPDC, by way of email no later than **3pm on Thursday 3 April 2025**.

7. The Commissioner requests that as soon as practicable following receipt of any such advice received from the Applicant, NPDC provides a copy to all other parties to these proceedings by way of email with a link to the Council's website.
8. The late submitters, Submissions ID#18, ID#19, ID#34 and ID#97, are requested to provide written advice as to the reasons for the acceptance of their late submissions and that they provide such advice to Julie Straka (julie.straka@npdc.govt.nz), Manager Governance at NPDC, by way of email no later than **3pm on Wednesday 9 April 2025**.
9. The Commissioner requests that as soon as practicable following receipt of any such advice received from the late submitters, Submissions ID#18, ID#19, ID#34 and ID#97, NPDC provides a copy to all other parties to these proceedings by way of email with a link to the Council's website.
10. The hearing remains scheduled to commence at **9am on Monday 14 April 2025** at the New Plymouth District Council Civic Centre, 84 Liardet Street, New Plymouth. At this stage the hearing is scheduled for two days (14 and 15 April 2025), with the 16th of April 2025 set aside as a reserve day and will only be used if required.
11. Any correspondence to the Commissioner should be directed through Julie Straka, Manager Governance (julie.straka@npdc.govt.nz).



Mark St.Clair
Independent Commissioner - Chair
Date: 31 March 2025