

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

the Resource Management Act 1991 (RMA)

IN THE MATTER OF | I TE TAKE O

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

DIRECTION #3 FROM THE HEARING PANEL | WHAKAHAU #3 NĀ TE PAEWHIRI WHAKAWĀ

1. This Direction #3 addresses the following three matters:

- (a) witnesses to be excused from attending the hearing;
- (b) the Panel's view on expert conferencing; and
- (c) a temporary change in the Council Hearing Administrator contact.

A. Witnesses to be excused

- 2. In its 16 January 2026 Memorandum, the Applicant requested an early indication of which of its evidence the Panel wishes to take as read, enabling those witnesses to be excused from the hearing.
- 3. The Hearing Panel having now read the Application material, the s.42A Report and its attachments, the evidence for the Applicant, and with no expert evidence having been filed for submitters; excuses the Applicant witnesses named below from having to attend and present their evidence at the hearing.
- 4. The reasons for this are that there are no, very little or inconsequential issues in contention between the relevant experts; there is no other relevant expert; and/or the Hearing Panel has no questions for those witnesses.
 - (a) Brett Black (Geotechnical)
 - (b) Marcus Hermann (Contamination)
 - (c) Ellen Cameron (Archaeology)
- 5. For similar reasons, the Hearing Panel also excuses the authors of the following s.42A Report technical assessments from the hearing.
 - (a) Charles McDermott (Geotechnical)
 - (b) Kate Waterland (Water)
- 6. Mr Hamish McGillivray can also be similarly excused provided clarification is provided as to whether his memorandum is intended to be expert evidence, and if so, details of his qualifications and experience and a statement regarding the expert code of conduct is provided in writing prior to the hearing.

B. Expert conferencing

7. The Hearing Panel has considered whether formal expert conferencing should be directed. However, given there is a large degree of agreement between the witnesses, and the areas where issues remain are clear and discrete, the Hearing Panel considers it is not necessary to direct formal expert conferencing at this time.
8. The Hearing Panel does however encourage the parties, and in particular the planners, to continue working together to seek to narrow the issues before the hearing and to provide an update on the outcomes of any such discussions at the hearing.
9. Leave is reserved should any party wish to address the Panel further on this issue.

C. Temporary change in Council Hearing Administrator contact

10. To accommodate pre-planned leave there will be a temporary change in Council's Hearing Administrator Contact during the period 2 to 8 February 2026. For any enquires during this period please contact Alfred Lison (alfred.lison@kapiticoast.govt.nz, 04 296 5428).
11. Any enquiries before or after this period, should be directed to usual Council's Hearing administrator, Caitlin Green in the usual way (caitlin.green@kapiticoast.govt.nz, 04 296 4700 | 0800 486 486).



Vicki Morrison-Shaw

Chairperson | Tiamana

27 January 2026 | Te 27 o Hānuere 2026