

Directions/Minutes of Commissioners #2

Proposed Variation 3 – County Road Otaki Low Density Precinct – Kapiti Coast District Council

The hearing on this matter commenced on 4th December 2019 and adjourned at 11.45am with the Council's reply statement, in writing, scheduled to be sent to all the parties on Friday 13 December 2019.

It transpires that Ms K Shufflebotham, submission #1 of 46 County Road, Otaki sent an email to Council on 2 December 2019, requesting an amendment to her submission now seeking that 46 County Road remain zoned Rural Plains rather than being rezoned Otaki Low Density Precinct. The email from Ms Shufflebotham does not provide any reasons as to the request for retaining the Rural Plains zoning.

As a matter of fairness we need to understand if this request is within scope of the submission, give submitters and further submitters the opportunity to provide input on the request, and to provide officers the opportunity to assess the implications, if any, to the Variation. There would be some cost in reconvening the hearing. So with that in mind our request below is to continue the remainder of the hearing on the papers.

Accordingly, we request that:

1. Ms Shufflebotham set out in writing the reasons for retention of the rural zoning at 46 County Road and that written material is to be provided to Liana Cook-Auckram, Hearing Administrator at KCDC (Liana.Cook-Auckram@kapiticoast.govt.nz) no later than 4pm on Friday 6th December 2019.
2. The Commissioners request that as soon as practicable following receipt of that material received pursuant to Item 1, KCDC provides a copy to all other parties to these proceedings by way of email, directing the parties to the KCDC website, no later than 12noon on Monday 9th December 2019.
3. The Commissioners request that if any person who has made a submission or further submission has any evidence on the amended submission of Ms Shufflebotham, then that party is to provide that evidence in writing to Liana Cook-Auckram, Hearing Administrator at KCDC (Liana.Cook-Auckram@kapiticoast.govt.nz) no later than 4pm on Friday 13th December 2019.
4. The Commissioners request that as soon as practicable following receipt of that material received pursuant to Item 3, KCDC provides a copy to all other parties to these proceedings by way of email, directing the parties to the KCDC website, no later than 12noon on Monday 16th December 2019.
5. The Commissioners request that the Section 42A officers prepare a reply statement to address the matters raised in today's hearing and to address the matters raised in Items 1 and 3 above. In particular for Items 1 and 3, the Section 42A officers should address the scope of the requested zoning change and the implication of any such zoning change. The reply statement should be provided to Liana Cook-Auckram, Hearing Administrator at KCDC (Liana.Cook-Auckram@kapiticoast.govt.nz) no later than 4pm on Friday 20th December 2019.
6. The Commissioners request that as soon as practicable following receipt of the reply statement, KCDC provides a copy to all other parties to these proceedings by way of email, directing the parties to the KCDC website, no later than 12noon on Monday 23th December 2019.
7. In terms of Items 1, 3, and 5 the reports and evidence should be provided to KCDC electronically by email or be made available for downloading from the KCDC website www.kapiticoast.govt.nz/variation-3. Hard copies of the reports or evidence should only be provided on request.

8. Any correspondence with the Commissioners should be directed to the Hearing Administrator, at KCDC in the first instance. Email: Liana.Cook-Auckram@kapiticoast.govt.nz



Mark St.Clair (Chair)
4 December 2019.