

**IN THE MATTER OF | I TE TAKE O**

the Resource Management Act 1991 (**RMA**)

**AND | ME**

**IN THE MATTER OF | I TE TAKE O**

Private Plan Change 4 – Welhom Developments Ltd, 65  
and 73 Ratanui Road, Otaihangā, Paraparaumu

**DIRECTION #2 FROM THE HEARING PANEL | WHAKAHAU #2 NĀ TE PAEWHIRI WHAKAWĀ**

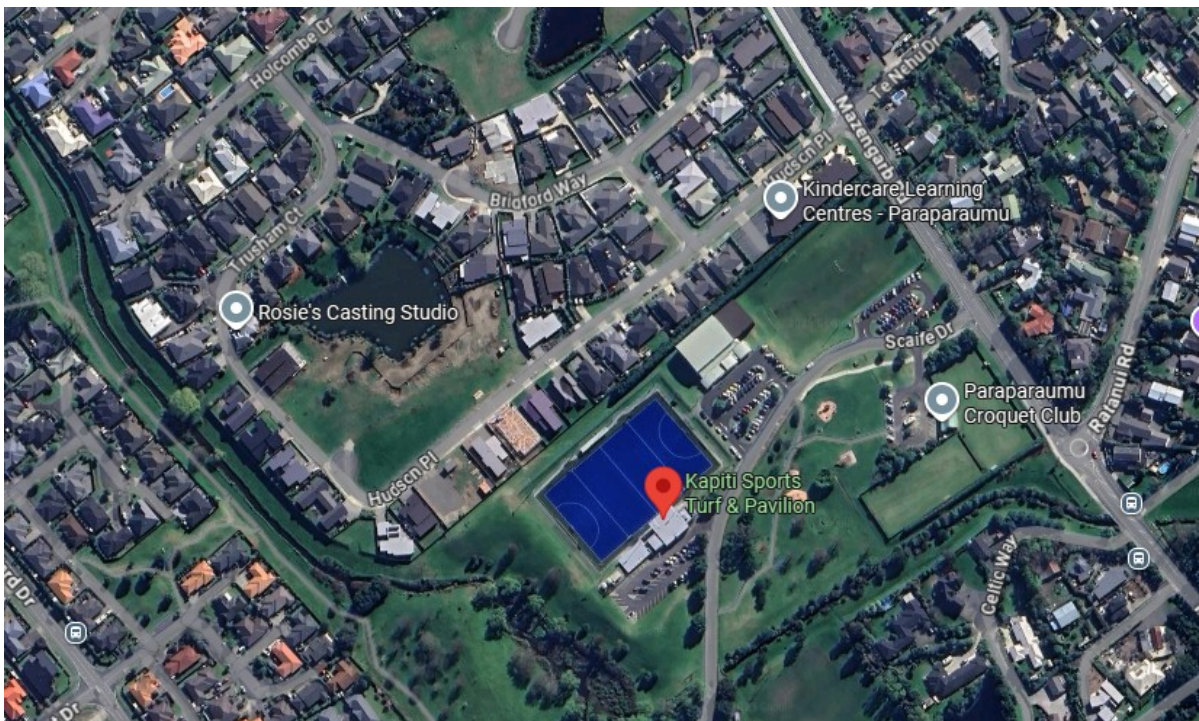
1. The purpose of Direction #2 is to advise a change of hearing venue and the timing of the Panel's site visit.

**Hearing Venue**

2. In our Direction #1, we indicated that the hearing would be held at the Council Chambers. However, due to logistical and availability issues the venue has had to be amended. The hearing will now be held at:

Kāpiti Sport Turf and Pavillion  
10 Scaife Drive  
Paraparaumu.

3. A map showing the location is set out below.



**Site visit**

4. We intend to undertake an initial site visit prior to the hearing on the afternoon of Sunday 15 February 2026. During this site visit we will visit the three public viewpoints noted in the Applicant's landscape assessment (on Rātānui and Ōtaihangā Roads, as well as Kōtuku Park).
5. If the Applicant is able to make access to the Site available, we would also like to walk the Site itself and visit the 10 site appraisal photograph locations noted in the landscape report. Marking of those locations with a baton or some other form of marker would be of assistance to the Panel.

**Directions**

6. Accordingly, we direct as follows:
  - (a) all parties to note the change of venue for the hearing;
  - (b) the Applicant to liaise with the Council's Hearing Administrator and confirm the following matters by no later than 5 February 2026:
    - i. whether access to the Site can be made available on the afternoon of Sunday 15 February 2026;
    - ii. any health and safety requirements for accessing the Site;
    - iii. whether the 10 site appraisal locations can be marked out on the Site for the Panel; and
    - iv. any other matters necessary to facilitate the Site visit.
7. Any enquiries regarding these Directions or related matters should be directed to the Council's Hearings Administrator, Caitlin Green, whose contact details are as follows:

Caitlin Green  
Hearing Administrator  
175 Rimu Road, Paraparaumu 5032, New Zealand  
04 296 4700 | 0800 486 486  
caitlin.green@kapiticoast.govt.nz



Vicki Morrison-Shaw

**Chairperson | Tiamana**

11 December 2025 | Te 11 o Tihema 2025