

Directions/Minute of the Commissioner #7
SUB21/47803

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

1. Further to Minute #6 and in line with the timetable, I received a Joint Witness Statement (JWS) from the planning witnesses as to a proposed set of conditions addressing the matters raised at the hearing, including updated scheme plans. These documents were distributed to the parties.
2. I record that none of the submitters from the hearing availed themselves of the opportunity to comment on the proposed conditions set out in the Planning JWS.
3. Finally, the Reply Statement from the Applicant was filed on Friday last in line with the specified timetable. The reply statement is to be distributed to the parties.
4. Having reviewed all the material provided, there is one further piece of information I require. That is, in relation to the amended scheme plans in Appendix 1 of the Planning JWS of 9 May 2025. The amendments to the scheme plans, roading and allotment layout appear to result in changes to the size of a number of the allotments. There is insufficient detail shown on the amended scheme plans as to the size of the proposed allotments, particularly in relation to Stage 6B, Stage 7, Stage 8B and Stage 9B. This is required in order to fully understand the proposal as to the Applicant's final position. Therefore, I would be obliged if the Applicant could provide updated scheme plans showing the allotment sizes on the Scheme Plans identified and including for proposed allotments 301, 302 and 303 and road to vest allotments. These amended scheme plans are to be provided to Julie Straka (julie.straka@npdc.govt.nz), Manager Governance at NPDC, by way of email no later than **3pm on Tuesday 3 June 2025**.
5. Furthermore, can the Applicant please identify if there are any consequential changes required to the report attached to and referenced in the evidence of Mr Miller dated 14 March 2025 and handed up on 15 April 2025, as well as the proposed development plans (Sheet C2-1 to C8-1 dated 12/03/25). If there are amended plans required, can they please be provided to Julie Straka (julie.straka@npdc.govt.nz), Manager Governance at NPDC, by way of email no later than **3pm on Tuesday 3 June 2025**.
6. On receipt of the material requested in Items 4 and 5 above, that material is to be distributed to the parties.
7. As explained at the hearing, I will then close the hearing my way of a minute and proceed to deliberations and the preparation of the decision.
8. 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: 26 May 2025