

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, Otaihanga, Paraparaumu

DIRECTION #1 FROM THE HEARING PANEL | WHAKAHAU NOHOANGA #1 NĀ TE PAEWHIRI WHAKAWĀ

1. Pursuant to section 34A of the RMA, Kāpiti Coast District Council (**Council**) has appointed a Hearing Panel consisting of independent hearing commissioners, Vicki Morrison-Shaw (Chairperson), Carolyn Wratt and Brad Coombs.
2. The Hearing Panel's function is to hear the application and submissions and make decisions on Private Plan Change 4 (**PC4**), including any changes to it that are within scope of the notified plan change and submissions. It is also to deal with any procedural matters.
3. PC4 seeks to alter the zoning of 12.65 hectares of land at 65 and 73 Ratanui Road, Otaihanga, Paraparaumu from Rural Lifestyle Zone to General Residential Zone, with a Development Area and associated Structure Plan, policies and rules.
4. The purpose of Direction #1 is to set a timetable for the receipt and exchange of reports, evidence, statements and legal submissions, and to confirm the date of the hearing.

Directions

5. The Hearing Panel directs the following:
 - (a) **Friday 5 December 2025:** The s.42A hearing report is to be provided to the Council's Hearings Administrator by 12pm, and shall be made available to all parties by 5pm the same day.
 - (b) **Friday 16 January 2026:** The Applicant's expert evidence is to be provided to the Council's Hearings Administrator by 12pm, and shall be made available to all parties by 5.00 pm the same day. Should the Applicant propose changes to PC4 in response to matters raised in submissions or the s.42A Report, the evidence provided must include a s.32AA evaluation report and reasons why any proposed changes are within scope.
 - (c) **Tuesday 27 January 2026:** Any submitter expert evidence (evidence given by a professional with specialist qualifications and experience) is to be provided to the Council's Hearings Administrator by 12pm, and shall be made available to all parties by 5.00 pm the same day.

- (d) **Tuesday 3 February 2026:** Any rebuttal evidence of the Applicant, of submitters to other submitters evidence, and/or any s.42A addendum reports are to be provided to the Council's Hearings Administrator by 12pm, and shall be made available to the parties by 5.00 pm the same day.
 - (e) **Wednesday 11 February 2026:** The Panel encourages other submitter statements, presentations and legal submissions to be provided to the Council's Hearing Secretary by 12pm. Any statements/submissions received by this time will be made available to the parties by 5.00 pm the same day.
 - (f) **Monday 16 February 2026 at 9:30am:** Hearing commences and has been set down for **three days** in the Council Chambers, 175 Rimu Road, Paraparaumu. A reserve hearing day has also been set aside for 27 February 2026, which will only be used if the hearing is not completed in the three days set aside.
6. The purpose of these Directions is to provide the opportunity for the Hearing Panel and the parties to have read and considered any evidence, statements and legal submissions in advance of the hearing to assist in understanding the case being presented.

Hearing

Expert Evidence Summary Statements

7. As the Hearing Panel will have read all the pre-circulated material before the hearing, there will be no need for it to be read out. Expert witnesses should prepare a short summary of their evidence, including a response to matters raised by other parties for presentation at the hearing. An electronic copy and 10 hard copies of any summary statements should be provided to the Council's Hearings Administrator prior to the expert witness being called to give evidence at the hearing.

PowerPoints

8. If any party wishes to present their submissions or evidence using a PowerPoint presentation, an electronic copy and 10 hard copies of the presentation should be provided to the Council's Hearings Administrator prior to that person appearing at the hearing. Hearing attendance
9. The Panel's preference is for all presentations of submissions and evidence to be in person, where possible. However, if any party needs to appear remotely, arrangements for such appearances will be managed through the Council's Hearing Administrator.
10. Further advice on the hearing order and schedule will be provided by the Council's Hearing Administrator in advance of the hearing.
11. 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
17 November 2025 | Te 17 o Noema 2025