



When replying please quote: 8000650

20 May 2019

Applicant and submitters

Dear Sir/Madam

NOTICE OF HEARING – PLAN CHANGE 48

New Plymouth District Council advises that Mr Bill Wasley and Mr Antoine Coffin will hear and consider the application and submissions relating to a request for a Private Plan Change to rezone land at Wairau Road, Oakura.

The hearing will convene at:

**1pm
Monday 22 July 2019
The Alexandra Room, TSB Showplace, 92-100 Devon Street West, New Plymouth**

The hearing has been scheduled for 22-26 July 2019. The hearing duration will be determined by the time required to hear from all parties. While every endeavour will be made to meet your availability, your speaking time will be scheduled to ensure that the hearing runs efficiently for the benefit of all parties.

Public parking is available at the Downtown Carpark – Powderham Street between Brougham and Currie streets.

Prior to the Hearing convening, the Commissioners will be undertaking a site visit. This may involve them going on to the application site andm if necessary, submitters properties. During the site visit, the Commissioners will not speak to any of the parties directly about the application’s merits. Prior permission will be sought from property owners before the Commissioners visit any property.

Pursuant to section 41B of the Resource Management Act 1991, the Council requires the applicant’s briefs of evidence to be pre-circulated. Similarly, submitters intending to call expert evidence are required to provide briefs of the evidence prior to the hearing. The timeframes for the provision of these briefs are as follows:

Applicant’s Evidence: Monday, 17 June 2019

Submitter’s Expert Evidence: Tuesday, 25 June 2019

The briefs must be forwarded electronically to julie.straka@npdc.govt.nz by the dates listed above. This information will be put on the hearing webpage for ease of access by all parties. Please contact Julie if you are unable to provide the evidence electronically.

The webpage address for this application is:

<https://www.newplymouthnz.com/Council/Council-Documents/Plans-and-Strategies/District-Plan/Operative-District-Plan/Oakura-Rezoning-Plan-Change>.

Copies of the planner's report will be available on the hearing webpage on or before 5 June 2019. Hard copies of the report will be posted to submitters who have not provided an email address on or before 5 June 2019. All other submitters will be emailed to advise the document is on the [hearing webpage](#).

All other documentation, including the applicant's and submitter's evidence, will be placed on the hearing webpage and not distributed in hard copy. Any submitter who does not have access to the internet is to contact Julie Straka at julie.straka@npdc.govt.nz or on (06) 759 5688 within 10 days of receiving this letter, to make alternative arrangements.

Hearings Commissioners Directions

In accordance with section 41C of the Resource Management Act, the Hearings Commissioners have issued the following directions:

1. All evidence and representations

1.1 Up to a maximum of 20 minutes speaking time per speaker is considered reasonable. The speaking time excludes questions. Requests for additional speaking time must be requested by email to julie.straka@npdc.govt.nz or by phoning Julie on (06) 759 5688 by noon on Friday 12 June 2019. The Hearing Commissioners will make the final determination on requests for additional speaking time. The request must:

1.1.1 Identify the total length of speaking time requested and

1.1.2 Provide reasons why the additional time is required.

2 Expert evidence and legally-represented submitters

2.1 Legal submissions for parties represented by Counsel are to be emailed to julie.straka@npdc.govt.nz by 3pm on the working day prior to the counsel's appearance to enable efficient consideration and questioning around any legal issues identified. Counsel speaking time will be limited to a maximum of 20 minutes to speak to written submissions (excluding questions).

2.2 Expert evidence is not to be read verbatim at the hearing. The Commissioners will read all pre-circulated evidence prior to commencement of the hearing.

- 2.3 Presentation of expert evidence is restricted to a “highlights package”, being a summary of key points of the witness’s evidence, consisting of a maximum of two double-sided pages. Verbal presentation of the highlights package will be restricted to 15 minutes speaking time (excluding questions).
- 2.4 Each highlights package should, to assist the Hearings Commissioners, identify other expert evidence presented in the hearing which the speaker holds an alternative opinion on. These matters are to include the page number of the statement of evidence in question, under the topic heading, to aid questioning by the Commissioners.
- 2.5 Four (4) hard copies of each highlights packages is to be made available to the hearing manager (or their nominee) at the start of the day on which the evidence is being presented. These will be circulated to the Hearings Commissioners and a copy retained for the hearing record. A copy will be posted on the hearing webpage (usually by the following day).

3. Non-expert evidence

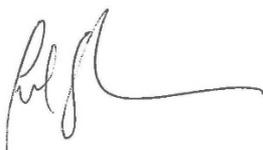
- 3.1 Original submissions lodged on the application are not to be read verbatim at the hearing. The Commissioners will read all submissions prior to commencement of the hearing.
- 3.2 Four (4) hard copies of any written information tabled and discussed by non-expert speakers or their representatives (who are not expert witnesses) shall be made available to the Hearing Manager prior to their representation being made by the submitter. The Hearing Manager will be in attendance during the hearing.

4. Confirmation of hearing attendance

- 4.1 Please complete the attached attendance form and return by noon on Friday 21 June.
- 4.2 A hearing timetable will be produced based on the returned attendance forms and will be posted to the hearing webpage. Please advise on the attendance form if you wish to present in Te Reo Maori.

If you have any questions, or special requirements (including accessibility or lack of internet access) regarding the hearing, please contact Julie Straka on (06) 759 5688.

Yours faithfully



Julie Straka
GOVERNANCE LEAD