


POST HEARING MINUTE

APPLICATION BY BRYAN AND KIM ROACH LUC23/48350

1. The hearing for the retrospective resource consent application by Bryan and Kim Roach was held on Thursday 27 March 2025 at New Plymouth District Council ("NPDC"). I also undertook a site visit to both the Roach's property at 26 Woolcombe Terrace and the Whyte's property at 28 Woolcombe Terrace prior to the commencement of the hearing.
2. I would like to thank all participants for the submissions and evidence presented during the hearing, and for their professional and courteous manner in doing so.
3. As was discussed prior to the adjournment of the hearing there are several matters of additional information that are to be provided to me (via Ms Straka) prior to the formal close of this hearing. These matters, and the dates that they are required by, are set out below.
4. Mr Grieve is to provide in writing the verbally presented paragraphs to his legal submissions that were additional to his written pre-circulated legal submissions to Ms Straka by **Tuesday 1 April 2025**.
5. Additional information sought from the applicant, involving the expert input of Mr Arnold,
Mr McEwan and Mr Lawn, and subsequent peer review by Ms Hooper and Mr Robinson:
 - a) A district plan compliance assessment of the permitted baseline alternative dwelling model presented in the supplementary evidence of Mr Arnold.
 - (i) The permitted baseline model is to be prepared by Mr Arnold for the full extent of a dwelling of the same, or similar, floor area to the as built dwelling, and be provided to a level of detail that compliance, or otherwise, with the Proposed New Plymouth District Plan (Appeals Version 7) ("PDP") can be determined.
 - (ii) Mr Lawn is to provide an assessment of the permitted baseline model against the PDP in a table format with a row by row assessment against each relevant standard.
 - (iii) Mr Lawn is to provide this assessment to Ms Straka in a Word Document format to distribute to both the submitter's planner, Ms Hooper, and the NPDC reporting planner, Mr Robinson by **Friday 11 April 2025**, for peer review.

- (iv) Ms Hooper and Mr Robinson are to individually provide any amendments to the assessment deemed necessary in their professional opinions by way of track changes and comments in the word document and return to Ms Straka. Their cover e-mail is to provide concluding comments on their respective peer review of Mr Lawn's District Plan assessment and be provided to Ms Straka no later than **Wednesday 16 April 2025**.
 - b) A pergola design inclusive of planting details for the middle outdoor deck area that would meet the intent of the offered condition to mitigate privacy and overlooking effects, and a PDP compliance assessment of it.
 - (i) The pergola design is to be prepared by Mr McEwan.
 - (ii) Mr Lawn is to provide assessment of the pergola against the PDP in a table format with a row by row assessment against each relevant standard and include reference to any relevant rules and conditions necessary to verify permitted activity status.
 - (iii) Mr Lawn is to provide this assessment to Ms Straka in a Word Document format to distribute to both the submitter's planner, Ms Hooper, and the NPDC reporting planner, Mr Robinson by **Friday 11 April 2025**, for peer review.
 - (iv) Ms Hooper and Mr Robinson are to individually provide any amendments to the assessment deemed necessary in their professional opinions by way of track changes and comments to the word document and return to Ms Straka. Their cover e-mail is to provide concluding comments on their respective peer review of Mr Lawn's District Plan assessment and be provided to Ms Straka no later than **Wednesday 16 April 2025**.
6. Mr Grieve's Right of Reply on behalf of Mr & Mrs Roach is to be filed with Ms Straka by Monday **28 April 2025**. It is anticipated that the hearing will be closed on receipt of the Right of Reply and a written decision will be issued thereafter and within the 15 working day time limit provided by section 115 of the Resource Management Act 1991.



Philip McKay
Independent Commissioner
On behalf of New Plymouth District Council

Dated: 28 March 2025