

BEFORE KĀPITI COAST DISTRICT COUNCIL

IN THE MATTER OF

Resource Consent application for
Tieko Street Subdivision

APPLICANT

M R Mansell, R P Mansell and A J Mansell

**MINUTE # 3 OF HEARING COMMISSIONERS:
ADDITIONAL INFORMATION REQUESTED
DATED 19 AUGUST 2022**

Minute # 3 of Hearing Commissioners
Tiekō Street Subdivision
RM210147

Introduction

1. In our Minute 2, we directed the Applicant and Council to provide us with a more in-depth and focussed analysis of the planning policy framework. This included relevant aspects of:
 - National Policy Statement on Urban Development (NPS-UD).
 - Council’s district growth strategy (Te Tupu Pai).
 - Council’s proposed Intensification Plan Change (draft plan change 2).
 - Specific objectives and policies from the district plan.
2. We invited, but did not require, the planning expert assisting Mr Strawbridge (representing owners of 44 Tiekō Street) to provide the same analysis.
3. In addition, we requested the Applicant’s legal counsel to advise whether the Council’s intensification plan change (draft plan change 2) can be taken into account as either a s104(1)(b) or s104(1)(c) RMA matter.

Amendment of Request

4. On 19 August 2022, Wellington Regional Council notified proposed Plan Change 1 to the Regional Policy Statement (RPS).
5. The proposed RPS amendments (with supporting explanations and section 32 analysis) cover urban and rural development issues that may be of relevance to the Tiekō Street consent application.
6. For that reason, we amend our Minute 2 directions to the Applicant and Council (and our invitation to Mr Strawbridge), by adding the following to paragraph 5 in Minute 2:

“The following provisions from proposed Plan Change 1 to the RPS and, where relevant, any RPS explanations and section 32 analysis that support those provisions:

 - Policy 55.
 - Policy 56 – particularly the implications of 56(d).
 - The proposed amendment to the RPS definition of “urban areas”.
 - The proposed new definition of “urban environment”.
 - The proposed amendment to the RPS definition of “rural areas”.
 - Any other related or relevant matters in the RPS in general, or the proposed plan change in particular.”
7. As per our Minute 2, we require this additional analysis to form part of an integrated and overall opinion about the relevance of all the above matters (in both Minute 2 and Minute 3) with regard to the application site as a whole, and to the site’s southern residential area in particular.
8. As per our Minute 2, we also request the Applicant’s legal counsel to advise whether proposed Plan Change 1 to the RPS can be taken into account as either a s104(1)(b) or s104(1)(c) RMA matter.

9. The ability of the commissioners to request additional information is provided by section 41C(2) RMA.
10. All references to “sections” in this Minute are to sections of the Resource Management Act 1991 (RMA).

Correspondence

11. Any correspondence with the Chair should be directed through Emma Bean, Emma.Bean@Kapiticoast.govt.nz, 04 296 5400



Mark Ashby
Independent Commissioner



Phillip Hindrup
Independent Commissioner