

**BEFORE A HEARING COMMISSIONER
APPOINTED BY KĀPITI COAST DISTRICT COUNCIL**

Under the of the Resource Management Act 1991

And

In the matter of an application for resource consent by Gresham Trustee Limited under section 88 of the Act, to undertake a 302-lot fee simple subdivision, the construction of 135 dwellings, and associated earthworks at 240 Kāpiti Road, Paraparaumu.

**STATEMENT OF EVIDENCE OF STEPHEN SUTORIUS ON BEHALF OF THE
APPLICANT**

Dated: 26 October 2022

INTRODUCTION

1. My name is **Stephen Sutorius**.
2. I am the owner of Thames Pacific who is the developer of 240 Kapiti Road, Paraparaumu.
3. Gresham Trust is a development entity of Thames Pacific.

Statement of Evidence

4. Thames Pacific is predominantly a residential developer with a number of projects in the greater Wellington region. Across our developments we target different lifestyle choices to meet the location.
5. We have engaged the best consultants in their field to bring the project at 240 Kapiti Road to life. Award winning Design Group Stapleton Elliot Architects along with Specialist Urban Designer (Urban Acumen) have designed the exterior architecture and Master Plan in collaboration with our Traffic Engineers (Stantec) and DGSE Landscape Architects to get the best outcome for the site. Shanahan Architects have designed the bespoke interiors. Town Planning and Civil Engineering has been led by Kapiti based Cuttriss Consultants along with Geotech and Structural engineers (ENGE0 and Envelope Engineering) rounding out the expert team.
6. Our design for 240 Kapiti Road is made up of predominantly 2 bedroom dwellings with a handful of 3 bedroom dwellings. All properties have generous outdoor courtyards and will come with minimum of 1 car park per property. There is a large private central park within the development for use of the occupiers.
7. While we could go up to three storeys we prefer to keep the height lower to maximise sunlight to all properties.
8. We have a similar project called 'Florian Kapiti' located just off Ihakara St near Coastlands which is part way through construction and due for completion mid next year.
9. Florian Kapiti is a townhouse development that comprises 64 properties with a similar mix of 2 and 3 bedroom properties.
10. When we took Florian Kapiti to market in 2021, all of the listed properties sold out by the end of the first day of marketing.

11. A large portion of the purchasers at Florian Kapiti are in their 30's, were looking for an affordable new build home and will be re-locating to the Kapiti Coast from Wellington City or the Hutt Valley.
12. We envisage we will have a similar buyer profile at 240 Kapiti Road, there are limited offerings for this demographic in Kapiti and these younger people will help boost retail and hospitality businesses.
13. The construction team at Florian Kapiti are experienced contractors and tradespeople ensuring the quality proposed at the design phase of the project is implemented and reflected in the final product.
14. The construction and the delivery of the projects involves predominantly local Kapiti based businesses, the consultants enjoy working on this project as they know they are delivering a quality project to the community and the contractors are the same, but also have the bonus they are not needing to drive to Wellington City or the Hutt Valley to work so their staff retention is much better and they get to spend more time with their families in the morning and evening rather than sitting in traffic.
15. There has been reference to a 'Coronation Street' style development by some of the neighbours.
16. We believe this is accurate in terms of our goal to achieve a development with a sense of community and belonging. We want our occupiers to engage with their neighbours and mingle with each other rather than being part of a large-scale spread-out house and land development where you only have limited interaction with your immediate neighbour.
17. However, we believe that reference to Coronation Street is inaccurate in terms of aesthetics. Rather than a bleak continuous terrace-housing street with no break in its form, our design is varied and inviting, with alternative roof lines and varied facades including the colour of the units, the creation of laneways and professional landscape planning. The shading of neighbours has been avoided.
18. The density of the site (1 dwelling / 141m² land) is a lot less than other recently consented medium density developments in Kapiti which include 4 Kapiti Road (1 dwelling / 130m² land) and Florian Kapiti (1 dwelling / 119m² land).

19. We have grown up on the Kapiti Coast and believe in this project, the design and the community it will create. And importantly we will be proud to drive past it in many years to come.



25 October 2022

Stephen Sutorius