

**Directions/Minute of the Commissioner #5  
SUB21/47803**

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

1. The hearing commenced at **9am on Monday 14 April 2025**. I heard from the Applicant and their experts, the submitters and their expert and from officers. I adjourned the hearing at **12.53pm on Tuesday 15 April 2025**, to allow expert planning conferencing as to conditions, the opportunity for the submitters who were heard to comment on the conditions and for the Applicant's right of reply. This minute sets out the timetabling for those matters.
2. The expert planning witnesses are to conference and prepare a Joint Witness Statement (JWS) as to a proposed set of conditions addressing the matters raised at the hearing. The resulting JWS is to be sent to Julie Straka ([julie.straka@npdc.govt.nz](mailto:julie.straka@npdc.govt.nz)), Manager Governance at NPDC, by way of email no later than **3pm on Friday 2 May 2025**.
3. The Commissioner requests that as soon as practicable following receipt of any such JWS, NPDC provides a copy to all other parties to the hearing by way of email with a link to the Council's website.
4. Any submitters from the hearing then have the opportunity to comment of the proposed conditions set out in the JWS as referenced in Para 2 above. Any comments on the proposed conditions are to be sent to Julie Straka ([julie.straka@npdc.govt.nz](mailto:julie.straka@npdc.govt.nz)), Manager Governance at NPDC, by way of email no later than **3pm on Friday 9 May 2025**.
5. The Commissioner requests that as soon as practicable following receipt of any such comments, NPDC provides a copy to all other parties to the hearing by way of email with a link to the Council's website.
6. The Applicant is then to provide their Reply Statement to Julie Straka ([julie.straka@npdc.govt.nz](mailto:julie.straka@npdc.govt.nz)), Manager Governance at NPDC, by way of email no later than **3pm on Friday 16 May 2025**.
7. The Commissioner requests that as soon as practicable following receipt of any such reply statement, NPDC provides a copy to all other parties to the hearing by way of email with a link to the Council's website.
8. Following the receipt of the Reply Statement and on confirming I have all the information I require, I will close the hearing by way of a minute. As explained at the hearing, I will then proceed to deliberations and the preparation of the decision.

9. Any correspondence to the Commissioner should be directed through Julie Straka, Manager Governance ([julie.straka@npdc.govt.nz](mailto:julie.straka@npdc.govt.nz)).

A handwritten signature in black ink, appearing to be 'Mark St. Clair', written in a cursive style.

Mark St.Clair  
Independent Commissioner - Chair  
**Date: 15 April 2025**