

COMMISSIONERS FOR THE KAIPARA DISTRICT COUNCIL

Resource Consent Hearing Under Sections 34A, 41A, 41B and 41C of the Resource Management Act 1991

Proposed Private Plan Change Application 82: Moonlight Heights

Direction 4

1. The Kaipara District Council (the Council) has appointed Commissioners Dr Lee Beattie (Chair), Deputy Mayor Cr Jonathan Larsen and Ms. Melean Absolum as hearings commissioners (Hearing Panel) to hear submissions and make a recommendation to Council on proposed Private Plan Change 82 – Moonlight Heights (PC 82).
2. A two day hearing was held on 9 and 10 August 2023. At the conclusion of the second day a timetable was agreed between the Council officers and applicant over the further provision of information discussed at the hearing and date for the applicant’s right of reply. As a result, we direct that:
 - i) The information (including the plans) showing the likely route of the shared pathway from the Town Centre towards the local Schools shown to us by Mr Marshall (Northland Transportation Alliance) be provided to Ms Taiawhio Wati-Kaipō (taiawhio@kaipara.govt.nz) by 12.00pm 14 August 2023 so she can circulate this to all the parties on that day.
 - ii) Mr Bangma’s (Council’s counsel) answer to Commissioner Larsen’s question around the issue of reserve contributions be provided to Ms Taiawhio Wati-Kaipō by 12.00pm 14 August 2023 so she can circulate this to all the parties on that day.
 - iii) The applicant shall forward an amended precinct plan, with the associated amended provisions to Ms Emily Buckingham (Council’s reporting planner) by 12.00pm 28 August 2023 for comment. As part of this process the applicant shall also forward a copy of this information to Ms Emma Smith (counsel) for the submitters present at the hearing. We do not invite comments from Ms Smith, but to keep the submitters present informed of the process and suggested changes by the applicant.
 - iv) The Council officers shall have until 12.00pm on 4 September 2023 to provide comments on the amended precinct plan and associated provisions to the applicant, with the intention of developing an agreed precinct plan and associated set of amended provisions between the Council and the applicant. However, if this is not possible the Council shall highlight the areas of disagreement, with a short rationale as to the disagreement.

- v) The applicant shall have until 12.00pm on 12 September to provide their right of reply, which shall include the amended precinct plan and associated provisions, including the areas where disagreement may still be present with the council to Ms Taiawhio Wati-Kaipō (taiawhio@kaipara.govt.nz) who shall circulate these to all the parties on that day.
 - vi) Then we (Commissioners) shall meet on the 15 September to determine if further directions are required or whether we could close the hearing.
3. The hearing remains adjourned.
 4. All communications to the Hearing Panel and all material required by any direction of the Hearing Panel are to be provided to the Hearing Administrator via the following email address: planchanges@kaipara.govt.nz.



Dr Lee Beattie (Chair)

For Commissioners Dr Lee Beattie, Deputy Mayor Cr Jonathan Larsen and Ms Melean Absolum

11 August 2023