

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

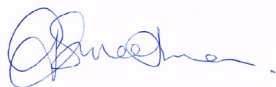
**3RD MINUTE OF INDEPENDENT COMMISSIONER – HEARING
DETAILS
DATED 12 DECEMBER 2025**

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

1. I have received and reviewed the planners' joint witness statement, the Council's s42A report and the Applicant's expert evidence. This information has been extensive and usefully contained many photos of the site and the surrounding area.
2. Having reviewed all this material, I am comfortable to proceed with an online hearing, which will be held over Microsoft Teams. The hearing will commence at 9am Wednesday 17 December 2025. Ms. Straka will send through relevant details for connecting into the hearing.
3. The following directions relate to the Hearing:
 - (a) The order of appearance will be:
 1. The Objector
 2. Section 42A Report author
 3. Objector's right of reply (which may be given at the Hearing or in writing thereafter)
4. All original submissions, pre-circulated evidence and legal submissions will be taken as read at the Hearing. Accordingly, pursuant to section 41C(1)(b) of the RMA, the Objector and Council are directed that all such material will not be read aloud at the Hearing, as that would be an inefficient use of time as I will have already read it.
5. All people appearing at the Hearing will be allowed to verbally and briefly highlight key points from their evidence or legal submissions for my benefit. I will then ask any questions they may have.
6. Having reviewed the evidence, I excuse the Stephens, Cudmores and Mr. Darlow for the Objector as I have no questions for them. It is the Objector's decision as to whether they attend or not.

Correspondence

7. Any correspondence with me should be directed through Julia Straka at julia.straka@npdc.govt.nz.



Gina Sweetman
Independent Commissioner
12 December 2025