

30 July 2025

BY EMAIL



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Te Marae o Hine
The Square
Private Bag 11034
Palmerston North 4442
New Zealand

Oasis - 17522602

Dear Submitter

HEARING OF PALMERSTON NORTH CITY DISTRICT PLAN PROPOSED PLAN CHANGE I – INCREASING HOUSING SUPPLY AND CHOICE

Pursuant to Clause 8B of the First Schedule of the Resource Management Act 1991, notice is hereby given that Commissioners will be hearing submissions on Proposed Plan Change I – Increasing housing supply and choice ('Plan Change I').

The hearing will commence at 10am on Monday, 18 August 2025 to address legal matters regarding the scope of certain submissions only.

The hearing will then be adjourned and will **reconvene at 10.00am on Monday, 1 September 2025**, to Friday 5 September 2025 (at 9.00am each day). If further time is required, the hearing will reconvene at a time and date to be determined.

Please be aware that the hearing will take place at the following venues:

Date	Venue
18 August 2025 1 September 2025 2 September 2025 4 September 2025 5 September 2025	The Council Chamber, first floor, Palmerston North City Council Building, Te Marae o Hine, 32 The Square, Palmerston North.
3 September 2025	Conference and Function Centre, 354 Main Street, Palmerston North.

The Hearing Panel has stated their preference for submitters and expert witnesses to attend the hearing in person: *'Parties may request leave from the Chair for submitters and/or expert witnesses to attend the hearing to provide submissions and / or evidence via audio visual link. Such requests must be made to the PNCC Hearing Administrator at least five working days prior to the date at which the witness or submitter is scheduled to appear along with an outline of the reasons for the request. A decision will be at the discretion of the Hearing Panel'*¹.

¹ Independent Hearing Panel composed of Independent Commissioner David McMahon (Chairperson), Councillor Lorna Johnson and Councillor Kaydee Zabelin.

Evidence to be considered on 18 August will be circulated to all parties. A link to an agenda for 1st of September will be circulated to all submitters on **27 August 2025**. Please note that all the material and evidence contained in the agenda will have been previously pre-circulated to submitters and published on the Council's website.

If you have not done so already, I encourage you to visit the [Proposed Plan Change 1: Increasing housing supply and choice | Palmerston North City Council](#) page to get familiar with the hearing material in advance.

For the hearing, the following process is proposed and is based on all expert evidence having been pre-read by the Hearing Panel in advance of the hearing:

- Expert witnesses will be given the opportunity to provide a brief "highlights" package (preferably in writing of approximately 2 pages) of the content of their evidence with an emphasis on any unresolved matters. The Hearing Panel will then ask any questions of clarification of each witness
- Submitters who are presenting on their own behalf (i.e. without any expert witnesses) are not required to pre-circulate their written statements, although they are welcome to do so if they wish. Statements may be read aloud on the day of the hearing. Following each presentation, the Hearing Panel may ask questions for clarification.

A hearing schedule with estimated speaking times for each participant will be circulated prior to the hearing. I will be in touch with each submitter who has indicated they wish to be heard to confirm arrangements.

If you are **not listed** as wishing to be heard (in the list following the attached Procedure Sheet) but would like to speak at the hearing, please contact the Hearing Administrator as soon as possible.

Likewise, if you are **listed as wishing to be heard** but no longer intend to speak, please let me know at your earliest convenience.

Please find attached a Procedure Sheet, which contains important information about the hearing process. We encourage you to read this carefully.

If you have any queries, please do not hesitate to contact me at (06) 355 6444 ext. 7152, or email mckayla.jaggard@pncc.govt.nz.

Ngā mihi



McKayla Jaggard
Governance Administrator
Palmerston North City Council

PROCEDURE SHEET

HEARING OF SUBMISSIONS ON A CHANGE TO THE DISTRICT PLAN

This information is for the assistance of persons participating in a hearing under the Resource Management Act 1991.

1. Engagement of Counsel

You can present your own case, but if you wish you can engage legal counsel or any other person to appear on your behalf.

2. Public Hearings

All hearings are public and the media and members of the public are entitled to be present. This also means that any evidence provided during the process and the Decision of the Commissioner(s) will be published on the Council website and at public display points.

Submissions and evidence will remain publicly available only for the period for which the decision is open, i.e. until the appeal period closes and removed from Council's website and display points at the completion of the relevant RMA process.

Despite the above, the Commissioner(s) may hold any part of the hearing in private and has the power to make an order to protect sensitive information. (See *paragraph 14 below*).

3. Independent Hearing Panel Conducting the Hearing

The Council has delegated the conduct of the Hearing and the power to make a decision on the submissions to an Independent Hearing Panel. The members of the Panel will hear and determine submissions and provide a recommendation to Council for incorporation into the operative District Plan.

4. Agenda

A link to an agenda for the Hearing will be sent to you by email before the Hearing. The agenda lists generally the order of the day although there may be some variation to this. The agenda will also include pre-circulated evidence. (See *paragraph 6 below*).

All material related to the Hearing is or will be available on the Council's website: [PNCC.govt.nz/Plan Change I](https://pncc.govt.nz/Plan-Change-I).

5. Attendance of Parties

Unless you have previously sought and been granted an adjournment of the hearing, if you do not or are unable to attend the Hearing, the Hearing Panel may proceed and make decisions in your absence. **The opening of the hearing on 18 August 2025 is to address legal matters regarding the scope of certain submissions only. There is no requirement for any submitter to attend on 18 August, and no decisions will be made at this stage of the hearing.**

6. Preparation of Evidence

Unless you are an expert witness, you have the choice of either having your evidence pre-circulated before the continuation of the hearing on the 1st of September or presenting your evidence (written or oral) then. If you decide to have your evidence pre-circulated, you will need to give it to the Hearing Administrator by 1pm on 25 August 2025.

For all reports and evidence that are pre-circulated before the hearing, the Hearing Panel may decide that the evidence be taken as read or that you may elaborate on principal points. In this case, there would be no need for this evidence to be read in full. You will not be obliged to elaborate any further unless asked to.

However, if your evidence is written but is tabled for the first time at the Hearing, your evidence must be read in full by yourself or by your representative. You should also have 15 copies of your evidence available for distribution by the Hearing Administrator, to the Hearing Panel, other parties and the media.

It would assist the Hearing Panel if you prepare a written copy of your evidence. It is not necessary to produce copies of the original submission itself as the Hearing Panel will have been previously supplied with this.

Pre-circulation of evidence has followed the directions given by the Hearing Panel in Minutes #1 and #2. Evidence already filed has been published on the Council's website: [PNCC.govt.nz/Plan Change 1](https://pncc.govt.nz/Plan-Change-1).

7. Content of Evidence

Parties may elaborate on points they have already raised in their original or further submission. Where it is considered that there is likely to be excessive repetition, the Hearing Panel may limit the circumstances in which parties having the same interest may speak or present evidence.

8. Venue for the Hearing

On 18 August, 1, 2, 4, and 5 September 2025, the Hearing will be held at the Council Chamber, which is situated on the first floor of the Civic Administration Building, Te Marae o Hine, 32 The Square, Palmerston North. Access to the Council Chamber is via the automatic doors on Te Marae o Hine - The Square side of the roadway where our Customer Service Centre is situated. There are stairs and a lift to the first floor on the right as you enter the building. On Wednesday 3 September 2025, the Hearing will be held at the Conference and Function Centre, 354 Main Street, Palmerston North.

9. Cross Examination

There is no right of cross-examination. This means that the parties do not have the right to address questions to other parties, or to the Hearing Panel. The Hearing Panel may, however, question any party concerning their submission or evidence.

10. Conduct of the Hearing

At the start of the Hearing, the Hearing Panel will briefly outline the hearing procedure.

The following order of appearance will usually apply:

- Council's Reporting Officers,
- Submitters,
- Council Right of Reply.

11. Tikanga Maori

Tikanga Maori is recognised where appropriate and the Hearing Panel will receive evidence written or spoken in Te Reo Māori.

If you wish to speak in Te Reo Māori at the Hearing, please contact the Hearing Administrator by 8 August 2025. This is to enable arrangements to be made for a certified interpreter to attend the Hearing, (*Section 4(5) Maori Language Act 1987*).

12. Visual Aids

If you have PowerPoint presentations or similar, or you wish to use a data projector, video, whiteboard, pin-up board or a similar aid, please contact the Hearing Administrator no later than three working days before the Hearing so that arrangements can be made.

13. Sensitive Information

The Hearing Panel may make an order to protect sensitive information. The reasons for which such an order can be made, and the consequences, are detailed in Section 42 of the Resource Management Act 1991.

14. Adjournment of the Hearing

The Hearing Panel has the power to adjourn the Hearing.

After the Hearing Panel has heard the evidence and submissions, they will usually declare the Hearing adjourned or closed and only close the hearing once it has all the necessary information to conduct their deliberations.

15. Additional Information

After the Hearing Panel has adjourned the hearing, further details of information from any party involved in the proceedings may be requested. If this happens, all parties will be circulated with copies of the additional information obtained and will be given the opportunity to comment before the Hearing Panel makes a final decision.

16. Decision of the Hearing

All parties will be advised in writing of the Council decision and the reasons for that decision in due course.

17. Appeals against Council Decision

Any person who has made an application, objection or submission has a right of appeal to the Environment Court. Such appeal may be against the whole or any part of the decision. The time within which the right of appeal to the Environment Court must be exercised is within 30 working days of notice of the decision being received in accordance with the Resource Management Act 1991.

Because the appeal procedure is more involved than the initial Hearing, it is suggested that parties consult a solicitor if they wish to appeal.

18. Variation of Procedure

The Hearing Panel may, at their sole discretion, vary the procedures set out above if the circumstances indicate that some other procedure would be more appropriate.

19. General

You should not endeavour to contact the Hearing Panel. Any correspondence to the Hearing Panel should be directed through the Hearings Administrator Mckayla Jaggard (mckayla.jaggard@pncc.govt.nz).

* * * * *

The list of submitters is set out below.

Those submitters wishing to be heard are marked with an asterisk. **If you no longer wish to be heard or are not able to attend the hearing** please contact me no later than Friday 15 August to advise.

Original Submitters

*Indicates to be heard	Submitter
SO 1	Patricia Cardinelli-Wayne
SO 2	Carolyn Bashford
SO 3	Collette Martin
SO 4	Karwa Dyer
SO 5	Jaskaran Singh
SO 6	John Mullinger
SO 7	Robert Goddard
SO 8	Ruichen Li
SO 9	Aya Al-Ibousi
SO 10	Holly Scott
SO 11	Michael Mccavana
SO 12	* Goodwin Family
SO 13	* Aous Al-Ibousi
SO 14	Kate Vandermeer
SO 15	Bruce & Margaret Belgrave
SO 16	* Kathryn Stowell
SO 17	David Brooks
SO 18	Shane Telfer
SO 19	Rob Belchamber
SO 20	Ruth Jackson
SO 21	* Edwin Hoeksema
SO 22	Nate Sextus
SO 23	Graeme Fenemor
SO 24	Susan Swan
SO 25	Tayte Cozens
SO 26	Adrian Morgan
SO 27	Carole Hill
SO 28	Kell & Antonio Wood
SO 29	Lisa Green
SO 30	Jean Tipping
SO 31	Gavin Casey
SO 32	Philip Watkinson
SO 33	Paul J Moughan
SO 34	Daniel Hamid
SO 35	Hayden Giles
SO 36	Mark & Zelda Anderson
SO 37	Roman Konopka
SO 38	Lilian Obonyo
SO 39	Steve Billington
SO 40	* Amardeep Singh
SO 41	Bev McKay
SO 42	Ikap Holdings Limited - Steven Paki Paki

*Indicates to be heard	Submitter
SO 43	David White
SO 44	Angela Oliver
SO 45	Eru Henare-Findlay
SO 46	William Glassey
SO 47	Tania Wilson
SO 48	Samuel Hill
SO 49	* Melissa Viviers
SO 50	* Con Fraser
SO 51	Rick Field
SO 52	Hayley Steele
SO 53	Kim Mckelvey
SO 54	Mark Patchett
SO 55	Processing error – duplicate of SO-51
SO 56	Gerard Tapp
SO 57	Philip Robins
SO 58	* Sarah Harris
SO 59	Donna Cummerfield
SO 60	Dhaval Sevak
SO 61	Paul & Michelle Martin
SO 62	Jo-Anne Siegel
SO 63	Allan Anderson
SO 64	Yen Cher Koh
SO 65	* Malcolm Prince
SO 66	Jan Schmid
SO 67	Audrey Aird
SO 68	Finn Barnett
SO 69	* Paola Rojas
SO 70	Anita Sciascia
SO 71	Julie Griffiths
SO 72	Julie Keall
SO 73	Kathriona Benvie
SO 74	Karen Wilton
SO 75	Chris Robertson
SO 76	* Geneva Housing Ltd - Paul Thomas
SO 77	Rachel O'Dea
SO 78	* BP, Mobil and Z Energy (The Fuel Companies) - Georgia Alston
SO 79	* Stephen Haslett
SO 80	Martin Diprose
SO 81	Jenifer Mark
SO 82	Lance Keall
SO 83	Taine Leader
SO 84	Grant Baldwin
SO 85	* Stuart N Lange
SO 86	Richard Sheehan
SO 87	Sharyn Noldan
SO 88	Pam Marks
SO 89	Mai Wiki-holland
SO 90	Neil Stirling
SO 91	Wendy Stewart
SO 92	Raymond Robinson

*Indicates to be heard	Submitter
SO 93 *	Grant Binns
SO 94	Ronald Raghwan
SO 95	Sandra Powell
SO 96	Michael Andrews
SO 97	Rajwinder Harike
SO 98 *	Richard Prasad
SO 99	Gladys Vining
SO 100	Olesia Apostolova
SO 101	Miranda Sage
SO 102	David Bunkenburg
SO 103	Doug Strachan
SO 104	Hern Teo-Sherrell
SO 105	Murray Kidd
SO 106 *	David Jochem Investments Ltd - David Jochem
SO 107 *	Powerco Limited - Gary Scholfield
SO 108	Janet Shepherd
SO 109	Richard Houston
SO 110	Craig Mitchell
SO 111	Brent Norrish
SO 112	David Hillary
SO 113	Rory Blatchford
SO 114 *	Susanne Aldrich
SO 115 *	Sarah Ruawai
SO 116	Kevin P Smidt & Ngaire A Smidt
SO 117	Ash Garstang
SO 118	Nigel Hughes
SO 119	Sam Irvine
SO 120	Lizi Guest
SO 121	Kevin Kelliher
SO 122	Chris Price
SO 123 *	Nicola Wardlaw
SO 124	Karina Hapeta
SO 125	Shari Scanlon
SO 126	Kevin Guan
SO 127	Rachelle Tangi
SO 128	Jordan Neall
SO 129	Roanne Hautapu
SO 130	Fraser Abernethy
SO 131	Kathryn Hughes
SO 132	Janet S Stirling
SO 133	Keegan Leask
SO 134	Wisanu Srichantra
SO 135	Alan Kirk
SO 136	Bella Deacon
SO 137 *	Rangitāne o Manawatū - Danielle Harris
SO 138	Christine Rynhart
SO 139	Ian Craig Stevens
SO 140	Spencer Lilley & Penelope Tucker
SO 141	Deidre Southee
SO 142	Ben van der Spuy

*Indicates to be heard	Submitter
SO 143	Joanne & Robert Wilson
SO 144	Karen Nistor
SO 145	Shraddha Dabholkar
SO 146	David Hill
SO 147	* Renee Thurston
SO 148	Emily Doody
SO 149	* Steve Carter
SO 150	Raewyn Greenlees
SO 151	Oliver Hannaford
SO 152	Kimberly Coates
SO 153	Tania Kopytko
SO 154	Katreena Collins
SO 155	Rose Ogrean
SO 156	Andrew and Julie
SO 157	* Pamela R A Bridewell
SO 158	Richard Wilde
SO 159	John & Margaret Wood
SO 160	Chris Charleston
SO 161	Lynnette Thurston-Parris
SO 162	Peter W French
SO 163	Anthony Grace
SO 164	* David Lane
SO 165	Brendon Duncan
SO 166	* Palmerston North City Council - Simon Mori
SO 167	* Christine Matthews
SO 168	Ivan Johnstone
SO 169	Jennifer Orange
SO 170	* Leith Consulting - Louise White
SO 171	Anne Allan
SO 172	Warren Walton
SO 173	Vanesa Gonzalez Freijo
SO 174	Connie & Kerry Zuppicich
SO 175	Deana Garstang
SO 176	Kim Mclean
SO 177	Michelle Herbert
SO 178	Annette Nixon
SO 179	* Rosemary Watson
SO 180	Richard Houlahan
SO 181	Steve Allan
SO 182	Vicki Worker
SO 183	Shivarn Stewart
SO 184	* Chris Teo-Sherrell
SO 185	* Phocus Planning - Georgia Tyree & Phil Hindrup
SO 186	Sheila Barrass
SO 187	Fiona Wilson
SO 188	Te Pū Harakeke—Community Collective Manawatū - Justin Ngai
SO 189	Therese McManus
SO 190	Russell Gibson
SO 191	Robert & Gill Norris
SO 192	Rex H Voelkerling

*Indicates to be heard	Submitter
SO 193	Sean Monaghan
SO 194	* Horizons Regional Council - Aruna Wickramasinghe
SO 195	Age Friendly Palmerston North - Russell Hallam & Kerry Hocquard
SO 196	* Ministry of Education - Te Tāhuhu o Te Mātauranga - Zach Chisam
SO 197	* Crest Hospital Limited - Bianca Tree
SO 198	* Brett Hill & Tom Santing
SO 199	* Kāinga Ora - Brendon Liggett
SO 200	* Paul Robertson
SO 201	Jonathan & Jill Hogg
SO 202	* New Zealand Defence Force - Rebecca Davies
SO 203	* Enviro NZ - Kaaren Rosser
SO 204	* Arohanui Hospice Ltd - Tatyana Kooznetzoff – Submission withdrawn
SO 205	Ben Foster
SO 206	John Ireland
SO 207	* Mary Pattie
SO 208	* Development Nous - Matthew Holder
SO 209	* NZ Transport Agency Waka Kotahi - Kelly Standish
SO 210	Natural Hazards Commission Toka Tū Ake - Jo Horrocks
SO 211	Ben Gadsby
SO 212	* Brett Alcock, Cindy Tan & June Alcock
SO 213	Andrea & Justin Coker
SO 214	* Gillian L Rapson

Further Submissions

*Indicates to be heard	Submitter
FS 1	* Leith Consulting Ltd - Louise White
FS 2	* Crest Hospital Limited - Bianca Tree & Holly-Marie Rearic
FS 3	* Horizons Regional Council - Aruna Wickramasinghe
FS 4	Arohanui Hospice Ltd - Tatyana Kooznetzoff – Submission withdrawn
FS 5	* Palmerston North Airport Limited - Alex Fechny
FS 6	* Kāinga Ora – Homes and Communities - Brendon Liggett
FS 7	Abhimanyu Singh Garhwal
FS 8	* Sarah Ruawai