

BEFORE THE WESTLAND DISTRICT COUNCIL

IN THE MATTER OF APPLICATION FOR SECTION 127 VARIATION TO RESOURCE CONSENT –
Variation to land use resource consent 220119 to amend conditions 1, 2, 4, 5, 16 and 18 on land
legally described as Lot 2 DP 577153 to allow for the commercial use of a building within the
Rural Zone (ODP) and General Rural Zone (PDP), located at 240 Taramakau Highway, Kumara
Junction

APPLICANT BM Loader, c/- Scoped Planning and Design Limited

MINUTE N0.8 OF INDEPENDENT COMMISSIONER – UPDATE ON NEXT STEPS

DATED 21 NOVEMBER 2025

UPDATE ON NEXT STEPS

1. Further to Procedural Minute 7, expert assessments have now been completed within timeframes set:
 - Confirmation of the acoustic assessment parameters has been received.
 - The transport experts have convened for caucusing, resolved the outstanding inconsistencies, and prepared a joint witness statement.
 - Further permissions have been sought and granted by Waka Kotahi NZTA.
2. On the basis of the information provided, I do not believe it is necessary to physically reconvene the hearing. It is necessary however to leave the hearing open to allow time for all parties to complete their final assessments. Further comment is also welcomed but not required from the submitters.
3. The remaining steps and timeframes are copied below:

Action	Deadline Date
Council lodges a final s.42a.	3/12/25
Further comment welcomed from submitters.	3/12/25
Applicant lodges their right of reply.	8/12/25
Indicative hearing closure date <i>Decision to be released within 15 working dates of closure.</i>	9/12/25

Edith Bretherton

Independent Hearing Commissioner

Date: 21 November 2025