



*Reference: PPC18/00049
ECM 8418617*

**New Plymouth District Council
Private Plan Change 49: Johnston Street, Waitara Rezoning**

**Commissioners' Procedural Direction 1
Dated: 12 November 2020**

Introduction

1. New Plymouth District Council (Council) has delegated authority to Independent Commissioners Mr Stephen Daysh (Chair) and Mr James Whetu to hear the application for a private plan change to the Operative District Plan. The application seeks to rezone 11.34 hectares of land on the southern side of Waitara from Rural Environment Area (with Future Urban Development Overlay) to Residential A Environment Area and Open Space zonings.

The Hearing

2. The hearing will proceed on Wednesday 25th of November 2020, with Thursday 26th and Friday 27th of November 2020 scheduled (if required) to provide all parties the opportunity to present and speak at the hearing.
3. The hearing will be convened at the Waitara Library and Service Centre on Queen Street in Waitara.
4. The hearing has been scheduled for a 10am start on Wednesday 25th of November 2020.
5. The Commissioners will have carried out a site visit prior to the hearing.

Hearing Procedures

6. Council issued a public notice dated 9 October 2020 setting timeframes for circulation of the section 42A report and lodgement of written evidence to Council in advance of the hearing pursuant to section 41B of the Resource Management Act 1991.
7. Where expert evidence and non-expert statements have been lodged with Council, these will not be required to be read in full at the hearing. A summary of key points will only be required.
8. The hearing will commence with the applicant as the proponent for the private plan change, then hear from submitters in support and in opposition, and then from Council.

9. The applicant will be provided an opportunity to respond to verbal submissions and to respond to any questions from commissioners.
10. All and any correspondence relating to this Direction, should contact Julie Straka (julie.straka@npdc.govt.nz) at New Plymouth District Council.



Commissioner Stephen Daysh (Chair)

Commissioner James Whetu