

BEFORE THE NEW PLYMOUTH DISTRICT COUNCIL

IN THE MATTER OF

Section 357 objection to the decline of a non-notified subdivision consent SUB22/48013 at 118 Wortley Road, Lepperton, New Plymouth

APPLICANT

Aaron Stephens

**2ND MINUTE OF INDEPENDENT COMMISSIONER – RESPONSE TO
MEMORANDUM OF COUNSEL FOR THE APPLICANT
DATED 4 NOVEMBER 2025**

Minute of Independent Commissioner #2
S357 Objection – SUB22/48013

1. I received the memorandum from Counsel for the Application on 31 October 2025, which has been provided to the Council.
2. In the memorandum, Counsel seeks engagement with the Council on potential alternative scheme plan and suite of conditions and offers the Applicant's expert planning consultant to be available for expert conferencing prior to the hearing. Counsel also offers to provide any further information I may consider necessary.
3. I consider that both initiatives would be productive. These are not matters that I have the power to direct to occur under s41C of the Resource Management Act 1991, so I encourage the two parties to engage as suggested by Applicant's Counsel in advance of evidence being prepared and the hearing itself. I also thank Counsel for their offer of further information. I may issue further minutes as I receive evidence.

Correspondence

4. Any correspondence with me should be directed through Julie Straka at julie.straka@npdc.govt.nz and 06 759 5689.



Gina Sweetman
Independent Commissioner
4 November 2025