

KAPITI COAST DISTRICT COUNCIL

APPLICATION FOR RESOURCE CONSENT: RM210151 – KAPITI RETAIL HOLDINGS LTD

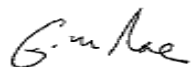
MINUTE 1 OF COMMISSIONER

1. I have been appointed to hear submissions with respect to the above application.
 2. Parties will have been sent a Notice of Hearing, with the hearing set down for Tuesday 22nd March 2022, to be held via Zoom. An indicative Agenda was also e-mailed to parties on 17 March 2022.
 3. I have received a Memorandum from counsel for the Applicant requesting non-attendance of the infrastructural expert, Mr Billingham.
 4. Having read the submissions and the pre-circulated evidence I can now issue some guidance to parties ahead of the hearing, as to the scope of the hearing and attendances.
 5. There are no submissions on the infrastructure effects or on the economic/trade effects of the proposal. There is also no evidence before me to contest the Applicant's assessments of the infrastructure or retail distribution effects (economics) assessments.
 6. On that basis I have no questions for Glenn Billingham, or Fraser Colegrave, and they need not attend the hearing.
 7. I can also advise I have no questions for Kurt Gibbons (company director) or for Katherine Marshall (property manager).
 8. Whilst there appear to be no submissions relating to urban design issues, I will have some questions for Richard Knott and so request that he attend the hearing (via Zoom).
 9. At the hearing I will be particularly interested to explore any areas of commonality or agreement on the part of the expert traffic witnesses as to the appropriate way to estimate traffic growth on the network, and on the precise form of mitigation that is required to address the effects of this development. I can signal that it seems likely I will be requesting a Joint Witness Statement to be prepared by the 4 traffic experts post the hearing.
 10. I will also be interested to explore with legal counsel and planning witnesses the appropriate triggers for requiring an Applicant to provide mitigation of transportation and traffic effects on public roads. In particular, I am interested in the extent of roading improvements that would in the normal course of events be made by roading authorities to provide for growth on the network. I am also interested in understanding the various perspectives as to what extent improvements should be made by this developer ahead of other possible developments on adjacent commercially zoned land where those developments may in the future be expected to make further improvements to the network as part of the resource consent process for any exceedances of traffic generation and minimum parking requirements.
 11. Another focus of the hearing will be on draft conditions of consent, and I expect to ask several questions of the planning witnesses regarding those.
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12. I offer this guidance ahead of the hearing in the interests of efficiency, but do not wish to close off discussion on other matters that may also be relevant.

DATED this 18th 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 RMA Hearing Commissioner
