

**KAPITI COAST DISTRICT COUNCIL**

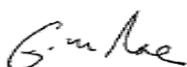
**APPLICATION FOR RESOURCE CONSENT: RM210151 – KAPITI RETAIL HOLDINGS LTD**

**MINUTE 2 OF COMMISSIONER**

1. The hearing, held on 22<sup>nd</sup> March 2022, stands adjourned.
2. I advised the parties, towards the end of the hearing, of my initial thoughts that there is at this stage not sufficient information for me to deliberate, and to make a fully informed decision.
3. I confirm that I will require further information. This is principally in relation to any traffic growth that might reasonably be expected to occur on the network, and how this might influence what is the appropriate mitigation to be provided at and adjacent to this site also taking account of anticipated or expected growth on the adjacent land.
4. Associated to that will be the need to understand the permitted activities/controlled/discretionary activities provided for in the Plan for the Kapiti Landing site/Airport Zone (a planning task); the importance of factors such as economic growth in Kapiti, medium density legislation, network improvements and links, including Transmission Gully (possibly a planning/traffic engineering task); the relevance of that to assessing the need for mitigation works on Friendship Place having regard to what is the receiving environment and its development potential (legal task); and then what is the appropriate design(s) for mitigating the traffic effects on the network (traffic engineering task).
5. At the hearing the parties, at my invitation, helpfully provided some initial thoughts and suggestions on what that process might look like. I now invite the parties to confirm in writing any comments or suggestions they might have on an appropriate process before I issue the next Minute. Please do so by **1 April 2022** by e-mail to [Emma.beam@kapiticoast.govt.nz](mailto:Emma.bean@kapiticoast.govt.nz).
6. Mr Leckie, counsel for the Applicant also advised me that, after having heard the evidence and submissions presented at the hearing, he will seek any instructions from the Applicant as to whether it will now provide any additional mitigation works to be included as part of its application.
7. I will look forward to receiving Mr Leckie's advice on that point. I also look forward to receiving any further suggestions from the parties regarding the process, before I issue a further Minute with directions.

**DATED** this 24<sup>th</sup> day of March 2022

Signed by



**GM Rae, Independent Commissioner**

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