

KAPITI COAST DISTRICT COUNCIL

APPLICATION FOR RESOURCE CONSENT: RM210151 – KAPITI RETAIL HOLDINGS LTD

MINUTE 3 OF COMMISSIONER

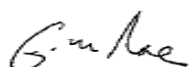
1. In Minute 2 I advised the parties that I require some further information and then invited comments from the parties as to the process.
 2. It was also noted that Mr Leckie, counsel for the Applicant, would be taking instructions as to whether the Applicant might be willing to do some additional work on the design of mitigation works on Kapiti Road.
 3. Mr Leckie has since submitted a Memorandum (as attached) to confirm that the applicant intends to:
 - (a) offer the mitigation of the additional north-west approach lane on Kapiti Road as a requirement prior to operation of the supermarket, in place of the previously proposed condition 28;
 - (b) provide a design of the proposed upgrade to the north-west approach lane to the Commissioner and parties; and
 - (c) provide information about capacity scenarios for the proposed upgrade in light of the uncertainty regarding traffic volumes used in the model, including stress testing for certain growth rates.
 4. In the Memorandum a stepped process is suggested, along the lines that:
 - (a) Mr Kelly will prepare and present a statement of supplementary evidence accompanied by design of the proposed upgrade to the north-west approach lane, which will be stress-tested for greater growth rates (on 8 April);
 - (b) Ms Panther Knight will present an amended set of draft conditions for the Council officer's review (on 8 April);
 - (c) Joint Witness Statements to be embarked upon (after 8 April) by the:
 - (i) traffic experts - on the appropriateness of the north-west approach lane upgrade design, and
 - (ii) the planners - on the appropriateness of the draft consent conditions, and also on the resource consenting requirements for further potential development of the land within the Airport Mixed Use Zone within the Kapiti Landing site and the potential permitted development.
 5. This would seem to be an appropriate process. The provision of an appropriate design for the mitigation of effects on Kapiti Road, to be included in the application, is in response to requests of the submitters. The joint witness conferencing of the traffic experts has the potential to resolve residual concerns about the performance of the mitigation in certain future growth scenarios. On that basis, it also seems appropriate that directions
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on any further steps that might be needed beyond those outlined above would be made following the proposed conferencing taking place.

6. In Minute 2 I invited the parties to comment on the process, and it is therefore appropriate that I now invite comments on the process suggested by the Applicant as set out in its Memorandum and as summarised above.
7. Can the submitters please provide any comments as soon as possible, but prior to Friday 1 April 2022, by e-mail to Emma.bean@kapiticoast.govt.nz. In the meantime the applicant should proceed to work on its design, and on the updated draft conditions.

DATED this 28th day of March 2022

Signed by

A handwritten signature in black ink, appearing to read "GM Rae". The signature is written in a cursive, slightly slanted style.

GM Rae, Independent Commissioner
