

BEFORE THE TIMARU DISTRICT COUNCIL

IN THE MATTER OF:

Resource Consent Application: **101.2025.119.1**

APPLICANT: **Yedo Investments Ltd**

Minute 1 of Hearing Commissioner

1. I have been appointed as an independent hearings commissioner to hear and determine the above resource consent application. The hearing will be held on Wednesday 22 April 2026 at the Council Chambers, 2 King George Place, Timaru. The hearing will commence at 9am.
2. The following directions relate to the hearing process:
 - a) Pursuant to Sections 41C and 103B(2) of the RMA, the consent authority's Section 42A report and any accompanying briefs of expert evidence shall be provided to all parties, by way of email, directing the parties to the Timaru District Council (TDC) website where necessary, **no later than 4.00 pm on Tuesday 31 March 2026.**
 - b) Pursuant to Sections 41C and 103B(3) of the RMA, the applicant shall supply all written briefs of evidence (the applicant's evidence) electronically to the TDC (Lisa Sparks) via email at lisa.sparks@timdc.govt.nz no later than **3pm on Tuesday 7 April 2026.** Any changes and/or amendments to the application must be made with the circulation of this evidence. All changes and/or amendments must be clearly identified, and should this require documents to be superseded, then this should be very clearly identified.
 - c) The applicant's evidence shall be provided by TDC to all parties electronically by email and be made available for download by the parties from the TDC website by **no later than 5.00 pm on Tuesday 7 April 2026.**
 - d) Pursuant to Sections 41C and 103B(4) of the RMA, any person who has made a submission and who is intending to call expert evidence shall provide written briefs of that evidence (submitters' expert evidence) electronically to TDC (Lisa Sparks) via email at lisa.sparks@timdc.govt.nz by **no later than 3pm on Tuesday 14 April 2026.** This evidence shall focus on those matters within their submissions that remain outstanding.
 - e) The submitters' expert evidence shall be provided by TDC to all parties electronically by email and be made available for download by the parties from the TDC website **by no later than 5.00 pm on Tuesday 14 April 2026.**
3. The hearing will be conducted in the following manner:
 - a) The general order will be:
 - Section 42A Report author introduction
 - Applicant
 - Council experts review of applicant's expert evidence

- Submitters in support
 - Submitters in opposition
 - Section 42A Report author review
 - Applicant's right of reply (which may be given at the hearing or in writing thereafter)
- b) All original submissions and pre-circulated evidence will be taken as read at the hearing. Accordingly, pursuant to section 41C(1)(b) of the RMA, the Applicant and submitters are directed that they and their experts will not be required to read any such material aloud at the hearing. Reading that material aloud at the hearing would be an inefficient use of time as the evidence will have already been read.
- c) All people appearing at the hearing will be allowed to verbally and briefly highlight key points from their submissions or evidence (this may be read from a brief summary document).
- d) At the hearing the Applicant's experts may table and read aloud supplementary evidence responding to any expert evidence lodged by submitters. I anticipate that any supplementary evidence will be concise.
- e) No new evidence shall be introduced, unless it is specifically in response to matters raised in other pre-circulated briefs of evidence supplied by another party.
- f) Non-expert evidence, including any lay evidence or legal submissions may be tabled and read aloud on the day that the relevant party appears at the hearing.
- g) Should any Submitter wish to speak in Te Reo or utilise visual aids (PowerPoint, etc) they are requested to liaise directly with TDC (Lynda Berkahn) via email at lynda.berkahn@timdc.govt.nz, as soon as possible but prior to **Monday 20 April 2026** regarding their needs.
4. While not strictly required for Council hearings, it is expected that all expert witnesses are to comply with Section 7 (Expert Witnesses) of the Environment Court's Practice Note 2014 in both the preparation of their evidence or in giving any oral evidence at the hearing. It is asked of the parties, to remind their expert witnesses that they have an overriding duty to assist me impartially on relevant matters within their area of expertise and that they must not be an advocate for the party who engages them. The latest version of the Environment Court's Practice Note can be found at <https://www.environmentcourt.govt.nz/about/practice-note/>.
5. There should be no direct contact between the Commissioner and the parties. All communications must occur via the TDC Hearings Administrator (Lisa Sparks), at email: lisa.sparks@timdc.govt.nz or phone 03 687 7599.

Dated: Monday 2 March 2026



Allan Cubitt
Hearing Commissioner