

Kaipara District Council

First Direction from Independent Hearings Commissioner, William (Bill) Smith in regards to adjournment of the hearing and the written response from Council and written right of reply on behalf of the applicant.

INTRODUCTION

1. In accordance with s34A(1) of the Resource Management Act 1991 ("RMA") the Council, has appointed me as Commissioner to consider the application (RM260008) made by the Lake View Estate residents Society Inc for a subdivision to create 8 rural residential lots and one large balance lot as described in the application.
2. The application was heard on Monday, 7 September 2026 and at the end of the hearing on that day it was adjourned to enable the Council Officer's final response to be provided in writing and for the applicant's right of reply to also be supplied in writing. Also, that the three planning experts (Mr Hartstone, Mr Hook and Mr Badham (if he chooses to take part) were to confer on the conditions of consent if I was of a mind to approve the application.
3. This direction records what was agreed at the hearing being that the Council Officer's final written response (noting that they gave a verbal response at the hearing) is to be provided by 4pm on Friday 18 September 2026, that Mr Hartstone, Mr Hook and Mr Badham (if he chooses) are to confer on the recommended draft conditions of consent if I am of a mind to approve the application and provide these by 4pm on Friday 18 September 2026.
4. The applicant's written right of reply is to be provided by 4pm on Wednesday 23 September 2026. Once the documents have been received by the Council, they will be circulated to all the other parties for their information only.
5. Once I have received the documents and considered them, I will decide whether I need further information which will be requested if necessary or I will close the hearing. If I close the hearing, I then have 15 working days to make and release my decision.
6. Any questions regarding the matters included in this direction should be directed to Jodi Arden: rmanotified@kaipara.govt.nz or 0800727059.

1.



William (Bill) Smith: Independent Hearings Commissioner

8 September 2026