

IN THE MATTER of the Resource Management Act 1991 (**RMA**)

AND

IN THE MATTER of Private Plan Change 35 to the Waipā District
Plan

HEARINGS DIRECTION #1 FROM THE HEARING COMMISSIONER

Pursuant to section 34A of the RMA, Waipā District Council (the Council) has appointed independent hearing commissioner Phil Mitchell as the sole member and chairperson of the Hearing Panel for Private Plan Change 35 (PC35). The Hearing Commissioner's function is to hear the application and submissions and make a decision on the private plan change proposal. It is also to deal with any procedural matters.

This set of Directions sets a timetable for the receipt and exchange of the s.42A report, expert and lay evidence and any opening legal submissions.

Directions

1. The Council s.42A hearing report is to be provided to the Council's Hearings Advisor no later than midday on **Monday, 20 July 2026** and shall be made available to all parties and on the Council's website no later than 5.00pm the same day.
2. The Applicant's evidence in chief is to be provided to the Council's Hearings Advisor no later than midday on **Monday, 27 July 2026** and shall be made available to all parties and on the Council's website no later than 5:00pm on the same day.
3. Any submitter who intends to call expert evidence at the hearing is to provide that evidence to the Council's Hearings Advisor no later than midday **Wednesday, 5 August 2026** and shall be made available to the parties and on the Council's website no later than 5.00pm the same day.
4. Any rebuttal evidence from the Applicant is to be provided to the Council's Hearings Advisor no later than midday **Friday, 7 August 2026** and shall be made available to the parties and on the Council's website no later than 5.00pm the same day.
5. The Hearing Commissioner would appreciate any submitters' written lay or non-expert statements to be provided to the Council's Hearings Advisor no later than midday **Monday, 10 August 2026** and shall be made available to the parties and on the Council's website no later than 5.00pm the same day.

6. The Hearing Commissioner also encourages parties to pre-circulate any opening legal submissions, and if doing so for those to be provided to Council's Hearing Advisor no later than midday **Monday 10 August 2026** and shall be made available to the parties and on the Council's website no later than 5.00pm the same day.
7. The purpose of these Directions is to provide the opportunity for the Hearing Commissioner and the other parties to have read and considered any legal submissions, evidence or statements in advance of the hearing to assist in understanding the case being presented. All the above material will have been pre-read before the hearing.
8. Witnesses should prepare a short executive summary (which may be by PowerPoint or similar graphic) highlighting their key points, for oral presentation at the hearing.
9. The hearing will commence on at 9.30am, Tuesday, 11 August 2026 and has been set down for 1 day. In the event that additional time is needed, Friday, 14 August 2026 has been set aside as a reserve day.
10. Any enquiries regarding these Directions or related matters should be directed to the Council's Hearings Advisor by email at districtplan@waipadc.govt.nz.