

OIR: 2526/277

26 February 2026

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Tēnā koe ██████,

Request for Information under the Local Government Official Information and Meetings Act 1987 (the Act) (the LGOIMA)

Thank you for your email of **29 January 2026** requesting the following information regarding the “*resource consent application(s) by the Mansell Family (or associated entities) for residential development in Otaihanga, Paraparaumu (commonly referred to as the "Mansell development" or proposals for approximately 253 dwellings on land bordering Otaihanga Road, Tiekō Street, and State Highway 1, including any related references such as RM210147 or subsequent applications)*”:

1. The current status of the application(s) including:

- a) Whether it has been granted, declined, withdrawn, appealed, or is still under consideration (including any s92 further information requests, hearings, or decisions as of the date of this request).**

I can confirm that, since 1992, Council has record of 7 resource consent applications for the Mansell family (or associated entities) for residential development in Otaihanga, Paraparaumu.

Please refer to Appendix 1 which provides the proposal for each, the type of consent, the date granted and any subsequent action or certification.

- b) The most recent decision or update from Council (with date)**

Please refer to the Response to Question 1 a).

- c) If publicly notified or limited notification occurred, and the outcome of any submissions**

Please refer to the Response to Question 1 a).

Please note that any information provided in response to your request may be published on the Council website, with your personal details removed.

2. ***Details on funding and rates implications for Kāpiti Coast District ratepayers, specifically:***

- a) ***The estimated total development contributions (or development impact fees) payable by the applicant under the current Development Contributions Policy (including the 2025/26 schedule), broken down by category (e.g. roading/transport, water supply, wastewater, stormwater, reserves/community facilities) if calculated or projected***

Development contributions are calculated under the Council's 'development contribution policy' and are assessed through the resource consent process. For completeness, the resource consent RM240100 is attached.

In summary, the assessment for contributions is as follows:

- Reserve Contributions of \$17,082.53 including GST per lot (refer condition 11), and
- Development Contributions of \$14,063.00 per lot broken down by category (refer 6. Notes, bullet point 9).

- b) ***Any infrastructure items proposed in the application that would become Council-owned assets, post-development (e.g. Lot 213 for stormwater disposal, the proposed roundabout on Otaihanga Road, roads, or other utilities), including who would fund initial construction and ongoing maintenance/operation costs (developer vs. ratepayers).***

Please refer to the resource consent attached and note:

- Infrastructure items in the proposed development are to be constructed by the developer at their cost to council's satisfaction in accordance with relevant standards and/ or guidelines. (Please note that the intersection with Otaihanga Road will be a Tee intersection incorporating a right-turn bay, not a roundabout).
- Ongoing maintenance will be met out of Council's operational budgets **only for assets that are vested to Council**. Costs will not be incurred until after construction work is completed.
- For clarity, operation and maintenance of private infrastructure, such as a low-pressure sewer unit, will remain the responsibility of the landowner.

- c) ***Any assessments, reports, or correspondence regarding potential shortfalls in developer contributions that might require general rates funding (now or in future years) for growth-related infrastructure in Otaihanga (e.g., roading upgrades, stormwater capacity, or cumulative effects with nearby developments like the proposed Summerset retirement village on Ratanui Road).***

I can confirm that Council does not hold this information. This part of your request is refused under section 17(e) of the Act as the documents

requested in relation to the information asked for do not exist, or despite reasonable efforts to locate them, they cannot be found.

- d) Any agreements, discussions, or proposals related to rates relief, exemptions, or burdens for transferred lots (e.g., wetlands Lots 214-215 to Ātiawa Ki Whakarongotai Charitable trust, or other ecological/iwi-related transfers), and how these might affect the general rates pool.**

I can confirm that Council does not hold this information. This part of your request is refused under section 17(e) of the Act as the documents alleged to contain the information requested does not exist, or despite reasonable efforts to locate them, they cannot be found.

3. Copies of the following documents (or relevant excerpts if voluminous):

- (a) The Council's request for further information (RFI) sent to the applicant (referencing the ~30 points mentioned in public discussions).**

Please refer to the attached resource consent RM240100, and s92(1) Request for further information.

- (b) Any response received from the applicant (post-August 2024 deadline).**

Please refer to the attached resource consent RM240100, and the Response to Question 3 a). There are 11 pieces of correspondence that relate to the response from the applicant in answer to the further information request.

- (c) The latest transport assessment, financial contributions assessment, or infrastructure funding analysis related to the proposal.**

Please refer to the attached resource consent RM240100. The transport assessment is listed as part of the application as Appendix H.

Please refer to the Resource to Question 2 a) for advice on the financial contributions assessment.

- (d) Any internal memos, briefings, or reports to councillors or staff on rates/ratepayer funding risks from this development (from 2024 onwards).**

I can confirm that Council does not hold this information. This part of your request is refused under section 17(e) of the Act as the documents alleged to contain the information requested does not exist, or despite reasonable efforts to locate them, they cannot be found.

You have the right to request the Ombudsman to review this decision. Complaints can be sent by email to info@ombudsman.parliament.nz, or by post to The Ombudsman, PO Box 10152, Wellington 6143.

Ngā mihi,



Kris Pervan

Group Manager Strategy and Growth
Te Kaihautū Rautaki me te Tupu

If you are interested in the attachments which accompany this response, please contact us at: informationrequest@kapiticoast.govt.nz.