

PRIVATE PLAN CHANGE 17: TE RAPA NORTH INDUSTRIAL
DIRECTION #4
INDEPENDENT HEARING PANEL

PURPOSE

1. The purpose of Direction #4 is to deal with the excusal of witnesses and any directions for expert conferencing.

EXCUSAL OF WITNESSES

2. Further to our Direction #3 dated 14 November 2025, that we would take evidence of some witnesses as read if they file a short summary statement confirming that they have read all relevant documentation or analysis and are not aware of any disagreement with the s 42A reporting team and/or other experts, the Panel has received summary statements of this nature from the following witnesses:
 - (a) Damian Ellerton (Acoustic);
 - (b) Siân Keith (Archaeology);
 - (c) Shane Moore (Contamination);
 - (d) Gerardus Kessels (Ecology – Bats);
 - (e) Fraser Colegrave (Economic);
 - (f) Mark Sinclair (Geotechnical); and
 - (g) Bryce Hourigan (Rail Siding).
3. Having read the summary statements, we confirm that the evidence of those witnesses is to be taken as read.

EXPERT CONFERENCING

4. We have received three Memoranda of Counsel, from Fonterra Limited (**Fonterra**), Empire Corporation and Porter Group (**Porters/Empire**), and Horotiu Farms Limited and Te Awa Lakes Unincorpoated Joint Venture Limited (collectively referred to as Te Awa Lakes), on the topic of expert conferencing.
5. Fonterra does not seek any conferencing at this stage on the basis that the matters of agreement and disagreement are clearly outlined in the rebuttal evidence.
6. Porters/Empire consider that expert conferencing would be very worthwhile, particularly on the issues raised in its submission and evidence, which address the planning basis and associated engineering and transportation matters associated with live-zoning the wider deferred Te Rapa North Industrial Zone including the Porters/Empire land.
7. However, as the issue of scope for the Porters/Empire land to be re-zoned is a live issue, Counsel for Porters/Empire proposes that conferencing should proceed on the basis that there is scope to consider the relief sought and include consideration of what if any further information or assessment would be required for the Panel to uphold the relief sought by Porters/Empire (which includes the option of rezoning the entire deferred

TRNIZ, or the more limited area of land identified in the Porters/Empire planning evidence).

8. Te Awa Lakes considers that there is benefit in expert conferencing for the disciplines on which it has submitted statements of evidence.
9. Having considered the evidence that has been filed, and the Memoranda of Counsel which address expert conferencing, we have decided not to direct any expert conferencing prior to the hearing. In terms of whether there is the ability for additional land to be live-zoned, in the first instance we wish to hear submissions and any evidence on that issue particularly.

DIRECTIONS

10. The evidence of the witnesses listed at paragraph 2 is taken as read.
11. No expert conferencing is directed prior to the hearing.

COMMUNICATIONS TO THE HEARING PANEL

12. All communications to the Panel, including all general enquiries, procedural requests and documents required by any direction of the Panel, are to be emailed to the Hearing Administrator at planchange@hcc.govt.nz.



Vanessa Hamm (Chairperson)
Independent Hearing Panel
24 November 2025