

IN THE MATTER OF | I TE TAKE O the Resource Management Act 1991

AND | ME

IN THE MATTER OF | I TE TAKE O Proposed Plan Change 5 (Private): 100 and 110 Te Moana Road, Waikanae, Kāpiti Coast District

HEARING PANEL DIRECTION #7 | WHAKAHAU NOHOANGA #7 NĀ TE PAEWHIRI WHAKAWĀ

1. The Panel has considered the applicant's written reply dated 25 September 2026 and considers that the proposed process will assist it in addressing the matters raised during the hearing.
2. Accordingly, the Panel directs that the following expert conferencing and related work occur.

Wetland (including the pond) provisions

3. The planners and ecologists are to conference and prepare revised Development Area provisions addressing:
 - (a) delineation of the extent of the wetland;
 - (b) the specific purposes and functions of planting within the wetland buffer;
 - (c) the criteria for determining the location, extent and type of wetland planting;
 - (d) whether vegetation planting could have adverse ecological consequences, including effects on wetland hydrology; and
 - (e) maintenance of the planting in perpetuity.

Landscape, compensatory storage and residential amenity

4. The planners and landscape experts, together with Mr Taylor, are to conference and prepare Development Area provisions addressing:
 - (a) the need for vegetation planting alongside the proposed compensatory storage area;
 - (b) the appropriate type and extent of that planting;
 - (c) the distance over which those requirements should apply from the boundaries of 4, 6, 8 and 10 Fairway Oaks Drive; and
 - (d) an appropriate annotation on the Development Area Structure Plan identifying the provisional location of the proposed compensatory storage area.

Existing provisions securing mitigation

5. Ms Jones and Ms Pascall are to conference and prepare a table identifying the relevant District Plan and Land Development Minimum Requirements provisions, including rules, standards and matters of control or discretion, that would secure the design responses and mitigation recommended by the technical experts through subsequent resource consent processes.
6. The table is to address:
 - (a) stormwater and flooding;
 - (b) groundwater, including the installation of piezometers and ongoing monitoring;
 - (c) geotechnical matters;
 - (d) transportation, including Te Moana interchange capacity, site-access arrangements, and pedestrian and cycling connections;
 - (e) wastewater and water-supply capacity;
 - (f) ecological-site and wetland functions; and
 - (g) amenity, landscape and natural character.

Structure Plan and mapping

7. The applicant is to provide a final Development Area Structure Plan incorporating the outcomes of the conferencing, including:
 - (a) the indicative compensatory storage area;
 - (b) relevant wetland-buffer and landscape annotations; and
 - (c) revised indicative road alignment providing access to lots in the southern part of the site while minimising effects on dune-landform legibility, supported by advice from Mr Taylor and Mr Ormsby.
8. The applicant is also to provide a revised figure showing the Stage 1 and Stage 2 boundaries overlaid on the existing highly productive land mapping (using the map attached to the productive land experts' JWS).

Policy framework and consequential drafting

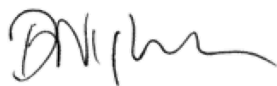
9. The planners are to provide a list of the provisions in the relevant national policy statements, Regional Policy Statement, Regional Plan and District Plan that they consider supportive of PC5.
10. The planners are also to conference and agree upon any additional or consequential amendments required to the Development Area provisions.

11. This is to include consideration of whether proposed Rule DEV4-R1 should require land-use activities to be “in general accordance with” the Development Area Structure Plan.

Filing and further procedure

12. Any JWS arising from the conferencing must clearly record:
 - (a) the matters agreed;
 - (b) any matters not agreed; and
 - (c) the reasons for any disagreement.
13. The applicant is directed to file the information, revised provisions, plans, mapping, table and JWS or statements directed above by **3.00 pm on Monday 12 October 2026** for uploading to the Hearings webpage.
14. After considering that material, the Panel will determine whether any further information or clarification is required.
15. Any submitter wishing to provide a written response is able to do so provided the response is provided by 2.00 pm on Monday 19 October 2026.
16. Any enquiries regarding these Directions, or communications to the Panel, should be directed to the **Hearings Advisor**:

Alfred Lison Project Officer | Te Kaitaunaki Whakamahere
Kāpiti Coast District Council
Alfred.Lison@kapiticoast.govt.nz
04 296 5428
027 213 5214



Dhilum Nightingale
Chairperson | Tiamana
for and on behalf of the Hearing Panel

29 September 2026