

OIR: 2425/1114

3 October 2024

[REDACTED]
[REDACTED]

Tēnā koe [REDACTED]

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

Thank you for your email of **8 September 2024** requesting the following information:

Provide all records of internal briefings and meetings, including communications conducted through various platforms such as email, messenger, Teams, WhatsApp, or any other similar channels that have been utilized internally.

Additionally, I would like to receive all external communications encompassing any briefings, conversations, and meetings related to how many public complaints or concerns have been raised to the councillors by residents of Kapiti regarding the RM240100 Mansell Family application.

To facilitate your search, please utilize the keywords "Mansell" and "Otaihanga" in order to locate any emails, letters, or requests from ratepayers that have been received in the councillor inboxes since June 2024 to date. I am particularly interested in understanding how these complaints have been addressed, and whether the council has responded to all emails that have been received. If some emails have not received a response, I kindly ask for clarification regarding the reasons for this oversight.

Moreover, I would appreciate information about any internal meetings that have taken place regarding the cumulative number of emails received from Otaihanga residents concerning the RM240100 Mansell Family application since June 2024. If such meetings have occurred, please release any minutes taken during these meetings, detailing what was discussed, the names of staff members and councillors who were present, and the outcomes that were reached as a result of these discussions.

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

Please find attached the documents which fall within the scope of your above request.

Some information has been withheld from this document as it is either out of scope of your request or it has been withheld under the following sections of LGOIMA:

- 7(2)(a) which allows for Council to withhold information in order to protect the privacy of natural persons, including that of deceased natural persons.
- 7(2)(f) to maintain the effective conduct of public affairs through the free and frank expression of opinions by or between or to members or officers or employees of any local authority, or any persons to whom section 2(5) applies, in the course of their duty.
- 17(g) that the information requested is not held by the local authority and the person dealing with the request has no grounds for believing that the information is either held by another local authority or a department or Minister of the Crown or organisation; or connected more closely with the functions of another local authority, or a department or Minister of the Crown or organisation.

In the Council's view the reasons for withholding these details are not outweighed by public interest considerations in section 7(1) favouring their release.

Meetings

A 30-minute meeting was held on 16 July 2024 with the Group Manager for Regulatory and Environment and senior staff in the Resource Consents team and Building team after the application was received. The purpose of the meeting was to discuss the processing of the application by external consultants, possible conflicts of interests registered and the management thereof, as well as putting in place internal communication protocols between various teams and Elected Members. Minutes are attached.

Another short meeting was held on 14 August 2024 to discuss the approach to the requests for information that had been received on RM240100. The purpose of the meeting was to inform activity managers in relevant areas of the approach being taken as to who the different types of correspondence would be dealt with by (i.e. correspondence with questions to the Legal Compliance and Complaints team to be logged on the register and responded to under the LGOIMA and correspondence with statements to be logged by the Resource Consents team for acknowledgment).

This is because correspondence was being received to multiple different sources (Mayor's office, CE office, Resource Consent team, the information request mailbox). There were no minutes taken at the meeting, as it was just for informing relevant staff.

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,

A handwritten signature in blue ink, appearing to read 'J. Jefferson', with a long horizontal line extending to the right.

James Jefferson

Group Manager Regulatory and Environment
Kaiwhakahaere Rōpū Ture me te Taiao

From: tamara silk <Tamara.Silk@kapiticoast.govt.nz>
Sent time: 08/20/2024 08:32:16 AM
To: Sean Mallon <sean.mallon@kapiticoast.govt.nz>; Ruchir Gaur <Ruchir.Gaur@kapiticoast.govt.nz>; Ramesh Pillai <Ramesh.Pillai@kapiticoast.govt.nz>; Dave Hardy <Dave.Hardy@kapiticoast.govt.nz>; Tony Martin <tony.martin@kapiticoast.govt.nz>; Rita O'Brien <Rita.O'Brien@kapiticoast.govt.nz>; kelvin Irvine <Kelvin.Irvine@kapiticoast.govt.nz>
Cc: Chris Greenslade <chris.Greenslade@kapiticoast.govt.nz>; Susan Owens <Susan.Owens@kapiticoast.govt.nz>
Subject: I&AM Managers Meeting
Attachments: 23 August - Agenda IAM meeting .docx

Good morning

Please find attached agenda for this Friday's managers meeting.

Many thanks

Tamara Silk
Executive Assistant Infrastructure and Asset Management
Te Kaiāwhina Matua Anga me te Whakahaere Rawa

Kāpiti Coast District Council
Tel 04 296 4853
Mobile [REDACTED]

www.kapiticoast.govt.nz

Agenda

Infrastructure & Asset Management – Managers’ Meeting

Date: 23rd August 2024

Time: 9.00am-10am

Venue: Upstairs Maple Meeting Room

Attendees: Sean Mallon, Dave Hardy Ramesh Pillai, Tony Martin, Ruchir Gaur
Kelvin Irvine, Shauna van Bruggen, Susan Owens, Rita O’Brien, Chris Greenslade, Tamara Silk

Apologies:

	Item
1.	Out of scope
2.	
3.	
4.	Current Official Information requests (5 minutes) Out of scope 2425-1052 – s7(2)(a) – Otaihanga/Mansell Development - 20 August Out of Scope
5.	Out of scope
6.	
7.	
8.	
9.	
10.	
11.	
12.	

Out of Scope

From: Julie Judge [REDACTED]
Sent time: 08/16/2024 12:59:11 PM
To: Eloise Carstens <eloise.carstens@kapiticoast.govt.nz>
Cc: resourec.consent@kapiticoast.govt.nz
Subject: FW: Otaihanga Development - Special Circumstances.
Attachments: image001.png

FYI

Thanks Eloise,

Julie Judge
Executive Secretary to the Mayor

Kāpiti Coast District Council

Te [REDACTED]

Mobile [REDACTED]

www.kapiticoast.govt.nz

From: Julie Judge
Sent: Friday, August 16, 2024 12:57 PM
To: [REDACTED]
Subject: RE: Otaihanga Development - Special Circumstances.

Kia ora [REDACTED],

Confirming receipt of your email to Mayor Janet Holborow with regards to your concerns for the Otaihanga development. Apologies for not acknowledging soon, s7(2)(a)

Thank you for your email which I have forwarded to our planning team. Your correspondence will be saved onto the file for this application.

At this stage, the application is on hold awaiting a response to the further information request.

Following a satisfactory response being provided to the further information request, a decision on notification will be made in line with the requirements of the Resource Management Act 1991 and District Plan.

Kind Regards
Julie

Julie Judge
Executive Secretary to the Mayor

Kāpiti Coast District Council

Tel [REDACTED]

Mobile [REDACTED]

www.kapiticoast.govt.nz

From: [REDACTED]
Sent: Friday, August 9, 2024 11:43 AM
To: Mayor Janet Holborow <Janet.Holborow@kapiticoast.govt.nz>
Subject: Otaihanga Development - Special Circumstances.

Dear Mayor Janet Holborow

My email today is regarding the important issue of housing in Kapiti, particularly focusing on the application submitted by the Mansell Family. They have recently put forward extensive plans for the development of 253 homes, which notably include three three-storey residences located in Otaihanga.

I wish to make it very clear that my thoughts are **not** driven by a “not in my backyard” mentality. Like many others, I am genuinely

concerned about the growing lack of affordable housing options in Kapiti and New Zealand. I have adult children who are actively seeking to purchase their own homes, just as many of my friends' children are doing the same. Additionally, I have friends who are living with disabilities and are reliant on supported living social payments, which makes their rental situations particularly challenging.

What troubles me is that the council engaged independent consultants [redacted] and [redacted] to examine the Mansell Family's submission under Plan Change 2 (Intensification), and they concluded **that all of Otaihanga required a Structural Plan Change.**

[https://www.kapiticoast.govt.nz/media/ydmhcz1o/pc2_councilreply_\[redacted\].pdf](https://www.kapiticoast.govt.nz/media/ydmhcz1o/pc2_councilreply_[redacted].pdf)

*(25) The submitter requested the rezoning of their site from Rural Lifestyle to General Residential Zone. As indicated in my original recommendation, **the site is sufficiently large or complex enough to require a structure planned approach.** There was some confusion over whether the site itself is big enough to warrant a structure planned approach. I would like to clarify this point (as was done at the hearing), **that it is not the site alone which requires a structure plan but rather the wider area surrounding (and including) the site which I consider requires a structure plan.** The Mansell's site presents a key connection point into this area from the existing urban environment, and it is important the area be considered comprehensively prior to development occurring.*

As you are aware, KCDC conducted a vote and decided with a result of 8 to 10 to reject the Mansell family's submission under PC2. However, this decision was ultimately overruled at the government level.

<https://www.kapiticoast.govt.nz/media/v3xftxar/cor5361-ihp-recommendation.pdf>

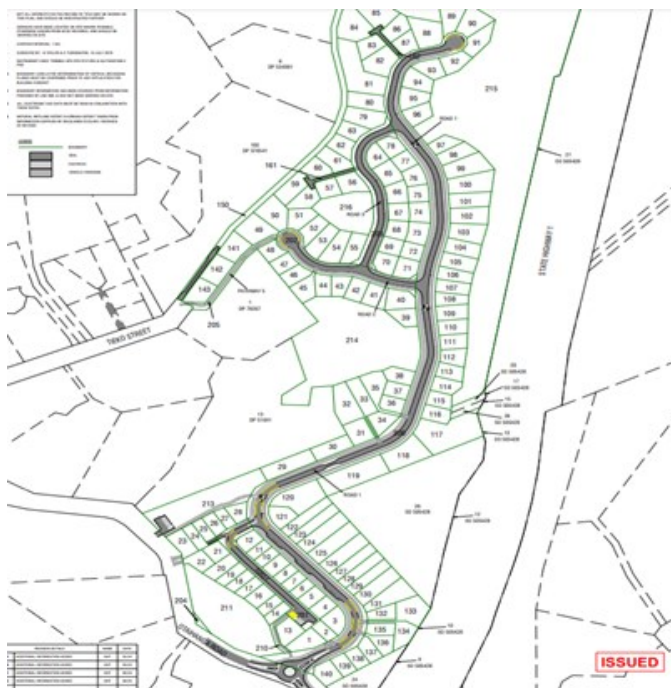
This situation prompts us to think critically about the purpose of having a local decision-making process if our elected representatives can simply be overridden by decisions made at the government level. But that topic is a totally different issue altogether! I can imagine it is a frustrating one for all of you involved.

The current application from the Mansell Family, which falls under the General Residential category, is presently not being publicly notified. However, I respectfully request that you review this application with consideration of the aforementioned history as a case of "**Special Circumstances**," which, in my opinion, does indeed warrant the public notification of the application.

The application itself comprises over 1,400 pages in total, and it can be downloaded from <https://otaihanga.com/> I particularly wish to draw your attention to page 19, where there is a sketch illustrating a potential dwelling that may be constructed on the smallest and narrowest site section, specifically lot 27, which measures 298 square meters. For further details regarding lot sizes, please refer to page 126.

Additionally, the application specifies on page 19 "*It is proposed to restrict the number of dwellings on Lots 31 – 116, 141 – 143, 214 and 215 to a single dwelling per lot. The existing dwelling at No. 155 Otaihanga Road will be removed. The development, therefore, will enable up to 253 dwellings to be constructed*".

I will now refer you to the relevant maps. I have included one below for your convenience.



Page 700 appears to be the most useful map to consult in this instance. Please take a moment to locate lots 1-30 and lots 117-140 on the map, these lots are situated along the road frontage of Otaihanga Road. It is important to note that these lots are not designated to accommodate single dwellings per lot. Instead, they are planned for the potential development of up to three three-storey dwellings which is going to change the character of Otaihanga forever.

Nowhere in the application is there a detailed sketch or visual representation depicting what these dwellings may ultimately look


like, nor is there any comprehensive information regarding the specific locations where carparks are designated to be placed. Imagine if the developer considered designing affordable homes like <https://brooksfield.co.nz/why-brooksfield/> Additionally, as there are currently no public transport options such as buses or trains in close proximity to the proposed development, this effectively makes it a drive-everywhere type of development. I will bring to your attention the important topics of parking, traffic, carbon emissions, and public transport in a separate email for further discussion.

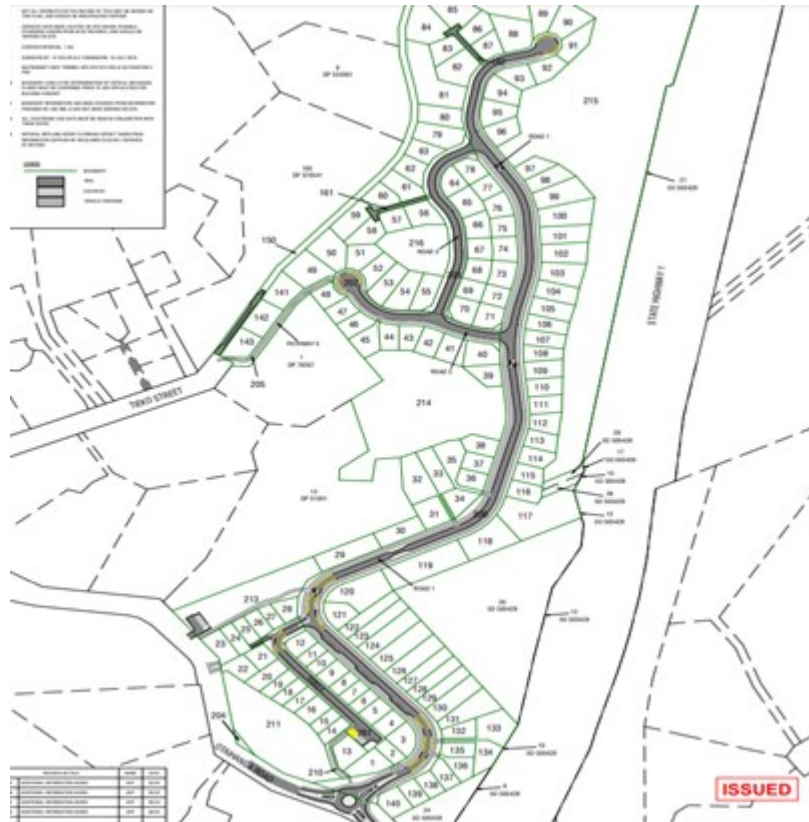
I was heartened while watching your recent council meeting (as I did my ironing, a task that is often considered the most boring job ever!). The issues surrounding social housing, as well as emergency and transitional housing which affects us all significantly as a community. I have been closely following Finland's innovative approach to this pressing problem, which seems both practical and sensible. <https://oecdscope.blog/2021/12/13/finlands-zero-homeless-strategy-lessons-from-a-success-story/> <https://www.youtube.com/watch?v=DPh4PN8e0ds&t=5s> I understand that this solution is more of a government-led initiative rather than one devised directly by the council.

In the KCDC housing strategy meeting, you noted that there is a critical need for more 1-2 bedroom homes. I acknowledge that Plan Change 2 Intensification was designed to encourage new housing development near city centres and public transport. However, it is important to consider that Otaihangā currently lacks public transport options. This absence will undoubtedly create an extra burden for those individuals and families who will be living in any future developments in the area.

I respectfully ask that the councillors and the Kāpiti Coast District Council staff take the time to look very carefully at the Mansell Family application. It is my belief that this application should be treated as a Special Circumstances application, given its unique context. I encourage you to be prudent in the areas where restricted discretionary approval is required. It is essential to make well-informed and thoughtful planning decisions for Otaihangā that will ultimately benefit all of Kāpiti and its community.

Thank you





From: Julie Judge [REDACTED]
Sent time: 08/16/2024 01:00:29 PM
To: [REDACTED]
Subject: FW: Development in Otaihanga

FYI

Julie Judge
Executive Secretary to the Mayor

Kāpiti Coast District Council

Te [REDACTED]

Mobile [REDACTED]

www.kapiticoast.govt.nz

From: Julie Judge
Sent: Friday, August 16, 2024 12:19 PM
To: s7(2)(a)
Subject: RE: Development in Otaihanga

Kia ora s7(2)(a) ,

Confirming receipt of your email to Mayor Janet Holborow (and others) with regards to your concerns for the Otaihanga development.

I note that you have copied Eloise Carstens into the email and your correspondence will be saved onto the file for this application.

Given you have asked some questions in your email, I will also forward this onto our Information Request team to respond to these queries. They will be in contact with you directly.

Ngā mihi

Julie

Julie Judge
Executive Secretary to the Mayor

Kāpiti Coast District Council

Te [REDACTED]

Mobile [REDACTED]

www.kapiticoast.govt.nz

From: s7(2)(a)
Sent: Monday, August 12, 2024 4:36 PM
Cc: Mayor Janet Holborow <Janet.Holborow@kapiticoast.govt.nz>; lawrence.kerby@kapiticoast.govt.nz; Councillor Glen Cooper <Glen.Cooper@kapiticoast.govt.nz>; Councillor Jocelyn Prvanov <Jocelyn.Prvanov@kapiticoast.govt.nz>; Councillor Rob Kofoed <Rob.Kofoed@kapiticoast.govt.nz>; Councillor Kathy Spiers <Kathy.Spiers@kapiticoast.govt.nz>; Councillor Shelly Warwick <Shelly.Warwick@kapiticoast.govt.nz>; sophie.handford@kaiticoast.govt.nz; darren.edwards@kapiticoast.co.nz; James Jefferson <James.Jefferson@kapiticoast.govt.nz>; Eloise Carstens <Eloise.Carstens@kapiticoast.govt.nz>; Councillor Martin Halliday <Martin.Halliday@kapiticoast.govt.nz>; Councillor Liz Koh <Liz.Koh@kapiticoast.govt.nz>; [REDACTED]
[REDACTED]

Subject: Re: Development in Otaihanga

Dear Sir or Madam,

I am writing to express my concerns about the proposed subdivision of Mansell Family land in Otaihanga.

I find it completely bemusing that our council, who are supposed to be our representatives, are allowing one wealthy family in the area to dictate how the rest of us are going to live.

The infrastructure costs alone, that are going to be passed onto us the ratepayers beggars belief. How many people/families will no longer be able to afford to live in their own homes due to the rates rising to cover these unnecessary costs?

Our circumstances are such that increases in rates and other projected costs will push us out of our home, going against policies on making housing more affordable. If and when this comes to fruition and we can no longer afford to live in our home, we will be looking for the council to provide us with accommodation.

The traffic congestion that all this will cause for the thoroughfare from the Old State Highway to Mazengarb Road is monumental. Residents, like ourselves, on the river's side of Otaihangā Road will be hard-pressed to get out of the street, let alone our driveways with all the projected movement involved. The huge increase in traffic from such a development will forever impede the traffic flow in an area not designed for such an influx of residents.

Several areas of non-compliance also need to be addressed, as does the gifting to the Council and local Iwi, and our native flora, fauna, and wildlife.

Another point I'd like to make is, how will the native lizards know that they are to live inside a fenced area? How can you guarantee that what is removed is replaced thoughtfully and that there will be no effect on the nesting birds or other wildlife that live there?

Also, cause for concern is this coastal managed retreat that the council is putting into effect. If the area is pinned as a managed retreat environment and people are unable to get insurance, as is happening now, how can people therefore get mortgages? Who will be able to buy the homes? Only cash buyers? Doesn't that also negate affordable housing?

I do understand that it will be a windfall for the council with figures of \$2,391,554.20 for a Reserve Contribution and \$1,968,820.00 in Fees, plus \$51,156.00 for Council Engineering Fees. At what cost to the area and its people?

This whole process has been underhanded and secretive from the start. The council is supposed to be our, the residents of Kapiti's representative. We are feeling despondent, neglected, and unheard. This is no way to run a democracy. This is communism at its best, where money talks, and to hell with the rest!

We do not accept what is happening around us and will not stay quiet!

We have let the people of Kapiti know what is going on behind their backs and they're not happy. A change in councilors is needed.

Sincerely

s7(2)(a)

From: Amanda Yannetta <[REDACTED]>
Sent time: 08/16/2024 11:46:11 AM
To: s7(2)(a)
Cc: Eloise Carstens <eloise.carstens@kapiticoast.govt.nz>
Subject: RE: Urgent Objection to Mansell Development in Otaihanga

Kia ora s7(2)(a)

Confirming receipt of your email copied to Darren Edwards with regards to your concerns for the Otaihanga development.

Your comments have been read and noted and we note your email has also been sent to our planning team. Your correspondence will be saved onto the file for this application.

At this stage, the application is on hold awaiting a response to the further information request.

Following a satisfactory response being provided to the further information request, a decision on notification will be made in line with the requirements of the Resource Management Act 1991 and District Plan.

Ngā mihi nui

Amanda

Amanda Yannetta
Executive Assistant to the Chief Executive
Te Kaiāwhina ki te Tumuaki

Kāpiti Coast District Council

Te [REDACTED]

Mobile [REDACTED]

www.kapiticoast.govt.nz

From: s7(2)(a)
Sent: Friday, August 16, 2024 9:53 AM
To: Eloise Carstens <Eloise.Carstens@kapiticoast.govt.nz>
Cc: info@otaihanga.com
Subject: Urgent Objection to Mansell Development in Otaihanga

Dear Kapiti Coast District Council,

I am writing to vehemently oppose the Mansell Family's recent application for the construction of 253 new dwellings in Otaihanga. The implications of this proposal are profoundly troubling and demand immediate rejection by the Council.

****Grave Infrastructure Deficiencies****

The proposed development presents a catastrophic oversight in infrastructure planning. It grossly underestimates the impact on our already strained systems, including traffic management, stormwater and sewage systems, and educational and healthcare facilities. The sheer scale of the anticipated increase, with up to 2,530 vehicle movements per day, is an egregious violation of our community's capacity and constitutes a restricted discretionary activity that threatens to paralyze local traffic and endanger public safety.

****Rampant Non-Compliance with Regulations****

This application is riddled with glaring instances of non-compliance:

- The failure to meet minimum sight distances for vehicle access points (Pages 27-28) flagrantly violates Rule TR-R11.
- Earthworks within flood-prone areas (Page 30) exceed permissible limits, violating Rule NH-FLOOD-R11.
- The proposed destruction of significant indigenous vegetation (Page 30) contravenes Rule ECO-R7.
- Non-compliant water supply, wastewater, and stormwater management plans (Page 33) breach Rule SUB-RES-R30.
- Excessive earthworks altering the terrain and impacting water bodies (Page 34) violate Rule EW-R5.

****Severe Lack of Public Transport and Healthcare Services****

The Otaihanga area is woefully underserved by public transport, with no immediate plans for improvement. The nearest bus stop is a significant distance away, and there are no provisions for new routes or stations. Local healthcare and educational services are already overwhelmed, and this development will exacerbate the crisis, leaving residents without adequate support.

****Devastating Environmental and Community Impact****

The proposed removal of healthy kānuka trees and the disruption to indigenous wildlife are unacceptable. The development's proposed roundabout on Otaihanga Road fails to meet local regulations for large vehicle access, promising increased noise pollution and significant traffic disruptions.

****Appalling Lack of Transparency and Public Consultation****

The Mansell Family's decision to conceal their application has severely undermined public trust and engagement. It is imperative that the Council demands full transparency and robust public consultation before any consideration of such a transformative proposal.

In conclusion, this application represents a dire threat to the community, environment, and infrastructure of Otaihanga. I implore the Kapiti Coast District Council to unequivocally reject this development. Our community deserves responsible, sustainable growth that respects regulatory standards and prioritizes the well-being of its residents.

Thank you for your immediate attention to these urgent concerns. I look forward to your response.

Sincerely,

s7(2)(a)

From: Mailbox - Resource Consents <resource.consents@kapiticoast.govt.nz>
Sent time: 08/16/2024 09:28:30 AM
To: Marnie Rydon [REDACTED]
Subject: FW: Mansell Otaihanga Subdivision

FYI

[REDACTED]
RMA Compliance & Resource Consents Project Officer
Te Āpiha mō te Tautuku me te Whakaae Rawa RMA

Kāpiti Coast District Council

Tel [REDACTED]

Mobile [REDACTED]

www.kapiticoast.govt.nz

From: Amanda Yannetta <[REDACTED]>
Sent: Thursday, August 15, 2024 1:21 PM
To: Mailbox - Resource Consents <resource.consents@kapiticoast.govt.nz>
Subject: FW: Mansell Otaihanga Subdivision

FYI below that I have responded to

Amanda Yannetta
Executive Assistant to the Chief Executive
Te Kaiāwhina ki te Tumuaki

Kāpiti Coast District Council

Te [REDACTED]

Mobile [REDACTED]

www.kapiticoast.govt.nz

From: Amanda Yannetta
Sent: Thursday, August 15, 2024 1:20 PM
s7(2)(a)
Subject: RE: Mansell Otaihanga Subdivision

s7(2)(a)

Confirming receipt of your email to Darren Edwards with regards to your concerns for the Otaihanga development.

Your comments have been read and noted and a copy of your email has been forwarded on to our planning team. Your correspondence will be saved onto the file for this application.

At this stage, the application is on hold awaiting a response to the further information request.

Following a satisfactory response being provided to the further information request, a decision on notification will be made in line with the requirements of the Resource Management Act 1991 and District Plan.

Ngā mihi nui

Amanda

Amanda Yannetta
Executive Assistant to the Chief Executive
Te Kaiāwhina ki te Tumuaki

Kāpiti Coast District Council

Tel [REDACTED]

[REDACTED]

www.kapiticoast.govt.nz

From: [REDACTED]
Sent: Tuesday, August 13, 2024 4:36 PM
To: Darren Edwards <Darren.Edwards@kapiticoast.govt.nz>

An appeal to the Council for amendments to the Mansell Subdivision Application located in Otaihanga Road, Paraparumu

This is not an OIA Request

12 August 2024

s7(2)(a)

As owners of the rural block s7(2)(a), we are disappointed with the lack of any discussion with us by the Mansell family and the Council regarding aspects of the subdivision which will severely affect our rural lifestyle in the future s7(2)(a)

I have been advised that notification of the proposed subdivision to those properties affected is not a legal requirement, but I would have thought it would be good practice and good manners to show reasonable consideration by the Mansell Family to its long-term neighbours.

This is especially galling to us as we had many discussions with a representative of Cuttriss and Mr Mansell at our kitchen table, when the earlier rural/urban subdivision was being planned. We had given support to that development as it seemed to match the Rural Character of Otaihanga and may have enabled other rural properties located between the Tieko Street to Expressway boundaries to receive planning permission to create an extra lot on their own Rural properties.

I understand that the subdivision site does not actually meet the definition of urban environmental allotment as it exceeds 4,000 cubic metres.

We have been resident in Otaihanga for over s7(2)(a)

Despite what has been written on Page 59 of the Mansell Development Application, s7(2)(a) and therefore we will be severely affected by the development work of the subdivision and the proposed park.

The proposed construction of six three level houses on Lots 29 and 30, s7(2)(a)
Our property will be part of the Urban Development.

The writer of the application has described the s7(2)(a). I can only think the writer of these words has a sense of humour.

The construction of six. three level dwellings. on lots 29 and 3 s7(2)(a)

We are requesting that the developer reduce the number of dwellings built on the lots and limit them to a single storey.

We invite all Councillors and the Council planning staff to visit our rural block to confirm the high impact of the six dwellings proposed s7(2)(a).

Such a visit should view all of the other rural blocks in the Otaihanga area to experience the rural character and consider the possible effects of the proposed urban development.

I note that earthworks will be undertaken on slopes that exceed 28 degrees, which is a restricted discretionary activity pursuant to Rule EW-R5.

FLOODING OF FIELDS ON THE NORTHERN FROM THE WETLAND

We are very concerned about the repetition of the flooding s7(2)(a)

Pine trees belonging to s7(2)(a) were also drowned and now are dead. Some trees are already in danger of falling into the wetland area.

The flood waters did not drain away until the field drain, that is located to the north of the wetland was cleaned out.

We do not want a repetition of the flooding s7(2)(a)

INCREASED TRAFFIC ON OTAIHANGA ROAD

The large number of lots in the proposed development will result in high traffic movement to both Otaihanga Road, Ratanui Road and Mazengarb Road. There will also be increased traffic down Tieko Street to Otaihanga Road.

As we have lived on two rural properties s7(2)(a) s7(2)(a) . we are aware of many car accidents. most caused by highspeed driving. Including one accident s7(2)(a) s7(2)(a)

The reduction of the legal road speed from 100km to 60km has reduced the number of accidents, but they still have occurred.

We are not confident that all of those accidents have been reported and are therefore in the accident statistics.

The curves in the Otaihanga Road limit the driver's view of the oncoming traffic.

The subdivision proposal does not meet the minimum sight distance of 50 metres required in areas with a 50km/h speed limit, the sight distance for 60km/h is 60 metres required under the TR-Diagram 3 and TR-Table – Sight- Distance Dimensions.

The vehicle traffic on Otaihanga and Ratanui Roads is in our experience greater than previous years, our access to and from our property's driveway is often delayed by the traffic coming from both directions, especially at the peak hours of travel in the morning and evening.

There is increased traffic going to and coming back from the Council's Refuse Transfer Station and Paraparaumu College, whose traffic includes the College's buses.

The proposed development cannot but add greatly to the future traffic flows all through the day and evening, which could be a great detriment to the Otaihanga and North Paraparaumu ratepayers/residents.

The impediment of a roundabout or T Junction on Otaihanga Road may affect the smooth progress of the traffic. Traffic lights may well be required to ensure the safe egress and entry of vehicles to the new Subdivision.

Pedestrians and cyclists using the Otaihanga Road shared walkway may require a controlled crossing of the subdivision's access road to remain safe.

The proposed subdivision does not meet the parameters of the Regulations under TR-R2, the traffic would significantly exceed the allowable limit set forth by the authorities.

In conclusion we do not consider that the Otaihanga Development is an appropriate subdivision of the land, it will be an Urban eyesore located in the midst of Rural Zoned properties of Otaihanga.

With the potential to create traffic management problems, excessive noise levels, overwhelm the stormwater management drains outside of the subdivision (which consist of privately owned land drains)

The Council can and should ensure that the developers' proposed application and plans align with all necessary compliance guidelines.

The Council does not have to approve any restricted discretionary activity.

Sincerely

s7(2)(a)

12 August 2024

From: Darren Edwards <Darren.Edwards@kapiticoast.govt.nz>
Sent time: 08/16/2024 09:14:31 AM
To: Deputy Mayor Lawrence Kirby <Lawrence.Kirby@kapiticoast.govt.nz>; Mayor Janet Holborow <janet.holborow@kapiticoast.govt.nz>
Subject: RE: Meeting at Otaihanga- re Mansell Subdivision

Morena Korua

Thanks for the update Lawrence, great progress. I'm keen to support a meeting which will allow us to explain the resource consent process (whilst not diving into this application specifically).

Let's discuss during Monday's catch up.

Cheers

Darren Edwards
Chief Executive
Te Tumuaki

Kāpiti Coast District Council
Tel 04 296 4894
Mobile 021 366 703

www.kapiticoast.govt.nz

From: Deputy Mayor Lawrence Kirby <Lawrence.Kirby@kapiticoast.govt.nz>
Sent: Friday, August 16, 2024 8:00 AM
To: Mayor Janet Holborow <Janet.Holborow@kapiticoast.govt.nz>
Cc: Darren Edwards <Darren.Edwards@kapiticoast.govt.nz>
Subject: Fwd: Meeting at Otaihanga- re Mansell Subdivision

I've finally got a response from Otaihanga.
Shall I follow this through?

Ngā mihi nui,

Lawrence

Lawrence Kirby
Deputy Mayor
021499790

Kapiti Coast District Council
www.kapiticoast.govt.nz

Sent from my mobile

From: s7(2)(a)
Sent: Thursday, August 15, 2024 8:29:59 PM
To: Deputy Mayor Lawrence Kirby <Lawrence.Kirby@kapiticoast.govt.nz>
Subject: Meeting at Otaihanga- re Mansell Subdivision

Hi Lawrence

I am writing on behalf of our group of concerned residents at Otaihanga.

We would very much like to have a meeting with the council and invite all the local residents who wish to come.

Your suggestion of the Otaihanga Boat club is a good one- we suggest a Saturday at 1pm, to capture a good audience at a good time.
Does this suit?
Can you organise this and let us know? Perhaps the 24th August?

Thank you

Best Regards

s7(2)(a)

From: Deputy Mayor Lawrence Kirby <Lawrence.Kirby@kapiticoast.govt.nz>

Sent: Thursday, August 8, 2024 9:45 AM

To: [REDACTED]

Subject: Fwd: Mansell Otaihanga Development

Further to my previous email, I have had a conversation with the Mayor and CE about this situation.

We'd be open to joining the Otaihanga residents for a meeting to discuss the process ahead for the Mansell development maybe at the Otaihanga Boating Club.

Let me know if you might be interested in this.

Ngā mihi nui,

Lawrence

Lawrence Kirby
Deputy Mayor
021499790

Kapiti Coast District Council
www.kapiticoast.govt.nz

Sent from my mobile

From: Eloise Carstens <eloise.carstens@kapiticoast.govt.nz>
Sent time: 08/15/2024 06:13:40 AM
To: Amanda Yannetta <[REDACTED]>; Julie Judge <[REDACTED]>
Subject: FW: General Response for Mansell Enquiries
Attachments: image001.png image002.png

Good morning Amanda and Julie,

James asked me to help with some general wording for a response to enquiries related to the Mansell/Otaihanga application.

Below are some suggested words that you could use –

Thank you for your email which we have forwarded on to our planning team. Your correspondence will be saved onto the file for this application.

At this stage, the application is on hold awaiting a response to the further information request.

Following a satisfactory response being provided to the further information request, a decision on notification will be made in line with the requirements of the Resource Management Act 1991 and District Plan.

If you could provide an acknowledgement along these lines to the ones you receive, that would be very helpful. Then just check whether I am in cc and pass on the ones that haven't been sent to me to my inbox or the resource consents mailbox (resource.constents@kapiticoast.govt.nz) and we will action it from there.

Thanks for your help.

Eloise Carstens
Manager Resource Consents and Compliance
Te Kaiarahi Whakaaetanga Rawa Taiao

Kāpiti Coast District Council
Tel 04 296 5488
Mobile 027 260 3548

www.kapiticoast.govt.nz

From: James Jefferson <James.Jefferson@kapiticoast.govt.nz>
Sent: Wednesday, August 14, 2024 10:18 AM
To: Eloise Carstens <Eloise.Carstens@kapiticoast.govt.nz>; Laura Willoughby <Laura.Willoughby@kapiticoast.govt.nz>
Subject: RE: General Response for Mansell Enquiries

Thank Eloise

Can you liaise with Julie and AY; might need to tweak this slightly for them to use as a response from the Mayors office, but have a chat with them. I've bracketed a suggestion

James Jefferson
Group Manager Regulatory and Environment
Te Kaihautū Ratonga Whakaritenga

Kāpiti Coast District Council
Tel 04 296 4752
Mobile 027 555 5752

www.kapiticoast.govt.nz

From: Eloise Carstens <Eloise.Carstens@kapiticoast.govt.nz>
Sent: Tuesday, August 13, 2024 10:15 AM
To: James Jefferson <James.Jefferson@kapiticoast.govt.nz>; Laura Willoughby <Laura.Willoughby@kapiticoast.govt.nz>
Subject: General Response for Mansell Enquiries

Hi James and Laura

This is the general response that our duty officers are sending out. Would this work for Amanda Y?

Hi

Thank you for your email which we have (forwarded on to our planning team). Your correspondence will be saved onto the file for this application.

At this stage, the application is on hold awaiting a response to the further information request.

Following a satisfactory response being provided to the further information request, a decision on notification will be made in line with the requirements of the Resource Management Act 1991 and District Plan.

Kind regards,

Eloise Carstens

Manager Resource Consents and Compliance
Te Kaiarahi Whakaaetanga Rawa Taiao

Tel 04 296 5488
Mobile 027 260 3548



From: [REDACTED]
Sent time: 08/14/2024 03:36:27 PM
To: Eloise Carstens <eloise.carstens@kapiticoast.govt.nz>
Cc: [REDACTED]
Subject: Spreadsheet with link to OIRs
Attachments: Summary of Mansell - Otaihanga requests.xlsx image001.png image002.png

Hi Eloise,

As discussed, here is the spreadsheet that we can keep updated with any new OIRs that link back to our files in the RAD register.

Ngā mihi,

[REDACTED]
Manager Legal Compliance and Complaints
Te Kaiwhakahaere Whakaū Ture me te Nawe

Tel [REDACTED]
Mobile [REDACTED]



Questions

Waiting on more information

1. If a developer recommends a roundabout is installed onto existing local roading as part of their housing development to better service their site; who bears the cost of implementing this? Is this paid for by ratepayers/local council or by the developer themselves? 2. Please provide examples of local roundabouts that have been installed within the last 5 years to accommodate new housing and the total cost (including planning, consulting, safety and implementation) if they were paid for by ratepayers/local council. 3. If point 2 has no examples, please provide cost for a similar roundabout installed on a 2-way road that services local new roads. Ignore this question if point 2 yields an example. 4. When considering placement of new roundabouts in residential areas does the council consider things such as hon noise and the impact on local residents, i.e. noise generated from modified cars, motorcycles and trucks/lorries downshifting & engine breaking then exiting roundabouts? If so, what dynamic noise modelling is done and by whom? 5. Has the council received any complaints regarding safety and traffic noise at any roundabouts in Kapiti in the last 5 years? Please include description of complaint, location of roundabout and any action taken by council (if any). 6. What are the minimum design requirements for a roundabout in Kapiti district in a residential area to accommodate for wide loads, truck/trailer delivery vehicles and house movers.

1. Please outline your plans to mitigate the following aspects of the proposed development: 2. Please outline the proposed cost of council monitoring this site development against the dollar value of the resource consent granted by council.

1. How much money (NZ \$ value) to date has been spent by council assessing the Mansell Family, Otaihangā subdivision (Teiko Street, Otaihangā Road) 2. Please provide a breakdown of costs based on staff working on the original consent request that was granted by council back in 2021-2022, the PC2 intensification work required by local Govt (2023 - if costs were absorbed by local council), and now the re-submission for a new consent (2024) until August 8th 2024 3. Office/staffing costs for the administration team 4. Costs for all the site visits by council staff 5. Costs associated with hiring or using 3rd party contractors and consultants to complete council checks (split up into vendor, cost) 6. Any other indirect expenses that have been incurred as part of the consent processes so far (staff travel, hotels, meals, entertainment etc).

1. If the development goes ahead are properties directly opposite this development now at risk of flooding? 2. If so is there any consultation that needs to take place with local residents as it is going to have a major impact on their house/land value or do we just deal with it? 3. Please provide the Awa Environmental assessment that has taken place (ref page 21) and what modelling has been done to ensure other properties bordering the development are not at risk of flooding in future flood maps. 4. Please provide details of the "flood mitigation function" the developer references in their application and what the runoff to Lot 216 will look like in a 1 in a 100 year event.

1. I want to know who is paying for the infrastructure of this development? Water, sewage, electricity, roadways, lighting, are we the Ratepayers ultimately paying for this through our rates? 2. I don't know how a roundabout will work with all the rubbish trucks using this road? Who is paying for this roundabout? 3. Also damage to our roads from all the developers trucks using the road, how many potholes are going to be caused? Are the developers going to pay to have the roads fixed? 4. I am concerned about the extra strain being put onto schools which are full & doctors, we have so many of our community already waiting on Doctors lists, also no buses go down there, so where do the cars park at the station? Busy roads for the college children to walk along the road without footpaths? 5. It seems this developer was trying to sneak pass public notifications so no one could question all this. If we as Ratepayers are having to pay for any part of this development as ongoing costs in the future? Then this development should be publicly notified

Otaihanga/Mansell Development and the Traffic flow study 1. When was this traffic study carried out? 2. Could I please see a copy of the study and also how it was determined that a new roundabout was required for this development but the access in to and out of the Otaihanga/Ratanui intersection has not been addressed. 3. Who is funding the new roundabout for the development? 4. Have the local pre schools/primary schools/colleges been advised? And, what planning has been done to cater for the additional numbers of pupils over the next few years and has any thought been given to this? 5. I am also concerned about the flow of stormwater from the wetland area beside Otaihanga Road and what happens during heavy rain events - where does the overflow run to? 6. Is there a sketch drawing as to what the development will look like from Otaihanga Road - the only house plan on the Cutriss report is a floor plan of a single level 3 bedroom home - what are the multi level homes going to look like from the road?

1. all costs to council regarding the Subdivision at Otaihanga regarding the Mansell Family subdivision. 2. For the Otaihanga subdivision, how much are the consulting and commissioner costs to date? 3. costings to date that their applications have cost the council. Including work under Plan Change 2. 4. Plus, the previous resource consent that was approved by Council. 5. And also, the current costing of their recent application RM240100. 6. I want this to include costing of all consultants including detailed breakdown.

Responsible

Notes

Infrastructure and Asset Management (but consult regulator before sending)

Is completed and ready for sending, but wanted to wait until this meeting as it wasn't obvious this was connected initially, but I believe it is.

Regulatory and Environment

Regulatory and Environment

Regulatory and Environment

Regulatory and Environment

Infrastructure and Asset Management (but consult regulatory before sending)

Regulatory and Environment

Qu 3 approved by KP - the rest is looking close to being ready to go to GM for review/approval

From: James Jefferson <James.Jefferson@kapiticoast.govt.nz>

Sent time: 08/14/2024 10:19:58 AM

To: Marnie Rydon [REDACTED]

Cc: Laura Willoughby <Laura.Willoughby@kapiticoast.govt.nz>; Eloise Carstens <eloise.carstens@kapiticoast.govt.nz>; [REDACTED]; Sarah Wattie <Sarah.Wattie@kapiticoast.govt.nz>

Subject: RE: Development in Otaihanga; Privileged

Thanks Marnie, agree, objections via the Councillors should have a slightly tweaked response and then forwarded to us, Eloise is working on that message. I think even if we are cc'd into those elected member emails, the mayors or CE's office should acknowledge and we do the same when they reach us.

Hope that makes sense

James Jefferson

Group Manager Regulatory and Environment
Te Kaihautū Ratonga Whakaritenga

Kāpiti Coast District Council

Tel 04 296 4752

Mobile 027 555 5752

www.kapiticoast.govt.nz

From: Marnie Rydon [REDACTED]

Sent: Tuesday, August 13, 2024 9:38 AM

To: James Jefferson <James.Jefferson@kapiticoast.govt.nz>

Cc: Laura Willoughby <Laura.Willoughby@kapiticoast.govt.nz>; Eloise Carstens <Eloise.Carstens@kapiticoast.govt.nz>; [REDACTED]; Sarah Wattie <Sarah.Wattie@kapiticoast.govt.nz>

Subject: RE: Development in Otaihanga; Privileged

Thanks James.

This one also came direct to the RC mailbox but doesn't look like it has been acknowledged yet from there.

Would be good to clarify re. acknowledgements, if it's one direct to the Mayor/CE/Councillors, that the relevant EA sends as response and if it's to the mailbox or directly to you James, that either myself or one of the RC team members does.

The figures have come from the proffered conditions that came in with the application which you can get off the website that has been set up by the interested parties.

Cheers
Marnie

From: James Jefferson <James.Jefferson@kapiticoast.govt.nz>

Sent: Monday, August 12, 2024 4:50 PM

To: Marnie Rydon [REDACTED]

Cc: Laura Willoughby <Laura.Willoughby@kapiticoast.govt.nz>; Eloise Carstens <Eloise.Carstens@kapiticoast.govt.nz>; [REDACTED]; Sarah Wattie <Sarah.Wattie@kapiticoast.govt.nz>

Subject: FW: Development in Otaihanga; Privileged

Another one for acknowledgement Marnie, although might pay to check with the Mayors EA and CE's EA as to who will be acknowledging what as these continue to come in.

I'm interested in where the figures quoted might come from. Thoughts ?

[REDACTED] have we locked that folder as discussed the other day ? Also, if you could confirm that we have a robust process in place for acknowledging and managing these contacts.

Many thanks all

James Jefferson

Group Manager Regulatory and Environment
Te Kaihautū Ratonga Whakaritenga

Kāpiti Coast District Council

Tel 04 296 4752

Mobile 027 555 5752

From: [REDACTED]
Sent time: 07/25/2024 01:42:10 PM
To: Councillor Glen Cooper <Glen.Cooper@Kapiticoast.govt.nz>
Subject: Otaihangā Mansell Subdivision
Attachments: image.png outages.PNG 11kv.PNG non-compliance.PNG Electra.PNG powerline_moves_outages.PNG total individual connection.PNG

Hi Glen

Thanks for quick chat regarding Mansell Subdivision.

I've concerns re the new resource consent especially that residents do not need to be notified and one staff member who is a consultant Marnie Ryder agreed.(in appendix B page 3).

Concern from one resident is the following re the infrastructure of power.

The proposal is largely flattening the surface areas as well as creating 3 ponds for stormwater collection. Their impact on native life is not captured (or just me being unable to find it).

One of the key infrastructure components seems to be non-compliant, but due to SUB-RES-R30 this falls under discretionary activity. (Instead of experts the council can make a decision).

I've attached some relevant screen captures.

Electra - via included mails - seems to be confident that 11KV draw and associated transformer will be sufficient to support the development, however there is no indication I could spot on any of the maps for the unit. Due to standards and limitations this type of a unit would need to be away from natural bodies of water (river) as well as national infrastructure (SH1)

At present with publicly available information from the Electra website, the National (Transpower station) on Valley Road (green icon) is extended with Raumati, Param Beach, and Waikanae transfer stations. This work will likely install a transfer station somewhere into the general area of Otaihangā. All connections via underground connections. We are looking at something similar to 43 Tongariro street, Paraparaumu



For your information I've enclosed Mansell Family application for the new resource consent.

Below in blue (bottom of page) is link to Mansell Family submission for New Consent.

From my understanding this is a NEW resource application, prior to Plan Change 2 (which council (including you, thank you!!) rejected and was overruled at government level. (sigh)

Then there was a previous resource application that the council did approve with small rural blocks and some residential blocks.

So we are now back to square one to question what one developer wishes to do and the Otaihangā community does want a say. As I mentioned we had 50 residents at our last meeting. This is a HOT topic and is NOT going away easy. I sure appreciate you keeping an eye on this, I totally get it that you must be swamped in your role.

Thanks [REDACTED]

Secure Message Info

Message
ID

6601y3590LSjIXkGemdZve

Message Expires	Saturday, 24 August
Message URL	https://files.kcdc.govt.nz/message/66O1y3590LSjIXkGemdZve
Permission	If you forward this email with the secure random download link, whomever you forward this to can download the files attached to this message.

Files attached to this message

Filename	Size
RM240100 -Application for 131 - 155 Otaihanga Road, Paraparaumu.pdf	234 MB

Download Attached Files



From: Josh Goodman [REDACTED]

Sent: Thursday, May 30, 2024 8:24 AM

To: Gary McCormick [REDACTED]

Cc: Nick Taylor [REDACTED]

Subject: RE: [#CCL22208] 131 - 155 Otaihanga Road & 48-58 Tieko Street, Otaihanga - Request for Prelim Power Layout / Feasibility / Estimate

[EXTERNAL EMAIL] Ensure you recognise the sender and take EXTRA CARE when opening any links or attachments.

Morning Gary,

Further to my email below, there are also some existing network alterations that will be required as part of these works.

Notably, there is existing overhead powerlines which we will need to transition underground. These lines travel from Otaihanga Road through to State Highway 1 via the existing driveway as indicated on the attached snippet, these lines service properties on the opposite side of the highway. There will be multiple powerpole removals to consider, however, we hope to keep the existing powerpole along the road frontage to avoid trenching within Otaihanga Road. I've also attached a snippet showing the power pole we wish to keep.

1

Furthermore, we will have to disconnect a power connection which travels from Tieko Street road reserve through to 59 Tieko Street, and realign/relay this through the proposed ROW (Lot 150). I've attached a snippet to provide further context to this.

Again, if you have any questions, give me a bell.

Thank you,



From: Community Board Member Richard Mansell <Richard.Mansell@kapiticoast.govt.nz>
Sent time: 07/30/2024 03:22:29 PM
To: [REDACTED]
Subject: Fwd: Official Information Request.

Get [Outlook for Android](#)

From: Councillor Nigel Wilson <Nigel.Wilson@kapiticoast.govt.nz>
Sent: Tuesday, July 30, 2024 2:01:23 PM
To: Community Board Member Richard Mansell <Richard.Mansell@kapiticoast.govt.nz>
Subject: Fwd: Official Information Request.

Nigel Wilson
Ph: 021 2843339
E: Nigel.wilson@kapiticoast.govt.nz
Waikanae Ward Councillor
Kapiti Coast District Council

From: [REDACTED]
Sent: Thursday, July 25, 2024 2:01:05 PM
To: Mailbox - Information Request <informationrequest@kapiticoast.govt.nz>
Cc: Councillor Glen Cooper <Glen.Cooper@kapiticoast.govt.nz>; Mayor Janet Holborow <Janet.Holborow@kapiticoast.govt.nz>; Deputy Mayor Lawrence Kirby <Lawrence.Kirby@kapiticoast.govt.nz>; Councillor Rob Kofoed <Rob.Kofoed@kapiticoast.govt.nz>; Councillor Jocelyn Prvanov <Jocelyn.Prvanov@kapiticoast.govt.nz>; Councillor Kathy Spiers <Kathy.Spiers@kapiticoast.govt.nz>; Councillor Shelly Warwick <Shelly.Warwick@kapiticoast.govt.nz>; Councillor Nigel Wilson <Nigel.Wilson@kapiticoast.govt.nz>
Subject: Official Information Request.

Hi
I've never done this before and may need a hand.

But What I am wanting is information please of all costs to council regarding the Subdivision at Otaihanga regarding the Mansell Family subdivision.

I would like costings to date that their applications have cost the council.

Including work under Plan Change 2.

Plus, the previous resource consent that was approved by Council.

And also, the current costing of their recent application RM240100.

I want this to include costing of all consultants including detailed breakdown.

Thank you very much for your help.

[REDACTED]

From: Marnie Rydon [REDACTED]
Sent time: 08/05/2024 10:46:16 AM
To: s7(2)(a) [REDACTED]; Marnie Rydon </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=69DCC181C9944CEF@>; Eloise Carstens <eloise.carstens@kapiticoast.govt.nz>; James Jefferson <James.Jefferson@kapiticoast.govt.nz>
Cc: Beth Robertson <[REDACTED]>
Subject: s7(2) - regarding RM240100 -Application for 131 - 155 Otaihanga Road
Attachments: image001.png

Morena s7(2)

Thank you for the information below, I appreciate the context provided and have saved your email to the consent file.

At this stage, no decision on affected parties has been made, this will be done once Council has received a satisfactory response to the information requested and as yet, no response has been received. Cuttriss Consultants on behalf of the Mansell Family have indicated that we should receive a response by the 14th of August at this stage.

I am happy to keep you updated on the application, this will initially be when a response to the further information request is provided.

Ngā mihi
Marnie Rydon
Contractor to Kāpiti Coast District Council

Kāpiti Coast District Council

www.kapiticoast.govt.nz

s7(2)(a)
Sent: Saturday, August 3, 2024 11:17 AM
To: Marnie Rydon [REDACTED]; Eloise.carstens@kapiticoast.govt.nz; james.jefferson@kapiticoast.govt.nz
Subject: s7(2) - regarding RM240100 -Application for 131 - 155 Otaihanga Road

Attn Marnie Rydon

Senior resource Management Consultant

Incite

Regarding your letter 24 July 2024 to Mansell Family c/- Cuttriss Consultants Ltd:

"Further Information Request - Resource Consent application

Application number(s): 240100 Applicant: Mansell Family Location: 131-155 Otaihanga Road, 38-58 Tieko Street."

Hello Marnie

s7(2)(a)

You have some requested information (from others) and I would like to contribute to your knowledge s7(2)(a)

Question 10. Otaihanga Drain.

Maintenance. Ostensibly the council maintains the drain however there has been no maintenance done in the time that I have lived here. Two years ago I contacted the council regarding the increasingly congested drainway. Paul Halliday of KCDC contacted me and we walked up and down the drain together. His conclusion was that access was too difficult however he organised a sucker truck to clear out about 15 metres of the West End of the drain with the theory being that this would allow material from further up the drain to flow down.

My neighbour, s7(2)(a), paid for a digger to come and clear out the drain about January 2023. This clearout was effectively done for the western 100m of the drain, including removing a 300 millimetre pipe and stock way between our two sections, as this pipe had been problematic.

As this summer has seen extremely low rainfall, the uphill end of the drain unusually dried out enough, and I got in and dug the last 50 metres clean and clear with a shovel. For most of its length the drain has a sand bottom. It is now clear, free running, and down to its original level as indicated by solid sand or Ironsand. Ready for the new runoff, or not.

Question 13. Water table level.

I cannot comment on the water table level at the location of the proposed stormwater pond but I can offer the following information.

The drain that feeds this culvert from the proposed subdivision and stormwater pond comes through a 450mm diameter pipe under Otaihanga Road.

The base of this pipe is 2100mm below the surface of the above roadway.

The permanent water in the culvert a few metres from the exit of the pipe, before excavation, was 200 to 300 millimetres below the level of the pipe exit, all year round. Now that the culvert is cleared, this has dropped to around 500 millimetres below the exit off the pipe. At the end of the long 2024 summer when I cleared the drain there was still pooling water in the culvert.

The water table on the other side of the road is often below the level of the pipe during long dry periods, and no water flows through the pipe. However for several months of the year water flows consistently out of the pipe. This indicates that during the winter months of the year the water table is about the level of the pipe, with the pipe stopping it getting any higher. As rainfall increases so does the pipe flow.

Note on peak flows

There used to be a 300 millimetre pipe in the culvert between the neighbours section and my own. On three or four occasions over the last 20 years this pipe has been inadequate and water has pooled behind it and the earth stock bridge that covered it. On at least one of these occasions I attempted to clear debris from the pipe entry and could not find any. When the water subsided there was none to be seen. At the time the pipe was discharging into air and not underwater. This might indicate the absolute maximum flows that I have seen in this pipe following prolonged heavy rain. Note that the 300mm pipe was about 100m downstream from the road pipe, so some runoff from my own section would be included in that peak flow. The pipe under the road drains all the way back to Greendale drive, as there is a pipe under the expressway, if the water follows the contour of the land.

After the last such occasion I dug a trench beside the pipe, and then about a year ago, my neighbour got a digger operator to remove the pipe as mentioned above.

I hope this information is useful in deciding various parameters for stormwater flood mitigation and the pond design. The culvert, having a sand bottom and no lining, is not built to handle vast flows. For 95% of the time the water flow in the culvert is almost still or very sedate. However the conversion of large parts of the existing natural surface to hard run off surfaces such as roofs driveways and roadway, means immediate flows and so correct catchment and storage must be built.

Can I please be added to the list of affected parties for this subdivision, and kept up to date?

Best Regards

s7(2)(a)

From: s7(2)(a)

Sent time: 08/07/2024 07:15:09 PM

Eloise Carstens <eloise.carstens@kapiticoast.govt.nz>; James Jefferson <James.Jefferson@kapiticoast.govt.nz>; Darren Edwards <Darren.Edwards@kapiticoast.govt.nz>; Councillor Glen Cooper <Glen.Cooper@Kapiticoast.govt.nz>; Councillor Martin Halliday <Martin.Halliday@kapiticoast.govt.nz>; Councillor Sophie Handford <Sophie.Handford@kapiticoast.govt.nz>; Deputy Mayor Lawrence Kirby <Lawrence.Kirby@kapiticoast.govt.nz>; Councillor Rob Kofoed <rob.kofoed@kapiticoast.govt.nz>; Councillor Liz Koh <Liz.Koh@kapiticoast.govt.nz>; Councillor Jocelyn Prvanov <jocelyn.prvanov@kapiticoast.govt.nz>; Councillor Kathy Spiers <kathy.spiers@kapiticoast.govt.nz>; Councillor Shelly Warwick <Shelly.Warwick@kapiticoast.govt.nz>; Councillor Nigel Wilson <nigel.wilson@kapiticoast.govt.nz>; Mayor Janet Holborow <janet.holborow@kapiticoast.govt.nz>

Cc: info@otaihanga.com

Subject: Mansell Otaihanga Development

Dear Councillors

I am writing with concern as to the Otaihanga development site.

Please outline your plans to mitigate the following aspects of the proposed development:

- storm water run off/ displacement in an area that is already flood prone
- sewage disposal and water supply
- roading infrastructure
- traffic management
- noise pollution during construction
- hours of consented proposed work - week days, weekend, public holidays
- use of vibration rollers to what vibration level that can impact existing properties and hours of use of vibration rollers, how this will be monitored and at who's cost
- dirt, dust, wind born pollution on roads and neighbouring established properties if no water traps are used at site access points
- monitoring of environmental issues specifically dust and soil runoff into Waikanae streams and river during the entirety of the development stages
- impact on the water fowl and scientific nature reserve through pollution from airborne and waterborne site waste.

Please outline the proposed cost of council monitoring this site development against the dollar value of the resource consent granted by council.

Thank you.

s7(2)(a)

From: Amanda Yannetta [REDACTED]

Sent time: 08/08/2024 08:26:54 AM

s7(2)(a)

Eloise Carstens <eloise.carstens@kapiticoast.govt.nz>; James Jefferson <James.Jefferson@kapiticoast.govt.nz>; Councillor Glen Cooper <Glen.Cooper@Kapiticoast.govt.nz>; Councillor Martin Halliday <Martin.Halliday@kapiticoast.govt.nz>; Councillor Sophie Handford <Sophie.Handford@kapiticoast.govt.nz>; Deputy Mayor Lawrence Kirby <Lawrence.Kirby@kapiticoast.govt.nz>; Councillor Rob Kofoed <rob.kofoed@kapiticoast.govt.nz>; Councillor Liz Koh <Liz.Koh@kapiticoast.govt.nz>; Councillor Jocelyn Prvanov <jocelyn.prvanov@kapiticoast.govt.nz>; Councillor Kathy Spiers <kathy.spiers@kapiticoast.govt.nz>; Councillor Shelly Warwick <Shelly.Warwick@kapiticoast.govt.nz>; Councillor Nigel Wilson <nigel.wilson@kapiticoast.govt.nz>; Mayor Janet Holborow <janet.holborow@kapiticoast.govt.nz>

To: info@otaihanga.com; Mailbox - Information Request <informationrequest@kapiticoast.govt.nz>

Cc: info@otaihanga.com; Mailbox - Information Request <informationrequest@kapiticoast.govt.nz>

Subject: RE: Mansell Otaihanga Development

s7(2)(a)

Confirming receipt of your email to Darren Edwards (and others) with regards to your concerns for the Otaihanga development.

Your concerns have been noted. Whilst you have not directly requested any additional information, your email has been forwarded to our Information Request team who will provide a response under the Local Government Official Information and Meetings Act (LGOIMA) to some of the points you have noted below.

Ngā mihi nui

Amanda

Amanda Yannetta
Executive Assistant to the Chief Executive
Te Kaiāwhina ki te Tumuaki

Kāpiti Coast District Council

Tel [REDACTED]

Mobile [REDACTED]

www.kapiticoast.govt.nz

From: s7(2)(a)

Sent: Wednesday, August 7, 2024 9:40 PM

To: Eloise Carstens <Eloise.Carstens@kapiticoast.govt.nz>; James Jefferson <James.Jefferson@kapiticoast.govt.nz>; Darren Edwards <Darren.Edwards@kapiticoast.govt.nz>; Councillor Glen Cooper <Glen.Cooper@kapiticoast.govt.nz>; Councillor Martin Halliday <Martin.Halliday@kapiticoast.govt.nz>; Councillor Sophie Handford <Sophie.Handford@kapiticoast.govt.nz>; Deputy Mayor Lawrence Kirby <Lawrence.Kirby@kapiticoast.govt.nz>; Councillor Rob Kofoed <Rob.Kofoed@kapiticoast.govt.nz>; Councillor Liz Koh <Liz.Koh@kapiticoast.govt.nz>; Councillor Jocelyn Prvanov <Jocelyn.Prvanov@kapiticoast.govt.nz>; Councillor Kathy Spiers <Kathy.Spiers@kapiticoast.govt.nz>; Councillor Shelly Warwick <Shelly.Warwick@kapiticoast.govt.nz>; Councillor Nigel Wilson <Nigel.Wilson@kapiticoast.govt.nz>; Mayor Janet Holborow <Janet.Holborow@kapiticoast.govt.nz>

Cc: info@otaihanga.com

Subject: Mansell Otaihanga Development

Dear Councillors, I am writing with concern to the Otaihanga development site. My concerns are:

- A lack of notification and that many things don't completely with the guidelines (https://otaihanga.com/?fbclid=IwY2xjawEgGgpleHRuA2FibQlxMAABHeiWCi8_Rg0kWUVmTuxHHyerkaUfILLm6QYnV_1m9iuM-q2iz0_Xrm-YtA_aem_TGg7RrmRFWwJuNm_GKLmxA)
- Council **does not have to approve** a restricted discretionary activity if they wish.
- There is no infrastructure to support the influx of people - health care public transport etc
- There will be a significant increase in traffic
- There will be ecological damage;
- I consider Otaihanga as the most beautiful suburb in this region, such a development will devastate its character, as a future resident of this suburb I am deeply disappointed.

s7(2)(a)

From: Jared Brown [REDACTED]
Sent time: 08/08/2024 11:01:55 AM
To: Eloise Carstens <eloise.carstens@kapiticoast.govt.nz>
Subject: RE: Mansell/Otaihanga subdivision enquiries RM240100
Attachments: image001.png image002.png

Mōrena Eloise. I hope your week as been great so far.

Thank you so much for this. This is really helpful! As you say, a high volume of contact coming in about this one.

Enjoy the rest of your week 😊

Ngā mihi

Jared Brown
Customer Engagement Representative
Te Kai Maangai Whakaanga Kiritaki

Tel 04 296 4700

From: Eloise Carstens <Eloise.Carstens@kapiticoast.govt.nz>
Sent: Thursday, August 8, 2024 10:31 AM
To: *R&E - Front Counter Team <FrontCounterTeam@kapiticoast.govt.nz>; *R&E - Call Centre Team <CallCentreTeam@kapiticoast.govt.nz>
Cc: Amanda Cottrell <Amanda.Cottrell@kapiticoast.govt.nz>; Susan Daken <Susan.Daken@kapiticoast.govt.nz>; Steve Cody <Steve.Cody@kapiticoast.govt.nz>; Laura Willoughby <Laura.Willoughby@kapiticoast.govt.nz>; James Jefferson <James.Jefferson@kapiticoast.govt.nz>; Richard Hopkins <Richard.Hopkins@kapiticoast.govt.nz>
Subject: Mansell/Otaihanga subdivision enquiries RM240100

Good morning Team,

We are getting a high volume of emails and enquiries about the above consent this morning. This is link to a facebook page that requested any interested person to contact council. Can we please ask your help:

- a. Any calls that come through about this – please put it in a SR and assign it to the Resource Consents Duty Planner;
- b. Any emails please send it to resource.consents@kapiticoast.govt.nz
- c. Any requests for direct appointments please put it through as a SR

Thanks for your help.

Best regards,

Eloise Carstens
Manager Resource Consents and Compliance
Te Kaiarahi Whakaaetanga Rawa Taiao

Tel 04 296 5488
Mobile 027 260 3548



From: Eloise Carstens <eloise.carstens@kapiticoast.govt.nz>
Sent time: 08/08/2024 11:14:22 AM
To: Marnie Rydon [REDACTED]; Beth Robertson [REDACTED]
Subject: RE: Otaihanga
Attachments: image001.png image002.png image003.png image005.png

Hi Marnie and Beth,

I am just trying to work out a system to ensure that we deal with the high number of requests in the right way.

Marnie, because I am on the email list for the ones that goes to the councillors, I can save them in the folder, however, they are all being responded to as OIRs.

Anything that goes through our duty inbox:

- We have created a folder under the inbox called Mansell subdivision and any emails will be saved in there until we have responded to them
- The duty officer will respond saying that due to the high volume of emails received about this application, we anticipate a delayed response to their enquiry, but that they can be assured that we will respond to them within the next 3 days.
- The duty officer will then copy the email into the folder on RAD for you to have a look at.
- Anything that they may not be able to respond to, will go through Beth and I before it goes to you.

We're going to try and have some standard responses that the duty officer can use for the replies.

Let me know if you have any other suggestions.

Regards,

Eloise Carstens
Manager Resource Consents and Compliance
Te Kaiarahi Whakaaetanga Rawa Taiao

Kāpiti Coast District Council
Tel 04 296 5488
Mobile 027 260 3548

www.kapiticoast.govt.nz

From: Marnie Rydon [REDACTED]
Sent: Thursday, August 8, 2024 9:27 AM
To: Eloise Carstens <Eloise.Carstens@kapiticoast.govt.nz>
Subject: RE: Otaihanga

Morning

James has said he'll forward me the ones that he gets which he probably also sends to you.

There's an interested parties folder under RM240100 in RAD and I've added a subfolder for ones that are sent to Darren, Janet, councillors etc. as James has advised if they're LGOIMA requests that I don't need to respond.

 [Interested Parties](#)

I was going to mention at the meeting this afternoon if anything comes to the inbox perhaps its best that it's forward to Beth and I, and I can sort from there.

So far I've only had one directly sent to me which is saved and I responded to.

Cheers

Marnie Rydon
Contractor to Kāpiti Coast District Council

Kāpiti Coast District Council
www.kapiticoast.govt.nz

From: Eloise Carstens <Eloise.Carstens@kapiticoast.govt.nz>

Sent: Thursday, August 8, 2024 6:27 AM

To: Marnie Rydon <[REDACTED]>

Subject: Otaihanga

Hi Marnie,

I am now on an emailing list for all complainants along with the councillors. I know that the RMA doesn't base notification on bulk number of complaints **s7(2)(f)(i)** but do you want me to forward you all the emails I am getting? What should I do with it?

Cheers,

Eloise Carstens

Manager Resource Consents and Compliance
Te Kaiarahi Whakaaetanga Rawa Taiao

Tel 04 296 5488

Mobile 027 260 3548



From: Rita O'Brien <Rita.O'Brien@kapiticoast.govt.nz>
Sent time: 08/08/2024 11:32:19 AM
To: Eloise Carstens <eloise.carstens@kapiticoast.govt.nz>; Melvin Engelbrecht <[REDACTED]>; Jason Holland <Jason.Holland@kapiticoast.govt.nz>; [REDACTED]; Beth Robertson <[REDACTED]>
Cc: Sangita Basnet <[REDACTED]>; Marnie Rydon <[REDACTED]>
Subject: RE: I have received OIA for Mansell development in Otaihanga regarding stormwater - can't find the RM # and thus the appropriate SM reports?
Attachments: image001.png image002.png

Thanks Eloise

Rita O'Brien
Manager Stormwater and Coastal Assets
Kaipūkaha Āwha me te Ākau

Kāpiti Coast District Council
Tel 04 296 4673
Mobile 027 555 5673

www.kapiticoast.govt.nz

From: Eloise Carstens <Eloise.Carstens@kapiticoast.govt.nz>
Sent: Thursday, August 8, 2024 10:24 AM
To: Rita O'Brien <rita.o'brien@kapiticoast.govt.nz>; Melvin Engelbrecht <[REDACTED]> Jason Holland <Jason.Holland@kapiticoast.govt.nz>; [REDACTED] Beth Robertson <[REDACTED]>
Cc: Sangita Basnet <[REDACTED]>
Subject: RE: I have received OIA for Mansell development in Otaihanga regarding stormwater - can't find the RM # and thus the appropriate SM reports?

Yep happy to oversee this and get input where needed.

This RM is causing a bit of a flurry today so please direct enquiries this way.

Regards,

Eloise Carstens
Manager Resource Consents and Compliance
Te Kaiarahi Whakaaetanga Rawa Taiao

Kāpiti Coast District Council
Tel 04 296 5488
Mobile 027 260 3548

www.kapiticoast.govt.nz

From: Rita O'Brien <rita.o'brien@kapiticoast.govt.nz>
Sent: Thursday, August 8, 2024 9:20 AM
To: Eloise Carstens <Eloise.Carstens@kapiticoast.govt.nz>; Melvin Engelbrecht <[REDACTED]> Jason Holland <Jason.Holland@kapiticoast.govt.nz>; [REDACTED] Beth Robertson <[REDACTED]>
Cc: Sangita Basnet <[REDACTED]>
Subject: RE: I have received OIA for Mansell development in Otaihanga regarding stormwater - can't find the RM # and thus the appropriate SM reports?

I am happy to leave the OIA to RC – just because it refers to Stormwater doesn't necessarily mean it sits with us. This is certainly a request that development control and planning could deal with.

Cheers

Rita O'Brien
Manager Stormwater and Coastal Assets
Kaipūkaha Āwha me te Ākau

Kāpiti Coast District Council
Tel 04 296 4673
Mobile 027 555 5673

www.kapiticoast.govt.nz

From: Eloise Carstens <Eloise.Carstens@kapiticoast.govt.nz>

Sent: Thursday, August 8, 2024 9:14 AM

To: Rita O'Brien <rita.o'brien@kapiticoast.govt.nz>; Melvin Engelbrecht <[REDACTED]> Jason Holland <Jason.Holland@kapiticoast.govt.nz>; [REDACTED] Beth Robertson <[REDACTED]>

Cc: Sangita Basnet <[REDACTED]> [REDACTED]

Subject: Re: I have received OIA for Mansell development in Otaihangā regarding stormwater - can't find the RM # and thus the appropriate SM reports?

Hi Rita

I think Beth and I need to meet with you to give you a full rundown. Beth is overseeing this with Marnie so she has the most up to date information.

Regards

Eloise Carstens

Manager Resource Consents and Compliance
Te Kaiarahi Whakaaetanga Rawa Taiao

Kāpiti Coast District Council
Tel 04 296 5488
Mobile 027 260 3548

www.kapiticoast.govt.nz

From: Rita O'Brien <rita.o'brien@kapiticoast.govt.nz>

Sent: Thursday, August 8, 2024 9:10:55 AM

To: Melvin Engelbrecht <[REDACTED]> Eloise Carstens <Eloise.Carstens@kapiticoast.govt.nz>; Jason Holland <Jason.Holland@kapiticoast.govt.nz>

Cc: Sangita Basnet <[REDACTED]> [REDACTED]

Subject: RE: I have received OIA for Mansell development in Otaihangā regarding stormwater - can't find the RM # and thus the appropriate SM reports?

Me again – the consent is not granted – is this now a plan change? Jason, if so, can to send the link to PC application?

Cheers

Rita O'Brien

Manager Stormwater and Coastal Assets
Kaipūkaha Āwha me te Ākau

Kāpiti Coast District Council
Tel 04 296 4673
Mobile 027 555 5673

www.kapiticoast.govt.nz

From: Rita O'Brien

Sent: Thursday, August 8, 2024 8:41 AM

To: Melvin Engelbrecht <[REDACTED]> Eloise Carstens <Eloise.Carstens@kapiticoast.govt.nz>

Cc: Sangita Basnet <[REDACTED]> [REDACTED]

Subject: RE: I have received OIA for Mansell development in Otaihangā regarding stormwater - can't find the RM # and thus the appropriate SM reports?

Asked Sarah – RM240100.

Cheers

Rita O'Brien

Manager Stormwater and Coastal Assets
Kaipūkaha Āwha me te Ākau

Kāpiti Coast District Council
Tel 04 296 4673
Mobile 027 555 5673

From: Melvin Engelbrecht <[REDACTED]>
Sent: Thursday, August 8, 2024 1:44 AM
To: Rita O'Brien <rita.o'brien@kapiticoast.govt.nz>; Eloise Carstens <Eloise.Carstens@kapiticoast.govt.nz>
Cc: Sangita Basnet <[REDACTED]>
Subject: RE: I have received OIA for Mansell development in Otaihanga regarding stormwater - can't find the RM # and thus the appropriate SM reports?

Hi Rita, we are busy looking into this and will get back to you.

Thank you

Melvin Engelbrecht
Team Leader Development Control

Kāpiti Coast District Council
Tel 04 296 4131

www.kapiticoast.govt.nz

From: Rita O'Brien <rita.o'brien@kapiticoast.govt.nz>
Sent: Wednesday, August 7, 2024 4:19 PM
To: Melvin Engelbrecht <[REDACTED]> Eloise Carstens <Eloise.Carstens@kapiticoast.govt.nz>
Subject: I have received OIA for Mansell development in Otaihanga regarding stormwater - can't find the RM # and thus the appropriate SM reports?

Rita O'Brien
Manager Stormwater and Coastal Assets
Kaipūkaha Āwha me te Ākau

Tel 04 296 4673
Mobile 027 555 5673



From: Beth Robertson <[REDACTED]>
Sent time: 08/08/2024 11:46:54 AM
To: Heather Wright [REDACTED]; Alan Brunton [REDACTED]
Cc: [REDACTED]; Janice Lee [REDACTED] Eloise Carstens
<eloise.carstens@kapiticoast.govt.nz>
Subject: Mansell Subdivision - RM240100 - 131-155 Otaihanga Road, 38-58 Tieko Street
Attachments: image001.png image002.png image003.png image004.png

Hi team,

As you are aware there is a large number of emails and/or SRs expected to hit our inbox. There is a four step process for these emails/SRs.

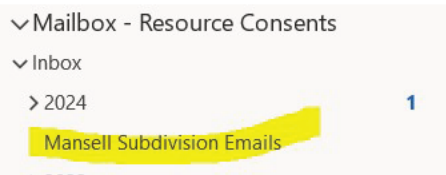
1. **All** need a response sent **immediately** saying:

"Thank you for your email regarding the application for subdivision at 131-155 Otaihanga Road/38-58 Tieko Street. We have saved this onto the file for the application.

Due to the high volume of requests we are receiving for this application, we anticipate there will be a delayed response to your enquiry. Please be assured that our staff are looking at it and will respond in the next 2-3 days.

Kind regards"

2. **Move** this email from the customer to the new folder in the inbox named Mansell Subdivision Emails and leave it with a **red flag** until it is answered.



3. If the query is just for a copy of the application or basic information about the site that you would normally respond to, please do so, and **save** your response in to the folder named Mansell Subdivision Emails and **tick** off the original email. This way we can build up a history of responses to make it easier for you to copy and paste previous advice notes.
 4. **Save** a copy of your response in to the RM240100 folder in **RAD** named Interested Parties ☐ [Interested Parties](#)
- If you can't answer the questions or need help, please see Eloise or Beth in the first instance.

This is a response you can use for ones where the request is about notification.

Thank you for your email which we have saved onto the file for this application.

At this stage, the application is on hold awaiting a response to the further information request.

Following a satisfactory response being provided to the further information request, a decision on notification will be made in line with the requirements of the Resource Management Act 1991 and District Plan.

Any queries, please let me know.

Cheers,
Beth Robertson
Team Leader Planning Projects.
Te Kaiārahi Rōpū Whakamahere Hinonga

Tel 04 296 5479
Mobile 027 555 4216

From: s7(2)(a)

Sent time: 08/08/2024 03:58:56 PM

Eloise Carstens <eloise.carstens@kapiticoast.govt.nz>; James Jefferson <James.Jefferson@kapiticoast.govt.nz>; Darren Edwards <Darren.Edwards@kapiticoast.govt.nz>; Councillor Glen Cooper <Glen.Cooper@Kapiticoast.govt.nz>; Councillor Martin Halliday <Martin.Halliday@kapiticoast.govt.nz>; Councillor Sophie Handford <Sophie.Handford@kapiticoast.govt.nz>; Deputy Mayor Lawrence Kirby <Lawrence.Kirby@kapiticoast.govt.nz>; Councillor Rob Kofoed <rob.kofoed@kapiticoast.govt.nz>; Councillor Liz Koh <Liz.Koh@kapiticoast.govt.nz>; Councillor Jocelyn Prvanov <jocelyn.prvanov@kapiticoast.govt.nz>; Councillor Kathy Spiers <kathy.spiers@kapiticoast.govt.nz>; Councillor Shelly Warwick <Shelly.Warwick@kapiticoast.govt.nz>; Councillor Nigel Wilson <nigel.wilson@kapiticoast.govt.nz>; Mayor Janet Holborow <janet.holborow@kapiticoast.govt.nz>

Cc: info@otaihanga.com

Subject: Mansell Otaihanga Development

Dear Councillors, I am writing with concern to the Otaihanga development site due to the significant increase in traffic that is expected with the amount of houses that will be built in this development.

I live on s7(2)(a) and while the traffic has decreased since the expressway opened this development will once again make Ratanui Road an extremely busy thoroughfare. There is no public transport options so residents in this subdivision will have to use private vehicles.

The original planning that was approved was much more in keeping with the surrounding neighborhood.

Please consider my objection to this subdivision.

Thank you

s7(2)(a)

Sent from my iPhone

From: s7(2)(a)
Sent time: 08/08/2024 04:42:26 PM
To: Councillor Glen Cooper <Glen.Cooper@Kapiticoast.govt.nz>
Subject: Re: Regarding Resource Consent application RM240100-make publicly notifiable

Thanks Coops.
All help appreciated.

Another question. We have Mansells wanting to enable or do, building 70 of 3-storey, 3-dwelling blocks on the subdivision. (Half of the 140 lots are slated for Medium density)

We must never forget that these supply warm and modern homes for people, and they are a likely outcome, partly because the format is maximum house for your buck and max profit for the builder.

But I disagree with streets and streets of such builds. I'd prefer a maximum format per section of two dwellings and two storeys.

There are some working examples right now of the MDRS rules- trieste way off Ihakara st, and 78 Amohia st.

Has the council canvassed people in these dwellings to see what they think?

What they like or don't like?

If they ever actually walk or bike anywhere or still just drive?

Whether they get any extra feeling or community or neighbourhood, being all in together?

I'm tempted to go doorknocking, but someone would call the cops. If you came it would make it legit.

This would provide both useful feedback for the forthcoming development- don't repeat some mistake (ie Cost saving) 70 more times (Actually $3 \times 70 = 120$) in the new subdivision.

Cheers

s7(2)(a)

On Thursday, 8 August 2024 at 08:30:04 am NZST, Councillor Glen Cooper <glen.cooper@kapiticoast.govt.nz> wrote:

s7(2)(a)

I am down at council this morning and will make some inquiries with Kris and the planning team to see how we could ensure this is a publicly notified consent process.

It would be my view that it should be, considering the size and nature of the proposal, particularly with respect also to the lack of infrastructure assessment.

As you are aware the council is bound by a lot of legislation in the RMA around when and what to make notifiable, often nonsensical rules!! I will ask if we can have a briefing possibly to get all council members across the intricacies of this project.

Will let you know how I get on.

s7(2)(a)

Get [Outlook for iOS](#)

From: s7(2)(a)
Sent: Wednesday, August 7, 2024 8:40:41 PM
To: Councillor Glen Cooper <Glen.Cooper@kapiticoast.govt.nz>
Subject: Regarding Resource Consent application RM240100-make publicly notifiable

Hi Glen

I am writing to you (and all the councillors) regarding the Mansell subdivision resource consent application RM240100. The Mansell application to subdivide the area North of Otaihangā Rd should be made publicly notifiable due to the special circumstance by which it came about.

The fast tracked decision by the previous government to ignore the KCDC reasons not to allow the rezoning, in tandem with the invoking of the MDRS rules, pushed out by the government, creates a special circumstance where this subdivision should be notified, as the KCDC called for a Structure Plan to be done for the greater Otaihangā Area and this was ruled out.

The rezoning of the land and subsequent current application for a massive increase in sections (40 to 143), coupled with the MDRS rules allowing a massive increase in potential dwellings per section (40 to 250 or more), affected parties, neighbours and the greater community should all be allowed an opportunity for input to the KCDC decision process and body of knowledge. This allows the best outcomes for the KCDC and the wider community, not just the developers.

History: The KCDC rejected the previous application by Mansells to rezone the land to General Residential, with some of the reasons stated below. Upon appeal to the minister for the Environment, the decision was overruled and the land was rezoned.

Below I have gathered some excerpts from pc2_ministerletter_20230915 , the council letter to the minister stating why the Council rejected the Mansell application to rezone the subdivision area to General Residential:

"the intensification process has been driven from a National level."

"we remain concerned that the unnecessary pace that this national directive drives does not enable Council or mana whenua to support a robust and important discussion with our communities around how we best shift and grow together, whilst maintaining some of the natural characteristics that make us who we are."

"Our Council and mana whenua representatives to Council believe there is tension between the multitude of government directives around growth, environmental protection, emergency management preparedness and readiness for extreme weather events, natural disasters, which are unresolved and unmanageable for communities, but these government directives are silent on how, for example, additional infrastructure, schooling, medical care and jobs will be provided to support this growth."

"the need for a Structure Plan for the wider area of Otaihanga including the block rejected for rezoning off Ratanui Road."

..."As outlined in paragraph 10 above and onwards, I consider a comprehensive structure plan of the wider area is necessary prior to any rezoning. Ultimately the timeframes set under the ISPP are not conducive to the preparation of a comprehensive structure plan for the area, and I felt it inappropriate to engage in this process as part of the ISPP given the lack of information available on the issues that may need to be addressed in the surrounding area outside of the submitters' site and the lack of ability for other parties potentially affected by the structure planning to input into the process." Quote from Plan Change 2 Council Officer's Reply Evidence; Author: Katie Maxwell; Dated: 28 April 2023 – p9, point 26.

The KCDC never got to do a comprehensive Structure Plan for the Otaihanga Area. The KCDC and the wider community will have to deal with any negative outcomes of the proposed subdivision far into the future. It is in the best interests of the KCDC and the wider community to make this resource consent application RM240100, publicly notifiable.

I hope you will take this information into account regarding making the RM240100 publicly notifiable.

Note that I have also sent this to :

Councillor Sophie Handford Sophie.handford@kapiticoast.govt.nz Councillor Kathy Spiers Kathy.spiers@kapiticoast.govt.nz Councillor Shelly Warwick shelly.warwick@kapiticoast.govt.nz Councillor Glen Cooper glen.cooper@kapiticoast.govt.nz Councillor Jocelyn Prvanov jocelyn.prvanov@kapiticoast.govt.nz Deputy Mayor Lawrence Kerby Lawrence.kerby@kapiticoast.govt.nz Mayor Janet Holborow janet.holborow@kapiticoast.govt.nz Councillor Rob Kofoed rob.kofoed@kapiticoast.govt.nz

s7(2)(a)

The material in this email is confidential to the individual or entity named above, and may be protected by legal privilege. If you are not the intended recipient please do not copy, use or disclose any information included in this communication without Kāpiti Coast District Council's prior permission.

s7(2)(g)

From: Darren Edwards <Darren.Edwards@kapiticoast.govt.nz>

Sent: Thursday, August 8, 2024 8:31 AM

To: Amanda Yannetta <[REDACTED]> James Jefferson <James.Jefferson@kapiticoast.govt.nz>

Subject: RE: Mansell Otaihanga Development

Thanks Amanda

@James Jefferson can we please draft a generic update for Councillors in regarding the current state of this development. Which can also be used to respond to the emails we're now receiving.

Cheers

Darren Edwards
Chief Executive
Te Tumuaki

Kāpiti Coast District Council
Tel 04 296 4894
Mobile 021 366 703

www.kapiticoast.govt.nz

From: Amanda Yannetta <[REDACTED]>
Sent: Thursday, August 8, 2024 6:56 AM
To: Eloise Carstens <Eloise.Carstens@kapiticoast.govt.nz>; James Jefferson <James.Jefferson@kapiticoast.govt.nz>; Darren Edwards <Darren.Edwards@kapiticoast.govt.nz>; Councillor Glen Cooper <Glen.Cooper@kapiticoast.govt.nz>; Councillor Martin Halliday <Martin.Halliday@kapiticoast.govt.nz>; Councillor Sophie Handford <Sophie.Handford@kapiticoast.govt.nz>; Deputy Mayor Lawrence Kirby <Lawrence.Kirby@kapiticoast.govt.nz>; Councillor Rob Kofoed <Rob.Kofoed@kapiticoast.govt.nz>; Councillor Liz Koh <Liz.Koh@kapiticoast.govt.nz>; Councillor Jocelyn Prvanov <Jocelyn.Prvanov@kapiticoast.govt.nz>; Councillor Kathy Spiers <Kathy.Spiers@kapiticoast.govt.nz>; Councillor Shelly Warwick <Shelly.Warwick@kapiticoast.govt.nz>; Councillor Nigel Wilson <Nigel.Wilson@kapiticoast.govt.nz>; Mayor Janet Holborow <Janet.Holborow@kapiticoast.govt.nz>
Subject: RE: Mansell Otaihangā Development

Mōrena team

I will action these emails and arrange for them to be responded to via OIR.

The emails like those below I am responding to asking if there is an attachment missing or additional text to follow..... as I think this is the third where only one line is provided.

Ngā mihi

Amanda

Amanda Yannetta
Executive Assistant to the Chief Executive
Te Kaiāwhina ki te Tumuaki

Kāpiti Coast District Council
Tel [REDACTED]
Mobile [REDACTED]

www.kapiticoast.govt.nz

s7(2)(a)

Sent: Wednesday, August 7, 2024 7:37 PM
To: Eloise Carstens <Eloise.Carstens@kapiticoast.govt.nz>; James Jefferson <James.Jefferson@kapiticoast.govt.nz>; Darren Edwards <Darren.Edwards@kapiticoast.govt.nz>; Councillor Glen Cooper <Glen.Cooper@kapiticoast.govt.nz>; Councillor Martin Halliday <Martin.Halliday@kapiticoast.govt.nz>; Councillor Sophie Handford <Sophie.Handford@kapiticoast.govt.nz>; Deputy Mayor Lawrence Kirby <Lawrence.Kirby@kapiticoast.govt.nz>; Councillor Rob Kofoed <Rob.Kofoed@kapiticoast.govt.nz>; Councillor Liz Koh <Liz.Koh@kapiticoast.govt.nz>; Councillor Jocelyn Prvanov <Jocelyn.Prvanov@kapiticoast.govt.nz>; Councillor Kathy Spiers <Kathy.Spiers@kapiticoast.govt.nz>; Councillor Shelly Warwick <Shelly.Warwick@kapiticoast.govt.nz>; Councillor Nigel Wilson <Nigel.Wilson@kapiticoast.govt.nz>; Mayor Janet Holborow <Janet.Holborow@kapiticoast.govt.nz>
Cc: info@otaihanga.com
Subject: Mansell Otaihangā Development

Dear Councillors, I am writing with concern to the Otaihangā development site...

From: [REDACTED]
Sent time: 08/09/2024 11:48:25 AM
To: Councillor Glen Cooper <Glen.Cooper@Kapiticoast.govt.nz>
Subject: Otaihanga Development - Special Circumstances.
Attachments: image001.png

Dear Councillor Glen Cooper

My email today is regarding the important issue of housing in Kapiti, particularly focusing on the application submitted by the Mansell Family. They have recently put forward extensive plans for the development of 253 homes, which notably include three three-storey residences located in Otaihanga.

I wish to make it very clear that my thoughts are **not** driven by a “not in my backyard” mentality. Like many others, I am genuinely concerned about the growing lack of affordable housing options in Kapiti and New Zealand. I have adult children who are actively seeking to purchase their own homes, just as many of my friends' children are doing the same. Additionally, I have friends who are living with disabilities and are reliant on supported living social payments, which makes their rental situations particularly challenging.

What troubles me is that the council engaged independent consultants [REDACTED] and [REDACTED] to examine the Mansell Family's submission under Plan Change 2 (Intensification), and they concluded **that all of Otaihanga required a Structural Plan Change.**

https://www.kapiticoast.govt.nz/media/ydmhcz1o/pc2_councilreply_katiemaxwell.pdf

*(25) The submitter requested the rezoning of their site from Rural Lifestyle to General Residential Zone. As indicated in my original recommendation, **the site is sufficiently large or complex enough to require a structure planned approach.** There was some confusion over whether the site itself is big enough to warrant a structure planned approach. I would like to clarify this point (as was done at the hearing), **that it is not the site alone which requires a structure plan but rather the wider area surrounding (and including) the site which I consider requires a structure plan.** The Mansell's site presents a key connection point into this area from the existing urban environment, and it is important the area be considered comprehensively prior to development occurring.*

As you are aware, KCDC conducted a vote and decided with a result of 8 to 10 to reject the Mansell family's submission under PC2. However, this decision was ultimately overruled at the government level.

<https://www.kapiticoast.govt.nz/media/v3xftxar/cor5361-ihp-recommendation.pdf>

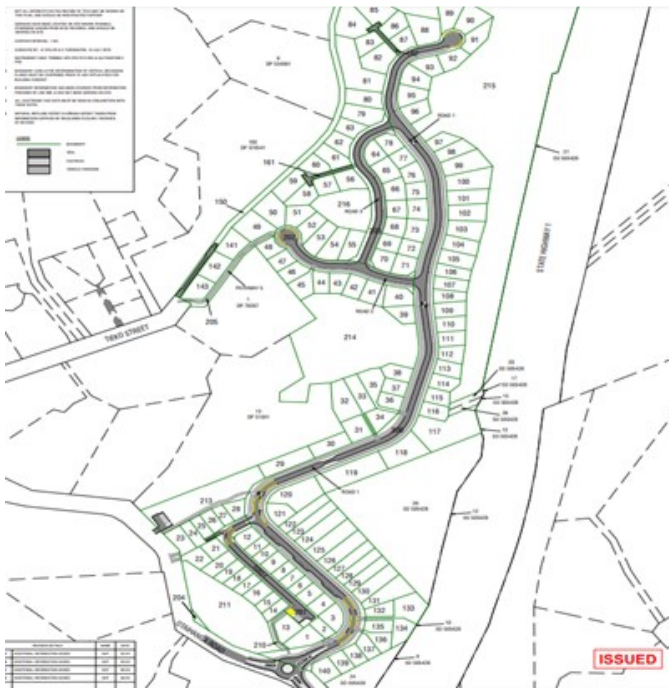
This situation prompts us to think critically about the purpose of having a local decision-making process if our elected representatives can simply be overridden by decisions made at the government level. But that topic is a totally different issue altogether! I can imagine it is a frustrating one for all of you involved.

The current application from the Mansell Family, which falls under the General Residential category, is presently not being publicly notified. However, I respectfully request that you review this application with consideration of the aforementioned history as a case of **"Special Circumstances,"** which, in my opinion, does indeed warrant the public notification of the application.

The application itself comprises over 1,400 pages in total, and it can be downloaded from <https://otaihanga.com/> I particularly wish to draw your attention to page 19, where there is a sketch illustrating a potential dwelling that may be constructed on the smallest and narrowest site section, specifically lot 27, which measures 298 square meters. For further details regarding lot sizes, please refer to page 126.

Additionally, the application specifies on page 19 *“It is proposed to restrict the number of dwellings on Lots 31 – 116, 141 – 143, 214 and 215 to a single dwelling per lot. The existing dwelling at No. 155 Otaihanga Road will be removed. The development, therefore, will enable up to 253 dwellings to be constructed”.*

I will now refer you to the relevant maps. I have included one below for your convenience.



Page 700 appears to be the most useful map to consult in this instance. Please take a moment to locate lots 1-30 and lots 117-140 on the map, these lots are situated along the road frontage of Otaihangā Road. It is important to note that these lots are not designated to accommodate single dwellings per lot. Instead, they are planned for the potential development of up to three three-storey dwellings which is going to change the character of Otaihangā forever.

Nowhere in the application is there a detailed sketch or visual representation depicting what these dwellings may ultimately look like, nor is there any comprehensive information regarding the specific locations where car parks are designated to be placed. Imagine if the developer considered designing affordable homes like <https://brooksfield.co.nz/why-brooksfield/>. Additionally, as there are currently no public transport options such as buses or trains in close proximity to the proposed development, this effectively makes it a drive-everywhere type of development. I will bring to your attention the important topics of parking, traffic, carbon emissions, and public transport in a separate email for further discussion.

I was heartened while watching your recent council meeting (as I did my ironing, a task that is often considered the most boring job ever!). Glen, I have been especially impressed with your questions to staff. The issues surrounding social housing, as well as emergency and transitional housing which affects us all significantly as a community. I have been closely following Finland's innovative approach to this pressing problem, which seems both practical and sensible.

<https://oecdecoscope.blog/2021/12/13/finlands-zero-homeless-strategy-lessons-from-a-success-story/>

<https://www.youtube.com/watch?v=DPh4PN8e0ds&t=5s> I understand that this solution is more of a government-led initiative rather than one devised directly by the council.

In the KCDC housing strategy meeting, you noted that there is a critical need for more 1-2 bedroom homes. I acknowledge that Plan Change 2 Intensification was designed to encourage new housing development near city centres and public transport. However, it is important to consider that Otaihangā currently lacks public transport options. This absence will undoubtedly create an extra burden for those individuals and families who will be living in any future developments in the area.

I respectfully ask that the councillors and the Kāpiti Coast District Council staff take the time to look very carefully at the Mansell Family application. It is my belief that this application should be treated as a Special Circumstances application, given its unique context. I encourage you to be prudent in the areas where restricted discretionary approval is required. It is essential to make well-informed and thoughtful planning decisions for Otaihangā that will ultimately benefit all of Kāpiti and its community.

Thank you

[Redacted signature]

From: Marnie Rydon [REDACTED]
Sent time: 08/09/2024 12:10:45 PM
To: James Jefferson <James.Jefferson@kapiticoast.govt.nz>; Eloise Carstens <eloise.carstens@kapiticoast.govt.nz>; Laura Willoughby <Laura.Willoughby@kapiticoast.govt.nz>; [REDACTED]
Cc: Beth Robertson <[REDACTED]>
Subject: RE: Mansell subdivision
Attachments: image001.png image002.png

Hi James

Application

The application was lodged on 27 June; however, the clock didn't start until 4 July when the deposit was received.

The application proposes a subdivision resulting in:

- 145 freehold residential allotments
- Four allotments to vest as road
- One allotment to vest as local purpose reserve – recreation reserve
- Two allotments to vest as local purpose reserve – access (shared paths)
- Two allotments to vest as local purpose reserve – stormwater
- Three jointly owned access allotments

To facilitate the subdivision, earthworks, construction of new roads, installation of services, removal of indigenous vegetation and mitigation planting are also proposed and for the duration of works the potential permanent parking of heavy trade vehicles.

It is also proposed to cancel two existing consent notices registered across the seven relevant Records of Title.

The current application does not request a longer lapse period and therefore, if granted would lapse within five years of the date the decision is issued. Staging of works/certification of the subdivision has been requested and a number of conditions proffered to mitigate/avoid/remedy effects, including limiting the number of dwellings that could be constructed on some of the residential allotments.

Background and status of application

For the previous application, the site was zoned Rural Lifestyle and public notification was requested because the proposal was a significant departure from what the District Plan anticipated for this zone.

Multiple expert reports submitted were peer reviewed and ultimately with some amendments based on the KCDC reviews, the proposal was recommended to be approved at the hearing and the Commissioners agreed.

The decision was initially appealed by one party; however, that appeal was later withdrawn, and this previous consent could still be implemented as it is "live" and had an extended lapse period.

Mansell Family submitted on Plan Change 2 (intensification) to have the site rezoned and the Panel recommended this be approved by Council. Councillors disagreed and ultimately the decision on approving the rezoning from Rural Lifestyle to General Residential was approved by then Minister for the Environment, David Parker.

The site adjoins State Highway 1, it's within the coastal environment, Otaihanga Road is a local community connector in the road hierarchy, during the site visit, it was advised that the one dwelling on the site would be removed within the next few days. The site also contains natural inland wetlands.

A lot of the proposal is similar if not the same as the previous consent i.e. stormwater reserve at the front of the site resulting in a setback of lots from Otaihanga Road, provision of a recreation reserve along the western boundary and Otaihanga Road, retention of dunes both within the site and along the Expressway boundary, lizard relocation and hotel, protection of wetlands etc. Reports such as geotech lodged with the new application took into account the queries raised and review undertaken last time.

Outcomes in the District Plan for rural and residential are different so that will be considered as part of making a decision on the current application.

A relatively small portion of the site (compared to how large it is) is shown to be subject to ponding on the District Plan maps but the application has an assessment and modelling by AWA on this.

The application contains both a land use and subdivision consent. The land use component is a non-complying activity due to the request for permanent (as defined in the District Plan) parking of heavy trade vehicles on the site for the duration of works. The subdivision component of the application is a discretionary activity.

When lodged, the application was provided to Atiawa ki Whakarongotai for comment, and they advised as they had been involved pre-lodgement and were having ongoing engagement with the applicant, they had no further information to provide.

Further information

The application went on hold for further information on day 12 of 20 following a review by internal subject matter experts

(SME).

The further information relates to 26 points, largely relating to the new road design, particularly the new roundabout, three waters servicing and geotechnical requirements.

RFI response will be provided to the internal SME to determine if the responses provide are satisfactory or not, or if they generate any additional questions. If we have outstanding queries, the application will remain on hold.

If the RFI response is satisfactory, then a round table with the consents team to discuss notification (internal advisors would be invited as necessary) will be held. Depending on the outcome of this meeting, we may at the same time discuss if the application can be supported or not.

Notification

In determining notification/affected parties, Council must follow the requirements set out in sections 95D and 95E of the RMA. We also use the District Plan to guide what the relevant effects may be; however, we are not limited to only those matters identified in the District Plan given the discretionary and non-complying activity statuses.

Any 'objections' received from the community have no weight on any decisions as we are bound by the statutory requirements set out in the RMA. Any correspondence received is read and acknowledged; however, a number of the initial matters raised are out of scope of the resource consent given Council has no control of the construction of new schools, public transport routes, the number of doctors available etc. In the case of public transport, KCDC could approach GWRC to discuss the provision of a bus service to Otaihanga, but it won't be a determining factor in making a decision on the application as ultimately it is not within mandate of KCDC.

The timeline for making a notification decision will depend on if the RFI response is satisfactory or not.

If Council decided to publicly notify the application, this is required under the RMA to happen within the 20-working day period from when the clock first started (excluding any time on hold for the RFI).

While the RMA timeframe for notifying also applies to limited notification, in the first instance, if we consider there are affected parties, but public notification isn't necessary, then we'd likely request written approvals and the application would be placed on hold under s88E until written approvals are received, changes are made to the proposal so we'd no longer consider anyone affected, or the Applicant advised written approvals couldn't be obtained. If written approvals couldn't be obtained, we'd then proceed to limited notification.

Cheers

Marnie Rydon

Contractor to Kāpiti Coast District Council

Kāpiti Coast District Council

www.kapiticoast.govt.nz

From: James Jefferson <James.Jefferson@kapiticoast.govt.nz>

Sent: Friday, August 9, 2024 10:48 AM

To: Eloise Carstens <Eloise.Carstens@kapiticoast.govt.nz>; Laura Willoughby <Laura.Willoughby@kapiticoast.govt.nz>; [REDACTED]

Cc: Marnie Rydon [REDACTED]; Beth Robertson <[REDACTED]>

Subject: RE: Mansell subdivision

Good morning team

I note that Eloise is away today, but did you land on a wee update that I could provide to Councillors before close of business today, given the interest that is coming in from some parts of community.

I'm keen to just provide the Councillors with reassurance as to current state of play and next steps.

Could I ask for a summary along the lines of;

Looks more than I'm looking for, just a few lines on each, wanting to manage expectation and help Councillors understand process.

Is 4pm doable ? Happy if Marnie takes the lead, give me a call Marnie if that helps, Eloise and possible Laura away today.

s7(2)(f)(i)

James Jefferson

Group Manager Regulatory and Environment

From: Eloise Carstens <Eloise.Carstens@kapiticoast.govt.nz>

Sent: Thursday, August 8, 2024 10:22 AM

To: Laura Willoughby <Laura.Willoughby@kapiticoast.govt.nz>; James Jefferson <James.Jefferson@kapiticoast.govt.nz>

Cc: [REDACTED]; Beth Robertson <[REDACTED]>

Subject: Mansell subdivision

Hi James and Laura,

We are working on a plan for Mansell. In the meantime, just check that I am in cc and we will deal with the comments through Marnie and Amanda Y.

- Any emails to the councillors – Amanda Y will respond to and will be included in a OIR - I will save them in a separate folder for Marnie to be aware of and to look at.
- Emails that come through the RC mailbox – we will have a standard response and then save it for Marnie to be included in the interested parties folder in the application folder. Marnie will address it as necessary through the RC process.
- Any emails directly to either of you – please forward that on to me if I am not in cc.

James, Beth and I will work with Marnie to get briefing info together for the councillors.

s7(2)(f)(i)

Regards

Eloise Carstens

Manager Resource Consents and Compliance


Te Kaiarahi Whakaaetanga Rawa Taiao

Tel 04 296 5488

Mobile 027 260 3548



Find us on
Facebook

From: 
Sent time: 08/09/2024 04:29:57 PM
To: Councillor Nigel Wilson <nigel.wilson@kapiticoast.govt.nz>
Subject: Otaihanga Development - Special Circumstances.
Attachments: image001.png

Dear Councillor Nigel Wilson,

My email today is regarding the important issue of housing in Kapiti, particularly focusing on the application submitted by the Mansell Family. They have recently put forward extensive plans for the development of 253 homes, which notably include three three-storey residences located in Otaihanga.

I wish to make it very clear that my thoughts are **not** driven by a “not in my backyard” mentality. Like many others, I am genuinely concerned about the growing lack of affordable housing options in Kapiti and New Zealand. I have adult children who are actively seeking to purchase their own homes, just as many of my friends' children are doing the same. Additionally, I have friends who are living with disabilities and are reliant on supported living social payments, which makes their rental situations particularly challenging.

What troubles me is that the council engaged independent consultants Andrew Banks and Katie Maxwell to examine the Mansell Family's submission under Plan Change 2 (Intensification), and they concluded **that all of Otaihanga required a Structural Plan Change**.

https://www.kapiticoast.govt.nz/media/ydmhcz1o/pc2_councilreply_katiemaxwell.pdf

*(25) The submitter requested the rezoning of their site from Rural Lifestyle to General Residential Zone. As indicated in my original recommendation, **the site is sufficiently large or complex enough to require a structure planned approach**. There was some confusion over whether the site itself is big enough to warrant a structure planned approach. I would like to clarify this point (as was done at the hearing), **that it is not the site alone which requires a structure plan but rather the wider area surrounding (and including) the site which I consider requires a structure plan**. The Mansell's site presents a key connection point into this area from the existing urban environment, and it is important the area be considered comprehensively prior to development occurring.*

As you are aware, KCDC conducted a vote and decided with a result of 8 to 10 to reject the Mansell family's submission under PC2. However, this decision was ultimately overruled at the government level.

<https://www.kapiticoast.govt.nz/media/v3xftxar/cor5361-ihp-recommendation.pdf>

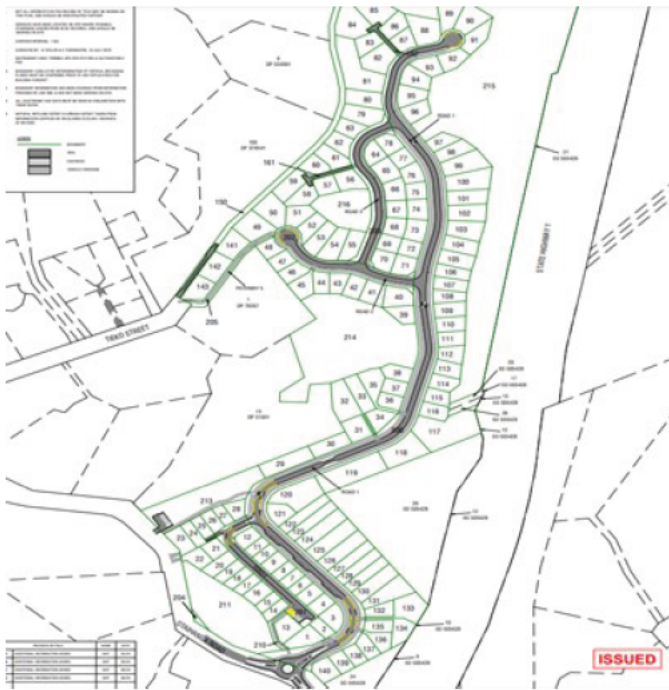
This situation prompts us to think critically about the purpose of having a local decision-making process if our elected representatives can simply be overridden by decisions made at the government level. But that topic is a totally different issue altogether! I can imagine it is a frustrating one for all of you involved.

The current application from the Mansell Family, which falls under the General Residential category, is presently not being publicly notified. However, I respectfully request that you review this application with consideration of the aforementioned history as a case of **"Special Circumstances,"** which, in my opinion, does indeed warrant the public notification of the application.

The application itself comprises over 1,400 pages in total, and it can be downloaded from <https://otaihanga.com/> I particularly wish to draw your attention to page 19, where there is a sketch illustrating a potential dwelling that may be constructed on the smallest and narrowest site section, specifically lot 27, which measures 298 square meters. For further details regarding lot sizes, please refer to page 126.

Additionally, the application specifies on page 19 *“It is proposed to restrict the number of dwellings on Lots 31 – 116, 141 – 143, 214 and 215 to a single dwelling per lot. The existing dwelling at No. 155 Otaihanga Road will be removed. The development, therefore, will enable up to 253 dwellings to be constructed”*.

I will now refer you to the relevant maps. I have included one below for your convenience.



Page 700 appears to be the most useful map to consult in this instance. Please take a moment to locate lots 1-30 and lots 117-140 on the map, these lots are situated along the road frontage of Otaihangā Road. It is important to note that these lots are not designated to accommodate single dwellings per lot. Instead, they are planned for the potential development of up to three three-storey dwellings which is going to change the character of Otaihangā forever.

Nowhere in the application is there a detailed sketch or visual representation depicting what these dwellings may ultimately look like, nor is there any comprehensive information regarding the specific locations where car parks are designated to be placed. Imagine if the developer considered designing affordable homes like <https://brooksfield.co.nz/why-brooksfield/>. Additionally, as there are currently no public transport options such as buses or trains in close proximity to the proposed development, this effectively makes it a drive-everywhere type of development. I will bring to your attention the important topics of parking, traffic, carbon emissions, and public transport in a separate email for further discussion.

I was heartened while watching your recent council meeting (as I did my ironing, a task that is often considered the most boring job ever!). The issues surrounding social housing, as well as emergency and transitional housing which affects us all significantly as a community. I have been closely following Finland's innovative approach to this pressing problem, which seems both practical and sensible. <https://oecdscope.blog/2021/12/13/finlands-zero-homeless-strategy-lessons-from-a-success-story/> <https://www.youtube.com/watch?v=DPh4PN8e0ds&t=5s> I understand that this solution is more of a government-led initiative rather than one devised directly by the council.

In the KCDC housing strategy meeting, you noted that there is a critical need for more 1-2 bedroom homes. I acknowledge that Plan Change 2 Intensification was designed to encourage new housing development near city centres and public transport. However, it is important to consider that Otaihangā currently lacks public transport options. This absence will undoubtedly create an extra burden for those individuals and families who will be living in any future developments in the area.

I respectfully ask that the councillors and the Kāpiti Coast District Council staff take the time to look very carefully at the Mansell Family application. It is my belief that this application should be treated as a Special Circumstances application, given its unique context. I encourage you to be prudent in the areas where restricted discretionary approval is required. It is essential to make well-informed and thoughtful planning decisions for Otaihangā that will ultimately benefit all of Kāpiti and its community.

Thank you

From: Councillor Nigel Wilson <nigel.wilson@kapiticoast.govt.nz>
Sent time: 08/09/2024 07:29:09 PM
To: [REDACTED]
Subject: Re: Otaihanga Development - Special Circumstances.
Attachments: image001.png

Hi [REDACTED]

Thank you for the detailed information. It is pleasing to note that some positive outcomes result from our meetings (your ironing getting done).

Leaving aside this particular development, I have to say for me it has been a repeated mantra that significant developments should be able to demonstrate how the development will be serviced in its needs for health, education, recreation, and public transport needs.

I am aware that council processes are driven by statute and there are rules for all parties. However I am of the view that no existing community should be more than marginally negatively affected by new developments that place undue burden on amenities and services which are already beyond capacity.

The drive to create more, and affordable, housing is laudable. It is also important, in my view, that such housing will meet all of the infrastructure needs of those to be housed there.

As you may be aware, I voted against Plan Change 2 which is already causing many significant issues throughout Kapiti.

Cheers
Nigel

Nigel Wilson
Ph: 021 2843339
E: Nigel.wilson@kapiticoast.govt.nz
Waikanae Ward Councillor
Kapiti Coast District Council

From: [REDACTED]
Sent: Friday, August 9, 2024 4:29:57 PM
To: Councillor Nigel Wilson <Nigel.Wilson@kapiticoast.govt.nz>
Subject: Otaihanga Development - Special Circumstances.

Dear Councillor Nigel Wilson,

My email today is regarding the important issue of housing in Kapiti, particularly focusing on the application submitted by the Mansell Family. They have recently put forward extensive plans for the development of 253 homes, which notably include three three-storey residences located in Otaihanga.

I wish to make it very clear that my thoughts are **not** driven by a "not in my backyard" mentality. Like many others, I am genuinely concerned about the growing lack of affordable housing options in Kapiti and New Zealand. I have adult children who are actively seeking to purchase their own homes, just as many of my friends' children are doing the same. Additionally, I have friends who are living with disabilities and are reliant on supported living social payments, which makes their rental situations particularly challenging.

What troubles me is that the council engaged independent consultants [REDACTED] and [REDACTED] to examine the Mansell Family's submission under Plan Change 2 (Intensification), and they concluded **that all of Otaihanga required a Structural Plan Change.**

[https://www.kapiticoast.govt.nz/media/ydmhcz1o/pc2_councilreply\[REDACTED\].pdf](https://www.kapiticoast.govt.nz/media/ydmhcz1o/pc2_councilreply[REDACTED].pdf)

*(25) The submitter requested the rezoning of their site from Rural Lifestyle to General Residential Zone. As indicated in my original recommendation, **the site is sufficiently large or complex enough to require a structure planned approach.** There was some confusion over whether the site itself is big enough to warrant a structure planned approach. I would like to clarify this point (as was done at the hearing), **that it is not the site alone which requires a structure plan but rather the wider area surrounding (and including) the site which I consider requires a structure plan.** The Mansell's site presents a key connection point into this area from the existing urban environment, and it is important the*

area be considered comprehensively prior to development occurring.

As you are aware, KCDC conducted a vote and decided with a result of 8 to 10 to reject the Mansell family's submission under PC2. However, this decision was ultimately overruled at the government level.

<https://www.kapiticoast.govt.nz/media/v3xftxar/cor5361-ihp-recommendation.pdf>

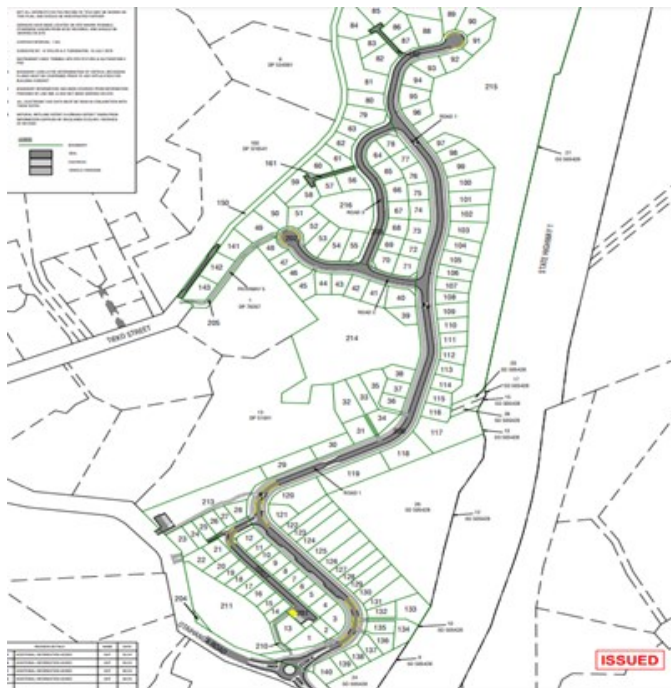
This situation prompts us to think critically about the purpose of having a local decision-making process if our elected representatives can simply be overridden by decisions made at the government level. But that topic is a totally different issue altogether! I can imagine it is a frustrating one for all of you involved.

The current application from the Mansell Family, which falls under the General Residential category, is presently not being publicly notified. However, I respectfully request that you review this application with consideration of the aforementioned history as a case of "**Special Circumstances**," which, in my opinion, does indeed warrant the public notification of the application.

The application itself comprises over 1,400 pages in total, and it can be downloaded from <https://otaihanga.com/> I particularly wish to draw your attention to page 19, where there is a sketch illustrating a potential dwelling that may be constructed on the smallest and narrowest site section, specifically lot 27, which measures 298 square meters. For further details regarding lot sizes, please refer to page 126.

Additionally, the application specifies on page 19 *"It is proposed to restrict the number of dwellings on Lots 31 – 116, 141 – 143, 214 and 215 to a single dwelling per lot. The existing dwelling at No. 155 Otaihanga Road will be removed. The development, therefore, will enable up to 253 dwellings to be constructed"*.

I will now refer you to the relevant maps. I have included one below for your convenience.



Page 700 appears to be the most useful map to consult in this instance. Please take a moment to locate lots 1-30 and lots 117-140 on the map, these lots are situated along the road frontage of Otaihanga Road. It is important to note that these lots are not designated to accommodate single dwellings per lot. Instead, they are planned for the potential development of up to three three-storey dwellings which is going to change the character of Otaihanga forever.

Nowhere in the application is there a detailed sketch or visual representation depicting what these dwellings may ultimately look like, nor is there any comprehensive information regarding the specific locations where car parks are designated to be placed. Imagine if the developer considered designing affordable homes like <https://brooksfeld.co.nz/why-brooksfeld/> Additionally, as there are currently no public transport options such as buses or trains in close proximity to the proposed development, this effectively makes it a drive-everywhere type of development. I will bring to your attention the important topics of parking, traffic, carbon emissions, and public transport in a separate email for further discussion.

I was heartened while watching your recent council meeting (as I did my ironing, a task that is often considered the most boring job ever!). The issues surrounding social housing, as well as emergency and transitional housing which affects us all significantly as a community. I have been closely following Finland's innovative approach to this pressing problem, which seems both practical and sensible. <https://oecdecoscope.blog/2021/12/13/finlands-zero-homeless-strategy-lessons-from-a-success-story/> <https://www.youtube.com/watch?v=DPh4PN8e0ds&t=5s> I understand that this solution is more of a government-led initiative rather than one devised directly by the council.

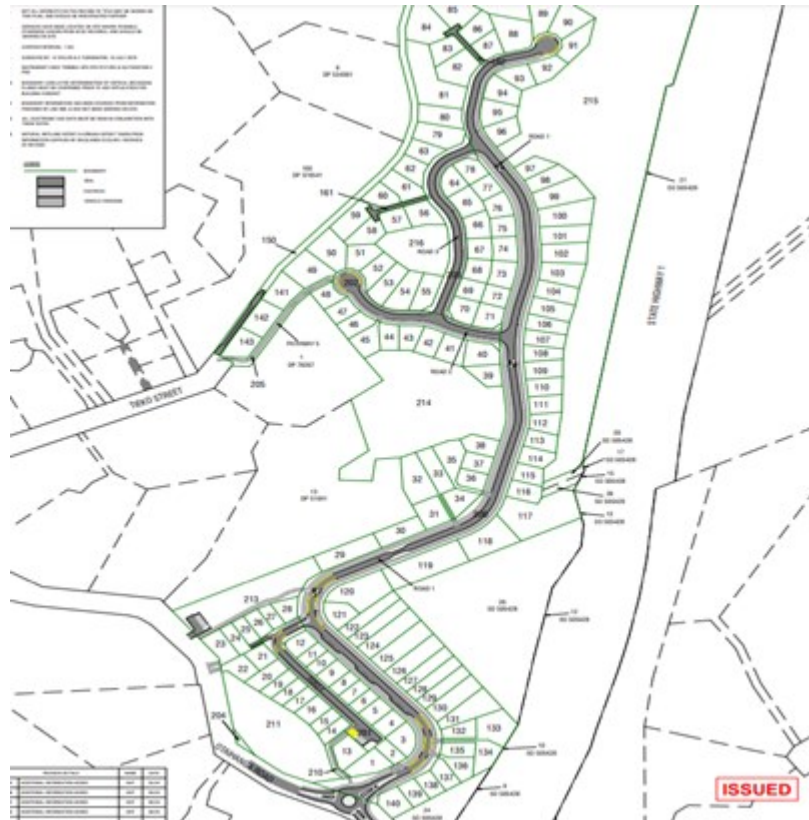
In the KCDC housing strategy meeting, you noted that there is a critical need for more 1-2 bedroom homes. I acknowledge that Plan Change 2 Intensification was designed to encourage new housing development near city centres and public transport. However, it is important to consider that Otaihanga currently lacks public transport options. This absence will undoubtedly create

an extra burden for those individuals and families who will be living in any future developments in the area.

I respectfully ask that the councillors and the Kāpiti Coast District Council staff take the time to look very carefully at the Mansell Family application. It is my belief that this application should be treated as a Special Circumstances application, given its unique context. I encourage you to be prudent in the areas where restricted discretionary approval is required. It is essential to make well-informed and thoughtful planning decisions for Otaihanga that will ultimately benefit all of Kapiti and its community.

Thank you





From: Community Board Member Jackie Elliott <jackie.elliott@kapiticoast.govt.nz>
Sent time: 08/11/2024 06:47:44 PM
To: [REDACTED]
Subject: Re: Otaihanga Development - Special Circumstances.
Attachments: image001.png

Dear [REDACTED]

Thank you for your email and for your interest in this development and the (everchanging) processes under which consent is being sort.

It concerns me that this development is being proposed in the flood prone course of the Otaihanga river, which has flooded across this land twice in the 6 years my own family members have owned two properties in Otaihanga.

As an RMA hearings commissioner I continue to take an interest in this development from that point of view also.

Nga mihi Nui

Jackie Elliott

Otaki Community Board
Zone 4 Representative CBEC
RMA Hearings Commissioner

Email: Jackie.elliott@kapiticoast.govt.nz Ph: 021 0452762

From: [REDACTED]
Sent: Friday, August 9, 2024 8:43:46 PM
To: Community Board Member Jackie Elliott <Jackie.Elliott@kapiticoast.govt.nz>
Subject: Otaihanga Development - Special Circumstances.

Dear Jackie Elliott

My email today is regarding the important issue of housing in Kapiti, particularly focusing on the application submitted by the Mansell Family. They have recently put forward extensive plans for the development of 253 homes, which notably include three three-storey residences located in Otaihanga.

I wish to make it very clear that my thoughts are **not** driven by a "not in my backyard" mentality. Like many others, I am genuinely concerned about the growing lack of affordable housing options in Kapiti and New Zealand. I have adult children who are actively seeking to purchase their own homes, just as many of my friends' children are doing the same. Additionally, I have friends who are living with disabilities and are reliant on supported living social payments, which makes their rental situations particularly challenging.

What troubles me is that the council engaged independent consultants Andrew Banks and Katie Maxwell to examine the Mansell Family's submission under Plan Change 2 (Intensification), and they concluded **that all of Otaihanga required a Structural Plan Change.**

[https://www.kapiticoast.govt.nz/media/ydmhcz1o/pc2_councilreply\[REDACTED\].pdf](https://www.kapiticoast.govt.nz/media/ydmhcz1o/pc2_councilreply[REDACTED].pdf)

*(25) The submitter requested the rezoning of their site from Rural Lifestyle to General Residential Zone. As indicated in my original recommendation, **the site is sufficiently large or complex enough to require a structure planned approach.** There was some confusion over whether the site itself is big enough to warrant a structure planned approach. I would like to clarify this point (as was done at the hearing), **that it is not the site alone which requires a structure plan but rather the wider area surrounding (and including) the site which I consider requires a structure plan.** The Mansell's site presents a key connection point into this area from the existing urban environment, and it is important the area be considered comprehensively prior to development occurring.*

As you may be aware, KCDC conducted a vote and decided with a result of 8 to 10 to reject the Mansell family's submission under PC2. However, this decision was ultimately overruled at the government level.

<https://www.kapiticoast.govt.nz/media/v3xftxar/cor5361-ihp-recommendation.pdf>

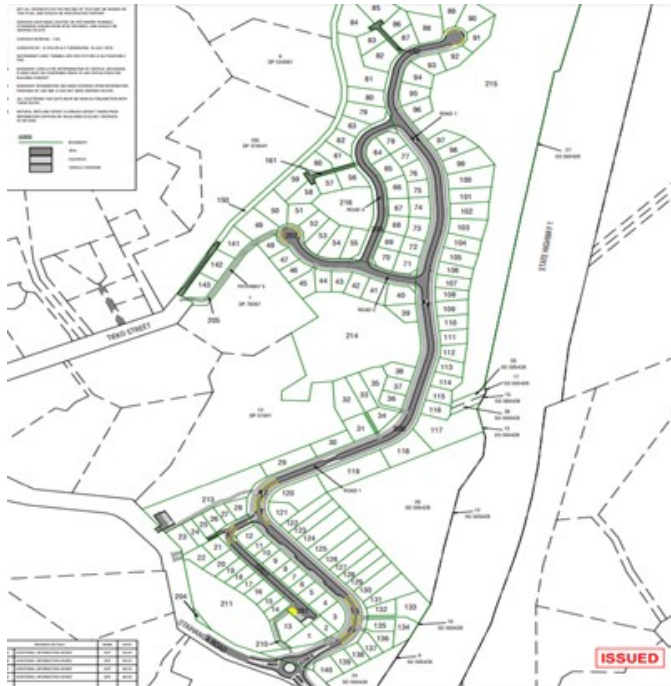
This situation prompts us to think critically about the purpose of having a local decision-making process if our elected representatives can simply be overridden by decisions made at the government level. But that topic is a totally different issue altogether! I can imagine it is a frustrating one for all of you involved.

The current application from the Mansell Family, which falls under the General Residential category, is presently not being publicly notified. However, I respectfully request that you review this application with consideration of the aforementioned history as a case of "**Special Circumstances**," which, in my opinion, does indeed warrant the public notification of the application.

The application itself comprises over 1,400 pages in total, and it can be downloaded from <https://otaihanga.com/> I particularly wish to draw your attention to page 19, where there is a sketch illustrating a potential dwelling that may be constructed on the smallest and narrowest site section, specifically lot 27, which measures 298 square meters. For further details regarding lot sizes, please refer to page 126.

Additionally, the application specifies on page 19 *"It is proposed to restrict the number of dwellings on Lots 31 – 116, 141 – 143, 214 and 215 to a single dwelling per lot. The existing dwelling at No. 155 Otaihanga Road will be removed. The development, therefore, will enable up to 253 dwellings to be constructed"*.

I will now refer you to the relevant maps. I have included one below for your convenience.



Page 700 appears to be the most useful map to consult in this instance. Please take a moment to locate lots 1-30 and lots 117-140 on the map, these lots are situated along the road frontage of Otaihanga Road. It is important to note that these lots are not designated to accommodate single dwellings per lot. Instead, they are planned for the potential development of up to three three-storey dwellings which is going to change the character of Otaihanga forever.

Nowhere in the application is there a detailed sketch or visual representation depicting what these dwellings may ultimately look like, nor is there any comprehensive information regarding the specific locations where car parks are designated to be placed. Imagine if the developer considered designing affordable homes like <https://brooksfield.co.nz/why-brooksfield/> Additionally, as there are currently no public transport options such as buses or trains in close proximity to the proposed development, this effectively makes it a drive-everywhere type of development. I will bring to your attention the important topics of parking, traffic, carbon emissions, and public transport in a separate email for further discussion.

I was heartened while watching your recent council meeting (as I did my ironing, a task that is often considered the most boring job ever!). The issues surrounding social housing, as well as emergency and transitional housing which affects us all significantly as a community. I have been closely following Finland's innovative approach to this pressing problem, which seems both practical and sensible. <https://oecdecoscope.blog/2021/12/13/finlands-zero-homeless-strategy-lessons-from-a-success-story/> <https://www.youtube.com/watch?v=DPh4PN8e0ds&t=5s> I understand that this solution is more of a government-led initiative rather than one devised directly by the council.

In the KCDC housing strategy meeting, you noted that there is a critical need for more 1-2 bedroom homes. I acknowledge that Plan Change 2 Intensification was designed to encourage new housing development near city centres and public transport. However, it is important to consider that Otaihanga currently lacks public transport options. This absence will undoubtedly create an extra burden for those individuals and families who will be living in any future developments in the area.

I respectfully ask that the Councillors, Community Board members and the Kāpiti Coast District Council staff to take the time to look very carefully at the Mansell Family application. It is my belief that this application should be treated as a Special Circumstances application, given its unique context. I encourage you to be prudent in the areas where restricted discretionary approval is required. It is essential to make well-informed and thoughtful planning decisions for Otaihanga that will ultimately benefit all of Kapiti and its community.

Thank you

From: Community Board Member Guy Burns <Guy.Burns@kapiticoast.govt.nz>
Sent time: 08/12/2024 09:11:10 AM
To: [REDACTED]
Subject: Re: Otaihanga Development - Special Circumstances.
Attachments: image001.png

Dear [REDACTED]

I am following this topic closely as many in the community are concerned. We need more housing and I hope such a development will contribute to housing stock. Your concerns regarding some of the section sizing are valid and I will follow up.

Thank you
Guy Burns

Guy Burns
Paraparaumu Community Board

From: [REDACTED]
Sent: Friday, August 9, 2024 8:48:15 PM
To: Community Board Member Guy Burns <Guy.Burns@kapiticoast.govt.nz>
Subject: Otaihanga Development - Special Circumstances.

Dear Guy Burns

My email today is regarding the important issue of housing in Kapiti, particularly focusing on the application submitted by the Mansell Family. They have recently put forward extensive plans for the development of 253 homes, which notably include three three-storey residences located in Otaihanga.

I wish to make it very clear that my thoughts are **not** driven by a “not in my backyard” mentality. Like many others, I am genuinely concerned about the growing lack of affordable housing options in Kapiti and New Zealand. I have adult children who are actively seeking to purchase their own homes, just as many of my friends' children are doing the same. Additionally, I have friends who are living with disabilities and are reliant on supported living social payments, which makes their rental situations particularly challenging.

What troubles me is that the council engaged independent consultants [REDACTED] and [REDACTED] to examine the Mansell Family's submission under Plan Change 2 (Intensification), and they concluded **that all of Otaihanga required a Structural Plan Change**.

[https://www.kapiticoast.govt.nz/media/ydmhcz1o/pc2_councilreply_\[REDACTED\].pdf](https://www.kapiticoast.govt.nz/media/ydmhcz1o/pc2_councilreply_[REDACTED].pdf)

*(25) The submitter requested the rezoning of their site from Rural Lifestyle to General Residential Zone. As indicated in my original recommendation, **the site is sufficiently large or complex enough to require a structure planned approach**. There was some confusion over whether the site itself is big enough to warrant a structure planned approach. I would like to clarify this point (as was done at the hearing), **that it is not the site alone which requires a structure plan but rather the wider area surrounding (and including) the site which I consider requires a structure plan**. The Mansell's site presents a key connection point into this area from the existing urban environment, and it is important the area be considered comprehensively prior to development occurring.*

As you may be aware, KCDC conducted a vote and decided with a result of 8 to 10 to reject the Mansell family's submission under PC2. However, this decision was ultimately overruled at the government level.

<https://www.kapiticoast.govt.nz/media/v3xftxar/cor5361-ihp-recommendation.pdf>

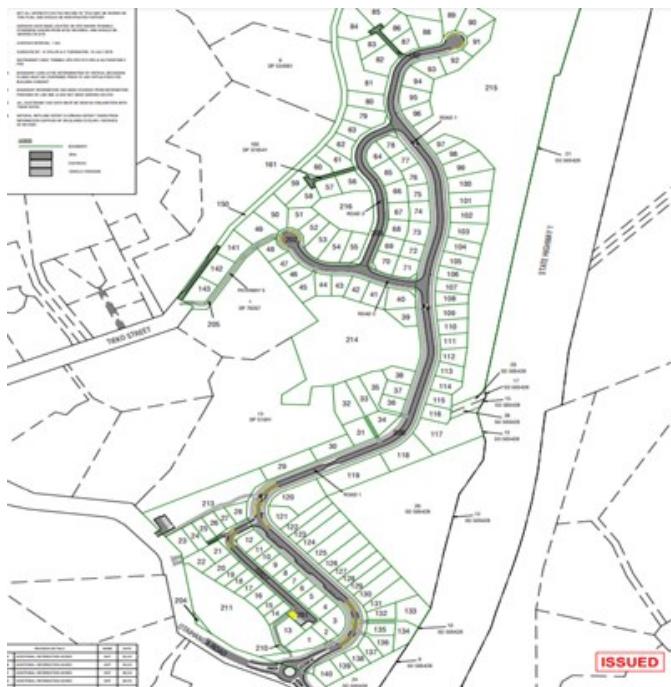
This situation prompts us to think critically about the purpose of having a local decision-making process if our elected representatives can simply be overridden by decisions made at the government level. But that topic is a totally different issue altogether! I can imagine it is a frustrating one for all of you involved.

The current application from the Mansell Family, which falls under the General Residential category, is presently not being publicly notified. However, I respectfully request that you review this application with consideration of the aforementioned history as a case of **"Special Circumstances,"** which, in my opinion, does indeed warrant the public notification of the application.

The application itself comprises over 1,400 pages in total, and it can be downloaded from <https://otaihanga.com/> I particularly wish to draw your attention to page 19, where there is a sketch illustrating a potential dwelling that may be constructed on the smallest and narrowest site section, specifically lot 27, which measures 298 square meters. For further details regarding lot sizes, please refer to page 126.

Additionally, the application specifies on page 19 *“It is proposed to restrict the number of dwellings on Lots 31 – 116, 141 – 143, 214 and 215 to a single dwelling per lot. The existing dwelling at No. 155 Otaihanga Road will be removed. The development, therefore, will enable up to 253 dwellings to be constructed”*.

I will now refer you to the relevant maps. I have included one below for your convenience.



Page 700 appears to be the most useful map to consult in this instance. Please take a moment to locate lots 1-30 and lots 117-140 on the map, these lots are situated along the road frontage of Otaihangā Road. It is important to note that these lots are not designated to accommodate single dwellings per lot. Instead, they are planned for the potential development of up to three three-storey dwellings which is going to change the character of Otaihangā forever.

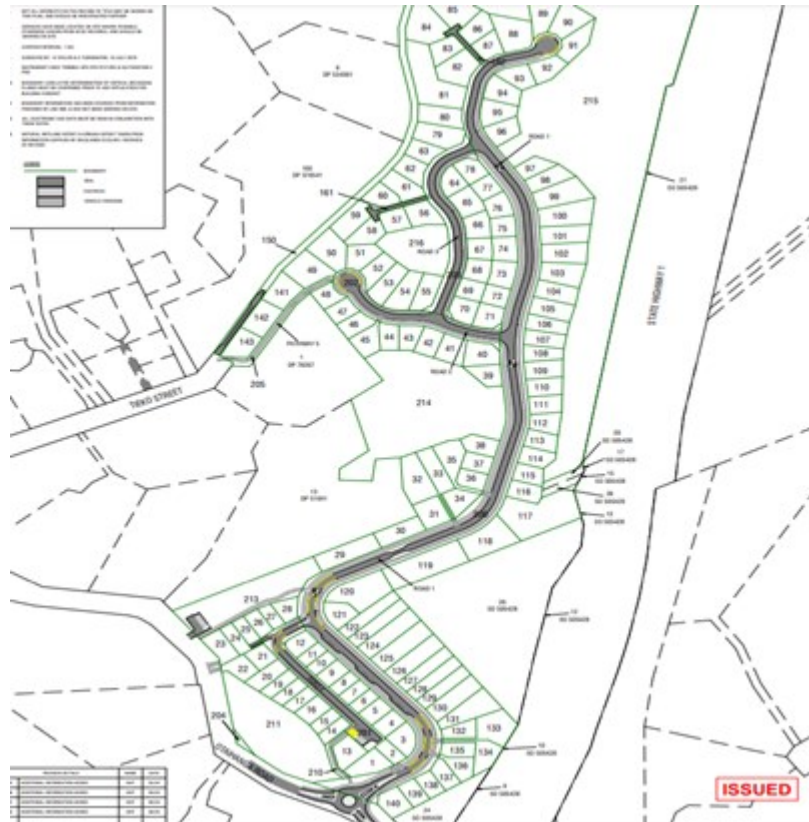
Nowhere in the application is there a detailed sketch or visual representation depicting what these dwellings may ultimately look like, nor is there any comprehensive information regarding the specific locations where car parks are designated to be placed. Imagine if the developer considered designing affordable homes like <https://brooksfield.co.nz/why-brooksfield/> Additionally, as there are currently no public transport options such as buses or trains in close proximity to the proposed development, this effectively makes it a drive-everywhere type of development. I will bring to your attention the important topics of parking, traffic, carbon emissions, and public transport in a separate email for further discussion.

I was heartened while watching your recent council meeting (as I did my ironing, a task that is often considered the most boring job ever!). The issues surrounding social housing, as well as emergency and transitional housing which affects us all significantly as a community. I have been closely following Finland's innovative approach to this pressing problem, which seems both practical and sensible. <https://oecdecoscope.blog/2021/12/13/finlands-zero-homeless-strategy-lessons-from-a-success-story/> <https://www.youtube.com/watch?v=DPh4PN8e0ds&t=5s> I understand that this solution is more of a government-led initiative rather than one devised directly by the council.

In the KCDC housing strategy meeting, you noted that there is a critical need for more 1-2 bedroom homes. I acknowledge that Plan Change 2 Intensification was designed to encourage new housing development near city centres and public transport. However, it is important to consider that Otaihangā currently lacks public transport options. This absence will undoubtedly create an extra burden for those individuals and families who will be living in any future developments in the area.

I respectfully ask that the Councillors, Community Board members and the Kāpiti Coast District Council staff to take the time to look very carefully at the Mansell Family application. It is my belief that this application should be treated as a Special Circumstances application, given its unique context. I encourage you to be prudent in the areas where restricted discretionary approval is required. It is essential to make well-informed and thoughtful planning decisions for Otaihangā that will ultimately benefit all of Kāpiti and its community.

Thank you



From: s7(2)(a)
Sent time: 08/12/2024 04:24:55 PM
To: Mayor Janet Holborow <janet.holborow@kapiticoast.govt.nz>; Darren Edwards <Darren.Edwards@kapiticoast.govt.nz>
Subject: Proposed intensive housing development Otaihanga

to whom it may concern: re Otaihanga proposed housing development. August 12. 2024

I am disgusted that one wealthy family can dictate their rules to the council who are the elected representatives of this community and who, it seems, are ignoring the people who live in this small semi-rural area. Who does this Mansell man think he is that he can come and destroy people's peace in an area we chose to live to be away from the hustle and bustle of a busy town. Why did Mansell not want a public consultation? My guess is that he knew what the reaction will be and seems to think he has the right to make that decision because he has put himself on a pedestal and that money 'maketh the man'. He is nothing but an oligarch. We are supposedly living in a democracy where the people have a say about what goes on in their community and the elected members of council are there to support them in their decisions.

Also, I find it a ridiculously nonsensical situation where the council is propounding the unproven narrative of climate change and rising sea levels where managed retreat is a 'highly likely' scenario, yet on the other hand are issuing numerous consents for more high-density intensive housing. It is insanity. All I can imagine is that the councillors are blinded by the huge \$\$\$\$ signs flashing in front of their eyes, Who is going to be paying for the extensive infrastructure that would need to take place? Much of this area is swamp and will require huge drainage works. Another cost imposed upon the hapless ratepayers no doubt. Are you aware that my rates over the past 7 years have increased from \$285 a quarter to now \$1090 a quarter? That is a 285% increase.

You all work for a corporation which is a legal fiction you and are controlled by puppetmasters following the narrative without doing your own proper research and instead paying some overseas company \$millions to do it for you. How many of you have got the courage to stand up against this and say 'enough is enough', after all, you are community members as well and these decisions also impact your families now and in the future. Your tenure is not secure and decisions like this will not go down well with the rate payers and landowners in the area.

I have no issue with several 5 or 10 hectare properties in the area, let us maintain our semi rural life style that we so enjoy without road congestion increasing considerably, noise pollution and disruption to the native birds and creatures that live near the river.

I am

s7(2)(a)

s7(2)(a)

Sent time: 08/12/2024 07:39:04 PM

To: Councillor Nigel Wilson <nigel.wilson@kapiticoast.govt.nz>; Eloise Carstens <eloise.carstens@kapiticoast.govt.nz>; James Jefferson <James.Jefferson@kapiticoast.govt.nz>; Darren Edwards <Darren.Edwards@kapiticoast.govt.nz>; Councillor Glen Cooper <Glen.Cooper@Kapiticoast.govt.nz>; Councillor Martin Halliday <Martin.Halliday@kapiticoast.govt.nz>; Councillor Sophie Handford <Sophie.Handford@kapiticoast.govt.nz>; Deputy Mayor Lawrence Kirby <Lawrence.Kirby@kapiticoast.govt.nz>; Councillor Rob Kofoed <rob.kofoed@kapiticoast.govt.nz>; Councillor Liz Koh <Liz.Koh@kapiticoast.govt.nz>; Councillor Jocelyn Prvanov <jocelyn.prvanov@kapiticoast.govt.nz>; Councillor Kathy Spiers <kathy.spiers@kapiticoast.govt.nz>; Councillor Shelly Warwick <Shelly.Warwick@kapiticoast.govt.nz>; Councillor Nigel Wilson <nigel.wilson@kapiticoast.govt.nz>; Mayor Janet Holborow <janet.holborow@kapiticoast.govt.nz>

s7(2)(a)

Cc:

Subject: Mansell Otaihanga Development

Dear Councillors, I am writing with concern to the Otaihanga development site. I require a response before 14 August deadline

We are owners of s7(2)(a), and the proposed development will severely impact us, s7(2)(a)
Our primary concerns were, and remain:

- Noise
- Dust
- Traffic on Tieko St- which will not cope with the additional traffic during construction, nor with an additional
- Light pollution
- Impact on existing infrastructure
- Environmental concerns for native animals and bio-diversity.

There has been a total lack of notification and concerns regarding compliance with regulations related to the Mansell Family application.

We raised our concerns in our submission to KCDC in November 2020. KCDC also opposed the sub-division and a democratic hearing process was overturned by a murky Ministerial intervention- Kelvin Davies- ex Labour MP. We raised this issue with our Mayor Janet Holborow, as well as our MP -Tim Costley, who replied that the process was all above board. We strongly disagree.

This Application is being fast-tracked without any affected - parties consultation or addressing any of our very real concerns. All persons that provided original submissions in Nov 2020 have still not been consulted with nor have their concerns raised, been adequately addressed.

We strongly encourage KCDC to have the Application designated as Publicly Notified. Our reasons are thus:

The reasons for the appeal are:

- The proposal undermines the integrity of the District Plan
- The proposal is contrary to key objectives and policies of the district plan for managing those effects
- The Application will give rise to significant adverse effects on character, amenity and privacy as experienced from 35 Tieko Street
- The conditions are insufficient to avoid, remedy or mitigate those adverse effects
- Those adverse effects will be more than minor

We seek :

- **Official Information Request: we seek more information on**
 - information about the development and critical infrastructure - such as sewage, drainage, street lighting, cycleways, and foot paths along Tieko St,
 - Any proposed improvements or alterations on Tieko St, Intersection of Tieko and Otaihanga Rd, and the proposed Round-about on Ratanui
 - How are these been funded- what are KCDC ratepayers (council) funding.
- That the application process is revised and be publicly notified.
- That that originally made submissions are directly consulted as a group:
- Namely
 - s7(2)(a)
 -
 -
 -
 -
 -
 -
 -

◦ s7(2)(a)

◦

◦

◦

◦

I look forward to your prompt response before 14 August 2024. This whole thing is being fast- tracked without proper consultation with affected parties.

Your sincerely



From: Community Board Member Jackie Elliott <jackie.elliott@kapiticoast.govt.nz>
Sent time: 08/12/2024 10:32:57 PM
To: [REDACTED]
Subject: Re: Otaihangā Development - Special Circumstances.
Attachments: image001.png

Good evening [REDACTED],

*Please note, as decision makers we rely on this expert evidence to inform us of matters we are not expert in, so my language is very 'every day', to be understood, and deliberately not too technical. I apologise in advance for not having read the full applications and associated section 42a report, so this is very 'face value'.

My (brief) comments are, from experience living 400 metres distance and at the same level as the expressway in a property with a boundary of significant 70 year old trees (Native evergreens and exotic deciduous) that traffic noise is effectively buffered by the full foliage of the trees during the summer months, and a noticeable buffer is reduced with annual leaf fall.

Removal of the boundary trees will have a significant effect on the noise levels of vehicles, so I would be asking the question - Was the noise level testing carried out prior to the trees being removed? It appears it was carried out after the tree removal so the environment that testing was carried out in has not been significantly altered and the test results pass that test and remain valid evidence for me to consider that has not been changed by tree removal. Had the testing been carried out before tree removal I would be requesting a new set of testing be submitted as evidence.

I note that noise level testing time periods, give dates of testing and the time period of testing, but not the specific test times, (sorry I realise this may be tabled inside the report). As a decision maker, I would be checking that testing is fairly carried out across multiple 24 hr periods to include nighttime and ask for wind condition records as this is also an important factor in noise level change.

I would be looking for that wind condition information in the expert evidence, and if not provided, make the request to the hearings panel and chair for an additional report on it to be carried out and submitted as part of the evidence bundle in pre-hearing conferencing, knowing this may cause a re-scheduling of the hearing date.

I am still considering your question on whether the levels for rural or residential would apply, and am leaning towards the need for further noise mitigation structures for a residential area given the obvious change of land use.

As noted in the section of the Mackays to Peka Peka application provided, Zone 1, Zone 2, the installing of a 2 metre uncapped barrier on the expressway would be the minimum mitigation, retrospectively installed on the expressway that I would consider. However this asset belongs to Waka Kotahi, so I would not imagine this would be an easy proposition for anyone and I expect the suggestion it form part of mitigation would be challenged by appeal.

I do know from experience that regardless of the surfaces used, these noise reducing structures do cause unusual pitch changes and wind whistling effects in the noise levels that can be disturbing for some. We have plenty of evidence of complaints about this affect from Kapiti residents in the time the M2PP has been in use.

I am unsure where the bund you mention is to be positioned or its dimensions and proposed mitigation effects. That would be useful information if indeed an earth bund is proposed by the developers or already recommended by technical experts. I feel a solid earth bund would be a more practical/ realistic noise mitigation method, and more suited to the existing environment with minimal unintended effects on the noise pitch. It should be designed to the appropriate proportions and positioning to be effective. Planting on the bund may be an option to be considered, as mitigation, if it does not cause sight line barriers for vehicles on the expressway.

On bund construction, it is important that the specifications of proposed bunds form part of the consent requirements, and that they are actually built to the exact specifications in the approved plans. We have a classic example on Kapiti Road where a previous airport owner had significant bunds and plantings planned on the southern side of the road, partially screening the big box retail area and carparking, with meandering footpaths constructed through them. The actual bunds were reduced to about 1 metre high, and gave no effective soft green edge to the infrastructure behind them. They were also considerably cheaper to form than the ones initially proposed.

I hope some of this has been helpful. Noting that it is just my personal opinion. As I am not a party to this consent process I feel comfortable to comment on the information you have supplied to me, in order to be constructive.

Nga mihi nui

Jackie Elliott

Otaki Community Board
Zone 4 Representative CBEC
RMA Hearings Commissioner

Email: Jackie.elliott@kapiticoast.govt.nz Ph: 021 0452762

From: [REDACTED]

Sent: Monday, August 12, 2024 11:10:03 AM

To: Community Board Member Jackie Elliott <Jackie.Elliott@kapiticoast.govt.nz>

Subject: Otaihanga Development - Special Circumstances.

Dear Jackie,

Thank you for your reply.

Since you are a RMA Hearings Commissioner – (What an asset to have on council!!)

When you get a moment can you please help me understand what the noise pollution means.

I am currently attempting to gain a clearer understanding of the noticeable increase in noise levels that have arisen since the Mansell Family removed their trees back in May 2024. With the trees gone, we now have a direct line of sight to the expressway, which has resulted in the loss of an effective noise barrier that was previously present. This barrier was crucial as it helped mitigate noise impacts typically found adjacent to existing residential areas along other sections of the expressway. The most significant annoyance occurs during the early morning hours, particularly from 3:00 am to 7:00 am, when truck movements along the expressway become frequent and there seems to be minimal other noise present. While noise is present throughout the day, it is especially bothersome during these early hours. This increased noise level notably affects our household, causing disrupted sleep since the removal of the trees.

Furthermore, this noise issue is likely to impact the residents of the proposed subdivision as well.

The planning for the expressway for Otaihanga was based on a rural environment Otaihanga Road area A 1.1 metre bridge barrier is considered to be practicable and could be designed to blend into the rural environment. The operation of the proposed Expressway in this currently quiet environment would result in noise level increases of between 9 and 15 decibels, a significant change. However, noise levels at all dwellings will be within Category B and therefore suitable for residential use. Source page 12 <https://www.nzta.govt.nz/assets/projects/mackays-to-peka-peka-application/docs/aec-section-19.pdf>

I would like to point out that the application RM240100, specifically Appendix H on page 702, indicates that noise levels were recorded between 10:04 am and 10:35 am, and again from 10:42 am to 11:12 am, with a statement suggesting this represents typical noise levels. I would question this assertion, as those are generally times when traffic is at its lightest. In addition, page 705 mentions that traffic noise data was collected from 11:30 am on the 5th of June 2024 to 9:00 am on the 12th of June 2024, resulting in a recorded maximum of 62 dB LAeq. Moreover, page 706 asserts that all expected 24-hour noise levels will remain below 57 dB LAeq(24hr) once the necessary bund has been installed.

With the expressway originally being based on a zoned rural environment, I am questioning whether this designation still applies, considering that this particular area has now been re-zoned to general residential and what would be reasonable regarding the dB LAeq.

Thank you

[REDACTED]

From: Community Board Member Jackie Elliott <Jackie.Elliott@kapiticoast.govt.nz>

Sent: Sunday, August 11, 2024 6:48 PM

To: [REDACTED]

Subject: Re: Otaihanga Development - Special Circumstances.

Dear [REDACTED],

Thank you for your email and for your interest in this development and the (everchanging) processes under which consent is being sort.

It concerns me that this development is being proposed in the flood prone course of the Otaihanga river, which has flooded across this land twice in the 6 years my own family members have owned two properties in Otaihanga.

As an RMA hearings commissioner I continue to take an interest in this development from that point of view also.

Nga mihi Nui

Jackie Elliott

Otaki Community Board
Zone 4 Representative CBEC
RMA Hearings Commissioner

Email: Jackie.elliott@kapiticoast.govt.nz Ph: 021 0452762

From: [REDACTED]

Sent: Friday, August 9, 2024 8:43:46 PM

To: Community Board Member Jackie Elliott <Jackie.Elliott@kapiticoast.govt.nz>

Subject: Otaihanga Development - Special Circumstances.

Dear Jackie Elliott

My email today is regarding the important issue of housing in Kapiti, particularly focusing on the application submitted by the Mansell Family. They have recently put forward extensive plans for the development of 253 homes, which notably include three three-storey residences located in Otaihanga.

I wish to make it very clear that my thoughts are **not** driven by a “not in my backyard” mentality. Like many others, I am genuinely concerned about the growing lack of affordable housing options in Kapiti and New Zealand. I have adult children who are actively seeking to purchase their own homes, just as many of my friends' children are doing the same. Additionally, I have friends who are living with disabilities and are reliant on supported living social payments, which makes their rental situations particularly challenging.

What troubles me is that the council engaged independent consultants [REDACTED] and [REDACTED] to examine the Mansell Family's submission under Plan Change 2 (Intensification), and they concluded **that all of Otaihanga required a Structural Plan Change.**

[https://www.kapiticoast.govt.nz/media/ydmhcz1o/pc2_councilreply_\[REDACTED\].pdf](https://www.kapiticoast.govt.nz/media/ydmhcz1o/pc2_councilreply_[REDACTED].pdf)

*(25) The submitter requested the rezoning of their site from Rural Lifestyle to General Residential Zone. As indicated in my original recommendation, **the site is sufficiently large or complex enough to require a structure planned approach.** There was some confusion over whether the site itself is big enough to warrant a structure planned approach. I would like to clarify this point (as was done at the hearing), **that it is not the site alone which requires a structure plan but rather the wider area surrounding (and including) the site which I consider requires a structure plan.** The Mansell's site presents a key connection point into this area from the existing urban environment, and it is important the area be considered comprehensively prior to development occurring.*

As you may be aware, KCDC conducted a vote and decided with a result of 8 to 10 to reject the Mansell family's submission under PC2. However, this decision was ultimately overruled at the government level.

<https://www.kapiticoast.govt.nz/media/v3xftxar/cor5361-ihp-recommendation.pdf>

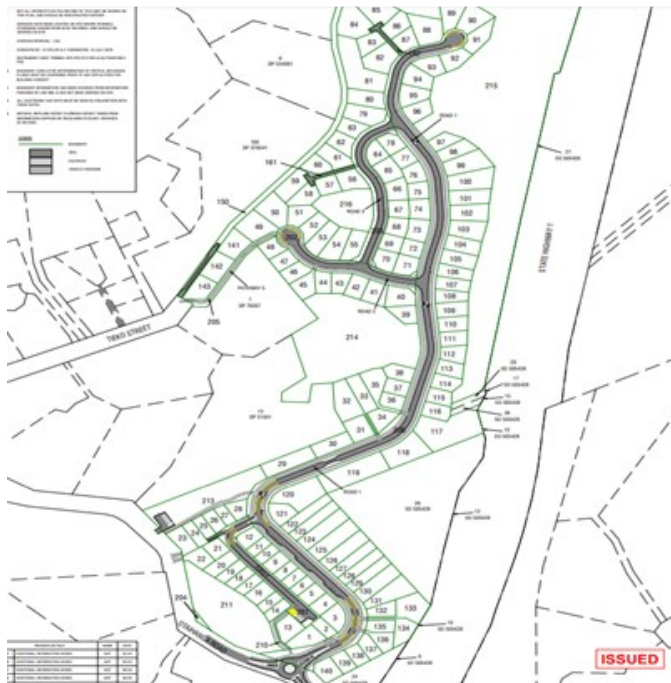
This situation prompts us to think critically about the purpose of having a local decision-making process if our elected representatives can simply be overridden by decisions made at the government level. But that topic is a totally different issue altogether! I can imagine it is a frustrating one for all of you involved.

The current application from the Mansell Family, which falls under the General Residential category, is presently not being publicly notified. However, I respectfully request that you review this application with consideration of the aforementioned history as a case of **"Special Circumstances,"** which, in my opinion, does indeed warrant the public notification of the application.

The application itself comprises over 1,400 pages in total, and it can be downloaded from <https://otaihanga.com/> I particularly wish to draw your attention to page 19, where there is a sketch illustrating a potential dwelling that may be constructed on the smallest and narrowest site section, specifically lot 27, which measures 298 square meters. For further details regarding lot sizes, please refer to page 126.

Additionally, the application specifies on page 19 *“It is proposed to restrict the number of dwellings on Lots 31 – 116, 141 – 143, 214 and 215 to a single dwelling per lot. The existing dwelling at No. 155 Otaihanga Road will be removed. The development, therefore, will enable up to 253 dwellings to be constructed”.*

I will now refer you to the relevant maps. I have included one below for your convenience.



Page 700 appears to be the most useful map to consult in this instance. Please take a moment to locate lots 1-30 and lots 117-140 on the map, these lots are situated along the road frontage of Otaihangā Road. It is important to note that these lots are not designated to accommodate single dwellings per lot. Instead, they are planned for the potential development of up to three three-storey dwellings which is going to change the character of Otaihangā forever.

Nowhere in the application is there a detailed sketch or visual representation depicting what these dwellings may ultimately look like, nor is there any comprehensive information regarding the specific locations where carparks are designated to be placed. Imagine if the developer considered designing affordable homes like <https://brooksfield.co.nz/why-brooksfield/>. Additionally, as there are currently no public transport options such as buses or trains in close proximity to the proposed development, this effectively makes it a drive-everywhere type of development. I will bring to your attention the important topics of parking, traffic, carbon emissions, and public transport in a separate email for further discussion.

I was heartened while watching your recent council meeting (as I did my ironing, a task that is often considered the most boring job ever!). The issues surrounding social housing, as well as emergency and transitional housing which affects us all significantly as a community. I have been closely following Finland's innovative approach to this pressing problem, which seems both practical and sensible. <https://oecdscope.blog/2021/12/13/finlands-zero-homeless-strategy-lessons-from-a-success-story/> <https://www.youtube.com/watch?v=DPh4PN8e0ds&t=5s> I understand that this solution is more of a government-led initiative rather than one devised directly by the council.

In the KCDC housing strategy meeting, you noted that there is a critical need for more 1-2 bedroom homes. I acknowledge that Plan Change 2 Intensification was designed to encourage new housing development near city centres and public transport. However, it is important to consider that Otaihangā currently lacks public transport options. This absence will undoubtedly create an extra burden for those individuals and families who will be living in any future developments in the area.

I respectfully ask that the Councillors, Community Board members and the Kāpiti Coast District Council staff to take the time to look very carefully at the Mansell Family application. It is my belief that this application should be treated as a Special Circumstances application, given its unique context. I encourage you to be prudent in the areas where restricted discretionary approval is required. It is essential to make well-informed and thoughtful planning decisions for Otaihangā that will ultimately benefit all of Kāpiti and its community.

Thank you

The material in this email is confidential to the individual or entity named above, and may be protected by legal privilege. If you are not the intended recipient please do not copy, use or disclose any information included in this communication without Kāpiti Coast District Council's prior permission.

From: Eloise Carstens <eloise.carstens@kapiticoast.govt.nz>
Sent time: 08/13/2024 10:53:21 AM
To: Mailbox - Information Request <informationrequest@kapiticoast.govt.nz>; Fiona Story [REDACTED]
Subject: FW: Urgent and Strong Objection to the Mansell Family Development Application

Hi [REDACTED],

Can you please check if this request made it through to you as an OIR?

Eloise Carstens
Manager Resource Consents and Compliance
Te Kaiarahi Whakaaetanga Rawa Taiao

Kāpiti Coast District Council
Tel 04 296 5488
Mobile 027 260 3548

www.kapiticoast.govt.nz

From: s7(2)(a)
Sent: Thursday, August 8, 2024 5:11 PM
To: Eloise Carstens <Eloise.Carstens@kapiticoast.govt.nz>
Cc: info@otaihanga.com
Subject: Urgent and Strong Objection to the Mansell Family Development Application

Dear Kapiti Coast District Council Councilor

I am writing to vehemently oppose the Mansell Family's recent application for the construction of 253 new dwellings in Otaihanga. The implications of this proposal are profoundly troubling and demand immediate rejection by the Council.

Whilst I understand that you may forward this directly to the Council's Legal Team I am concerned that that will then delay any response from yourself, resulting in communication that falls outside of the 14th August deadline for objections. I trust the Council to be professional in their handling of my concerns and that they will be heard within the timeframe regardless.

My concerns are outlined as follows:

The application, if approved, will have severe, irreversible consequences for our community, environment, and local infrastructure. Given the significant non-compliance issues and the precedent set by similar past applications that have been rightfully denied, I urge the Council to reject this proposal.

****Critical Infrastructure Deficiencies****

The proposed development does not adequately address the infrastructure needed to support such a large increase in population. Traffic management, stormwater and sewage systems, educational facilities, and healthcare services are already under strain. The anticipated 2,530 vehicle movements per day grossly exceed current capacities and violate TR-R10 standards. This scale of traffic increase is unsustainable and poses a serious safety risk.

****Historical Precedents and Non-Compliance****

This application is notably similar to previous ones that the Council has denied. For instance, the application for the development on Ratanui Road in 2018 was rejected due to its failure to meet traffic and environmental standards. Similarly, the 2020 application for a development on Teiko Street was denied based on non-compliance with sight distance and infrastructure capacity regulations.

Specific non-compliance issues with the current application include:

- ****Traffic and Sight Distances (Pages 27-28):**** The proposed lots fail to meet the required 50-meter sight distances, breaching Rule TR-R11.
- ****Earthworks and Flooding (Page 30):**** Proposed earthworks within flood-prone areas exceed permissible limits, violating Rule NH-FLOOD-R11.
- ****Vegetation Removal (Page 30):**** The removal of significant indigenous vegetation, including healthy kānuka trees, contravenes Rule ECO-R7.
- ****Water and Wastewater Management (Page 33):**** Non-compliant plans for water supply, wastewater, and stormwater management violate Rule SUB-RES-R30.
- ****Earthworks Impact (Page 34):**** Excessive earthworks altering the terrain and impacting water bodies violate Rule EW-R5.

****Public Transport and Healthcare Deficiencies****

The Otaihanga area is severely underserved by public transport, with no immediate plans for improvement. The nearest bus stop is a significant distance away, and there are no provisions for new routes or stations. Local healthcare and educational services are already at capacity, and this development will only exacerbate these issues.

****Environmental and Community Impact****

The proposed removal of healthy kānuka trees and the disruption to indigenous wildlife, including local avifauna and lizard populations, are unacceptable. The proposed roundabout on Otaihanga Road fails to meet local regulations for large vehicle access, promising increased noise pollution and significant traffic disruptions.

****Lack of Transparency and Public Consultation****

The Mansell Family's decision to conceal their application has severely undermined public trust and engagement. It is imperative that the Council demands full transparency and robust public consultation before any consideration of such a transformative proposal.

****Precedent of Denial for Similar Applications****

The Council has previously denied applications that failed to meet similar standards. The rejection of the Ratanui Road development in 2018 and the Teiko Street proposal in 2020 set a precedent for rejecting applications that pose significant risks to infrastructure, environment, and community well-being.

In conclusion, this application represents a dire threat to the community, environment, and infrastructure of Otaihanga. I implore the Kapiti Coast District Council to unequivocally reject this development. Our community deserves responsible, sustainable growth that respects regulatory standards and prioritizes the well-being of its residents.

Thank you for your immediate attention to these urgent concerns. I look forward to your response.

Sincerely,

s7(2)(a)

From: Eloise Carstens <eloise.carstens@kapiticoast.govt.nz>
Sent time: 08/13/2024 10:59:21 AM
To: Marnie Rydon [REDACTED]
Subject: FW: Otaihanga Subdivision

Hi Marnie

Would you mind just responding to one?

Beth and I are just working out who is responding to what.

Regards,

Eloise Carstens

Manager Resource Consents and Compliance
Te Kaiarahi Whakaaetanga Rawa Taiao

Kāpiti Coast District Council
Tel 04 296 5488
Mobile 027 260 3548

www.kapiticoast.govt.nz

From: James Jefferson <James.Jefferson@kapiticoast.govt.nz>
Sent: Monday, August 12, 2024 9:17 AM
To: Eloise Carstens <Eloise.Carstens@kapiticoast.govt.nz>
Cc: Laura Willoughby <Laura.Willoughby@kapiticoast.govt.nz>; Marnie Rydon [REDACTED]
Subject: FW: Otaihanga Subdivision

Hi again team, s7(2)(i)

Can you acknowledge receipt on my behalf and reply with our standard/generic response please.

Many thanks

James Jefferson

Group Manager Regulatory and Environment
Te Kaihautū Ratonga Whakaritenga

Kāpiti Coast District Council
Tel 04 296 4752
Mobile 027 555 5752

www.kapiticoast.govt.nz

s7(2)(a)

Sent: Saturday, August 10, 2024 4:45 PM
To: James Jefferson <James.Jefferson@kapiticoast.govt.nz>
Subject: Otaihanga Subdivision

Dear James Jefferson, Group Manager, Regulatory Services

I hope you are well.

Regarding Mansell Family application to subdivide 18-hectare Otaihanga site transforming present rural Otaihanga into housing intensification.

Previous Mansell Family application for subdivision of this area was rejected in 2023 by KCDC, elected council and the residents. At the time independent planners also stated that Otaihanga is a “special case” and consequently requires a proper structured plan change.

This robust KCDC decision was overruled by the outgoing Labour Minister for environment (David Parker) when parliament was effectively dissolved in the two weeks leading to the general election. To add further insult to the robust and democratic KCDC decision; David Parker stated, “No right of appeal”.

Fast forwarding to present: David Parker is no longer Minister for Environment; we now have a new government who say they wish to put the power of sensible planning back in the hands of local government.

The Otaihanga area got included for development by Mansell family putting in submissions under Plan Change 2 (PC2).

PC2 means high intensification of General Residential land including 3 story dwellings (In some areas higher) on each individual section.

It is well known that PC2 was directed by Labour government. The council (KCDC) never proposed that Otaihanga area was to be considered under PC2. Other areas are more suitable.

The 2023 KCDC decision to reject intensive development of Otaihanga was extremely hard to land, due to mana whenua, our wider community and District maintaining concerns about the way in which the intensification process had been driven. The KCDC/ Residents/ Specialist Independent Planners consultation process was robust, it took time and considerable effort - this equates to consequential cost (To ratepayers).

Refer to Darryn Edwards summary letter to Minister for environment
https://www.kapiticoast.govt.nz/media/utcjyfof/pc2_ministerletter_20230915.pdf

Going forward growth is inevitable, the concern remains that this unnecessary pace that the government directive drives does not enable Council or mana whenua to support a robust and important discussion with Kapiti communities around how we best shift and grow together, whilst maintaining natural characteristics in conjunction with appropriate infrastructure that define both the area and the people. This is important – it makes us who we are, a glut of housing intensification within an unsuitable area doesn't.

In his letter to the Minister for Environment our KCDC CEO Darryn Edwards states;

"Our Council and mana whenua representatives to Council believe there is tension between the multitude of government directives around growth, environmental protection, emergency management preparedness and readiness for extreme weather events, natural disasters, which are unresolved and unmanageable for communities, but these government directives are silent on how, for example, additional infrastructure, schooling, medical care and jobs will be provided to support this growth"

This above statement well summarises the situation. However, it does not acknowledge the deep level of anger and mistrust current residents of Otaihanga harbour towards "The system". The prime example is how this latest Mansell Family application is requested as 'Not Notifiable' It states in the application about residents "not affected" or "minimal affect", this is simply not true.

We have just been through a robust process that rejected intensive development of Otaihanga. It defies logic why this new application is not notifiable.

For Otaihanga "Special Circumstances" are applicable. The following examples of "Special Circumstances" are taken from KCDC webpage:

- If your plans will have an effect on the wider community or environment, your application may need to be publicly notified.
- When deciding whether a consent should be publicly notified, the Council must consider a number of matters that are set out by the Resource Management Act 1991 (RMA).
- Council assess the proposal and decides that the adverse effects are more than minor
- Council decides there are special circumstances that warrant public notification.

The Resource Management Act 1991 (RMA) states provisions applicable to Mansell Family Otaihanga subdivision under section 37 "waivers and extensions". Note "Special Circumstances".

https://legislation.govt.nz/act/public/1991/0069/latest/DLM233050.html?search=sw_096be8ed81e7c624_37_25_se&p=1&sr=4

Applicable are:

Section 37 (1) A consent authority or local authority must not extend a time limit or waive compliance with a time limit, a method of service, or the service of a document in accordance with [section 37](#) unless it has taken into account—

(3) (i)

special circumstances apply (including special circumstances existing by reason of the scale or complexity of the matter)

Given special circumstances exist, this application is notifiable.

This latest Mansell Family application for subdividing Otaihanga is abhorrent. There are no winners other than the developer.

I urge that this application is managed responsibly by KCDC and suggest "Special Circumstances" apply - this is the vehicle allowing KCDC to proceed appropriately.

This must not be allowed to sit on council desks and in email inboxes, or be bogged by Official Information Requests, Lgoima process etc.

Intensive housing in Otaihanga creates more problems than it solves and if allowed to continue as per Mansell Family intent, it will damage Kapiti irreversibly and forever.

In simple terms, there is no infrastructure now, or likely soon to support the Mansell Family application, the application adds unacceptable carbon emissions due to cars and forces all the problems they cause.

I'm looking forward to your sensible response and ultimately a favourable and agreed solution allowing mana whenua, KCDC, and Kapiti residents to proceed towards a planned solution for not only Otaihanga, but for greater Kapiti and all other visitors - Otaihanga is for all to experience, to enjoy, and ultimately to benefit from the uniqueness on offer. Our Otaihanga "The place of the Sea People" is special and has unique unspoilt wonders.

I ask our Mayor Janet Holborow, KCDC Elected Members, CE Darryn Edwards, Group Manager, Regulatory Services James Jefferson, and the planners – Do you really want this Mansell Family application to be your legacy?

My regards,

s7(2)(a)

From: Eloise Carstens <eloise.carstens@kapiticoast.govt.nz>
Sent time: 08/13/2024 11:04:06 AM
To: Beth Robertson <[REDACTED]>
Subject: FW: Development in Otaihanga

Eloise Carstens
Manager Resource Consents and Compliance
Te Kaiarahi Whakaaetanga Rawa Taiao

Kāpiti Coast District Council
Tel 04 296 5488
Mobile 027 260 3548

www.kapiticoast.govt.nz

s7(2)(a)

Sent: Monday, August 12, 2024 4:36 PM

Cc: Mayor Janet Holborow <Janet.Holborow@kapiticoast.govt.nz>; lawrence.kerby@kapiticoast.govt.nz; Councillor Glen Cooper <Glen.Cooper@kapiticoast.govt.nz>; Councillor Jocelyn Prvanov <Jocelyn.Prvanov@kapiticoast.govt.nz>; Councillor Rob Kofoed <Rob.Kofoed@kapiticoast.govt.nz>; Councillor Kathy Spiers <Kathy.Spiers@kapiticoast.govt.nz>; Councillor Shelly Warwick <Shelly.Warwick@kapiticoast.govt.nz>; sophie.handford@kaiticoast.govt.nz; darren.edwards@kapiticoast.co.nz; James Jefferson <James.Jefferson@kapiticoast.govt.nz>; Eloise Carstens <Eloise.Carstens@kapiticoast.govt.nz>; Councillor Martin Halliday <Martin.Halliday@kapiticoast.govt.nz>; Councillor Liz Koh <Liz.Koh@kapiticoast.govt.nz>; Sheryn McMurray

s7(2)(a)

Otaihanga

Dear Sir or Madam,

I am writing to express my concerns about the proposed subdivision of Mansell Family land in Otaihanga.

I find it completely bemusing that our council, who are supposed to be our representatives, are allowing one wealthy family in the area to dictate how the rest of us are going to live.

The infrastructure costs alone, that are going to be passed onto us the ratepayers beggars belief. How many people/families will no longer be able to afford to live in their own homes due to the rates rising to cover these unnecessary costs?

Our circumstances are such that increases in rates and other projected costs will push us out of our home, going against policies on making housing more affordable. If and when this comes to fruition and we can no longer afford to live in our home, we will be looking for the council to provide us with accommodation.

The traffic congestion that all this will cause for the thoroughfare from the Old State Highway to Mazengarb Road is monumental. Residents, like ourselves, on the river's side of Otaihanga Road will be hard-pressed to get out of the street, let alone our driveways with all the projected movement involved. The huge increase in traffic from such a development will forever impede the traffic flow in an area not designed for such an influx of residents.

Several areas of non-compliance also need to be addressed, as does the gifting to the Council and local Iwi, and our native flora, fauna, and wildlife.

Another point I'd like to make is, how will the native lizards know that they are to live inside a fenced area? How can you guarantee that what is removed is replaced thoughtfully and that there will be no effect on the nesting birds or other wildlife that live there?

Also, cause for concern is this coastal managed retreat that the council is putting into effect. If the area is pinned as a managed retreat environment and people are unable to get insurance, as is happening now, how can people therefore get mortgages? Who will be able to buy the homes? Only cash buyers? Doesn't that also negate affordable housing?

I do understand that it will be a windfall for the council with figures of \$2,391,554.20 for a Reserve Contribution and \$1,968,820.00 in Fees, plus \$51,156.00 for Council Engineering Fees. At what cost to the area and its people?

This whole process has been underhanded and secretive from the start. The council is supposed to be our, the residents of Kapiti's representative. We are feeling despondent, neglected, and unheard. This is no way to run a

democracy. This is communism at its best, where money talks, and to hell with the rest!

We do not accept what is happening around us and will not stay quiet!

We have let the people of Kapiti know what is going on behind their backs and they're not happy. A change in councilors is needed.

Sincerely

s7(2)(a)

From: s7(2)(a)

Sent time: 08/13/2024 01:23:14 PM

To: Councillor Nigel Wilson <nigel.wilson@kapiticoast.govt.nz>; Eloise Carstens <eloise.carstens@kapiticoast.govt.nz>; James Jefferson <James.Jefferson@kapiticoast.govt.nz>; Darren Edwards <Darren.Edwards@kapiticoast.govt.nz>; Councillor Glen Cooper <Glen.Cooper@Kapiticoast.govt.nz>; Councillor Martin Halliday <Martin.Halliday@kapiticoast.govt.nz>; Councillor Sophie Handford <Sophie.Handford@kapiticoast.govt.nz>; Deputy Mayor Lawrence Kirby <Lawrence.Kirby@kapiticoast.govt.nz>; Councillor Rob Kofoed <rob.kofoed@kapiticoast.govt.nz>; Councillor Liz Koh <Liz.Koh@kapiticoast.govt.nz>; Councillor Jocelyn Prvanov <jocelyn.prvanov@kapiticoast.govt.nz>; Councillor Kathy Spiers <kathy.spiers@kapiticoast.govt.nz>; Councillor Shelly Warwick <Shelly.Warwick@kapiticoast.govt.nz>; Mayor Janet Holborow <janet.holborow@kapiticoast.govt.nz>

Cc: info@otaihanga.com

Subject: Mansell Otaihanga Development

Dear Councillors, I am writing with concern to the Otaihanga development site.

Its unbelievable that the Mansell family are AGAIN being allowed to ride slipshod over an entire community.

Their unmanaged burn off in Otaihanga some months ago was an absolute disgrace - both them and KCDC for allowing it.

Otaihanga is a tranquil, semi rural community - thats why we live here. This will be forever destroyed by the addition of nearly 260 new houses.

Why do the Mansells get to carry out these large scale endeavours without proper and timely notifications, lengthy resource consents that we mere mortals have to endure, and no consideration of the effects they have on everobe else.

I guess money talks!

I strongly object to this project going ahead without full and proper due diligence with regards to local infrastructure and impact on our community. In my opinion this has not happened, again!

Sincerely

s7(2)(a)

From: s7(2)(a)

Sent time: 08/13/2024 01:25:22 PM

Councillor Nigel Wilson <nigel.wilson@kapiticoast.govt.nz>; Eloise Carstens <eloise.carstens@kapiticoast.govt.nz>; James Jefferson <James.Jefferson@kapiticoast.govt.nz>; Darren Edwards <Darren.Edwards@kapiticoast.govt.nz>; Councillor Glen Cooper <Glen.Cooper@Kapiticoast.govt.nz>; Councillor Martin Halliday <Martin.Halliday@kapiticoast.govt.nz>; Councillor Sophie Handford <Sophie.Handford@kapiticoast.govt.nz>; Deputy Mayor Lawrence Kirby <Lawrence.Kirby@kapiticoast.govt.nz>; Councillor Rob Kofoed <rob.kofoed@kapiticoast.govt.nz>; Councillor Liz Koh <Liz.Koh@kapiticoast.govt.nz>; Councillor Jocelyn Prvanov <jocelyn.prvanov@kapiticoast.govt.nz>; Councillor Kathy Spiers <kathy.spiers@kapiticoast.govt.nz>; Councillor Shelly Warwick <Shelly.Warwick@kapiticoast.govt.nz>; Mayor Janet Holborow <janet.holborow@kapiticoast.govt.nz>

Cc: info@otaihanga.com

Subject: Mansell Otaihanga Development

Dear Mayor and Councillors:

As residents of Otaihanga s7(2)(a), we are appalled at the huge scale of the proposed Mansell development on land previously zoned Rural Lifestyle.

Key points of our concern:

1. The decision of our Council who rejected re-zoning under PC2 calling for a full structure review – was superseded at Government level by ex MP David Parker, who changed the land to “general residential”.
2. The developer’s plan to build structures of 11m high townhouses.
3. The safety impact of the additional traffic on the existing roads without any plans to upgrade roading.
4. No public transport (which means additional strain on existing parking at Waikanae or Paraparaumu Railway stations).
5. The impact on local schools (currently extensive waiting lists).
6. No consideration is given to added strain (or lack of access) to medical services (again long waiting lists).
7. The impact on the natural environment by such a large- scale development, including to birds ,(a natural corridor from Kapiti Island) vertebrae and insects. Currently the Kapiti District Plan criteria of “significant indigenous vegetation “ is met only by the existing stand of Kanuka trees.

We are not against sympathetic development of a scale in keeping with the rural environment of Otaihanga. **The fact that the Mansell application was non-notifiable to the public speaks volumes and is a slight on the democratic process.**
The negative impact on the environment and nearby property owners cannot be under-estimated.

We would like to see the proposed development considerably reduced, similar in scale to the Camelot development some years ago, as the existing surrounding infrastructure is deficient in several aspects, as referred above, to support a development of this magnitude.

At the very least, we consider the KCDC should decline all concessions/variations the applicant is seeking relating to non-compliance with regulations, town planning and other KCDC requirements, building codes etc. In particular, 3 storey dwellings should not be allowed – these are designed for high density, inner city spaces.

Thank you.

s7(2)(a)

From: [REDACTED]
Sent time: 08/13/2024 02:33:25 PM
To: tim.costleymp@parliament.govt.nz <Tim.CostleyMP@parliament.govt.nz>; Mayor Janet Holborow <janet.holborow@kapiticoast.govt.nz>
Lawrence.kerby@kapiticoast.govt.nz; Councillor Glen Cooper <Glen.Cooper@Kapiticoast.govt.nz>; Councillor Jocelyn Prvanov
<jocelyn.prvanov@kapiticoast.govt.nz>; Councillor Rob Kofoed <rob.kofoed@kapiticoast.govt.nz>; Councillor Kathy Spiers
Cc: <kathy.spiers@kapiticoast.govt.nz>; Councillor Shelly Warwick <Shelly.Warwick@kapiticoast.govt.nz>; Councillor Sophie Handford
<Sophie.Handford@kapiticoast.govt.nz>; Councillor Nigel Wilson <nigel.wilson@kapiticoast.govt.nz>; Darren Edwards
<Darren.Edwards@kapiticoast.govt.nz>; Eloise Carstens <eloise.carstens@kapiticoast.govt.nz>
Subject: Plan Change 2 (Intensification) Otaihanga, Kapiti.

Tim Costley Member for Ōtaki

A developer (Mansell Family) submitted their land (Rural Lifestyle) into Plan Change 2 (PC2) submission process. It is an important note that this land was not deemed appropriate to put this area in PC2 by Kapiti Coast District Council (KCDC). The way in which it got into PC2 was via the developer submitting it in.

KCDC engaged independent consultants [REDACTED] and [REDACTED] to examine the Mansell Family's submission under Plan Change 2 (Intensification), and they concluded that all of Otaihanga required a Structural Plan Change.

[https://www.kapiticoast.govt.nz/media/ydmhcz1o/pc2_councilreply\[REDACTED\].pdf](https://www.kapiticoast.govt.nz/media/ydmhcz1o/pc2_councilreply[REDACTED].pdf)

*(25) The submitter requested the rezoning of their site from Rural Lifestyle to General Residential Zone. As indicated in my original recommendation, **the site is sufficiently large or complex enough to require a structure planned approach.** There was some confusion over whether the site itself is big enough to warrant a structure planned approach. I would like to clarify this point (as was done at the hearing), **that it is not the site alone which requires a structure plan but rather the wider area surrounding (and including) the site which I consider requires a structure plan.** The Mansell's site presents a key connection point into this area from the existing urban environment, and it is important the area be considered comprehensively prior to development occurring.*

KCDC conducted a vote and decided with a result of 8 to 10 to reject the Mansell family's submission under PC2.

<https://www.kapiticoast.govt.nz/media/v3xftxar/cor5361-ihp-recommendation.pdf>

The Environmental Minister, former MP David Parker, made the significant decision to overrule the recommendations that had been put forth by our local council while Parliament was dissolved and prior to the election. This particular decision has left the developer in an unpopular and uncomfortable position with local residents, resulting in great dissatisfaction regarding the overall process.

One significant issue that arises is the fact that the initial planning for the expressway for Otaihanga was based on a rural environment, which, in recent developments, has now been officially zoned as General Residential under the provisions of PC2.

Otaihanga Road area A 1.1 metre bridge barrier is considered to be practicable and could be designed to blend into the rural environment. The operation of the proposed Expressway in this currently quiet environment would result in noise level increases of between 9 and 15 decibels, a significant change. However, noise levels at all dwellings will be within Category B and therefore suitable for residential use. Source page 12 <https://www.nzta.govt.nz/assets/projects/mackays-to-peka-peka-application/docs/aec-section-19.pdf>

Whose responsibility is it now to further noise mitigation structures along the expressway for a residential area given the obvious change of land use? As noted in the section of the Mackays to Peka Peka expressway <https://www.nzta.govt.nz/assets/projects/mackays-to-peka-peka-application/docs/aec-section-19.pdf> regarding Zone 1 and Zone 2, the installation of a 2-metre uncapped barrier along the expressway would represent the bare minimum mitigation measure to be retrospectively installed on the expressway. However, it is important to acknowledge that this asset ultimately belongs to NZ Transport Agency - Waka Kotahi, and they hold authority over any modifications or enhancements made in this area. So, it's not the developer's problem. It's not the council's responsibility.

Noise level testing has been conducted by the developer; however, this testing requires further clarification, particularly regarding the exact location where the noise mitigation measures (bund) are to be positioned and their specific dimensions. It is crucial that the specifications of the proposed bunds are included as an essential part of the consent requirements. Additionally, it is imperative that these structures are constructed according to the precise specifications outlined in the approved plans to ensure compliance and effectiveness.

This is just one question that arises from, quite frankly, what many view as a bad decision made by a misinformed minister who was representing a government that had become increasingly redundant, along with an unpopular policy that has generated considerable public discontent.

I invite you to visit the residents' webpage at <https://otaihanga.com/> where you can view further detailed information regarding this proposed development. It is important to note that the developer is attempting to get this project approved without seeking any input or feedback from residents. This is being done by not making the proposal publicly notified, which raises concerns about transparency and community involvement in the decision-making process.

As this concerning situation has occurred due to the overreach from the former Environmental Minister, I respectfully ask that you look into this matter thoroughly and speak to KCDC **urgently**. It is important to address and attempt to rectify the numerous

issues related to developments occurring without adequate infrastructure in place. In my specific example, the noise generated from the expressway is likely to create significant disturbances for the residents of this development, which warrants immediate attention and action.

Thank you



From: [REDACTED]
Sent time: 08/13/2024 02:34:04 PM
To: Community Board Member Jackie Elliott <jackie.elliott@kapiticoast.govt.nz>
Subject: FW: Plan Change 2 (Intensification) Otaihanga, Kapiti.

Hi Jackie for your information.

Regard [REDACTED]

From: [REDACTED]
Sent: Tuesday, August 13, 2024 2:33 PM
To: 'Tim.CostleyMP@parliament.govt.nz' <Tim.CostleyMP@parliament.govt.nz>; 'janet.holborow@kapiticoast.govt.nz' <janet.holborow@kapiticoast.govt.nz>
Cc: 'Lawrence.kerby@kapiticoast.govt.nz' <Lawrence.kerby@kapiticoast.govt.nz>; 'glen.cooper@kapiticoast.govt.nz' <glen.cooper@kapiticoast.govt.nz>; 'jocelyn.prvanov@kapiticoast.govt.nz' <jocelyn.prvanov@kapiticoast.govt.nz>; 'rob.kofoed@kapiticoast.govt.nz' <rob.kofoed@kapiticoast.govt.nz>; 'Kathy.spiers@kapiticoast.govt.nz' <Kathy.spiers@kapiticoast.govt.nz>; 'shelly.warwick@kapiticoast.govt.nz' <shelly.warwick@kapiticoast.govt.nz>; 'Sophie.handford@kapiticoast.govt.nz' <Sophie.handford@kapiticoast.govt.nz>; 'Nigel.Wilson@kapiticoast.govt.nz' <Nigel.Wilson@kapiticoast.govt.nz>; 'Darren.edwards@kapiticoast.govt.nz' <Darren.edwards@kapiticoast.govt.nz>; 'Eloise.carstens@kapiticoast.govt.nz' <Eloise.carstens@kapiticoast.govt.nz>
Subject: Plan Change 2 (Intensification) Otaihanga, Kapiti.

Tim Costley Member for Ōtaki

A developer (Mansell Family) submitted their land (Rural Lifestyle) into Plan Change 2 (PC2) submission process. It is an important note that this land was not deemed appropriate to put this area in PC2 by Kapiti Coast District Council (KCDC). The way in which it got into PC2 was via the developer submitting it in.

KCDC engaged independent consultants [REDACTED] and [REDACTED] to examine the Mansell Family's submission under Plan Change 2 (Intensification), and they concluded that all of Otaihanga required a Structural Plan Change.

[https://www.kapiticoast.govt.nz/media/ydmhc71o/pc2_councilreply_\[REDACTED\].pdf](https://www.kapiticoast.govt.nz/media/ydmhc71o/pc2_councilreply_[REDACTED].pdf)

*(25) The submitter requested the rezoning of their site from Rural Lifestyle to General Residential Zone. As indicated in my original recommendation, **the site is sufficiently large or complex enough to require a structure planned approach**. There was some confusion over whether the site itself is big enough to warrant a structure planned approach. I would like to clarify this point (as was done at the hearing), **that it is not the site alone which requires a structure plan but rather the wider area surrounding (and including) the site which I consider requires a structure plan**. The Mansell's site presents a key connection point into this area from the existing urban environment, and it is important the area be considered comprehensively prior to development occurring.*

KCDC conducted a vote and decided with a result of 8 to 10 to reject the Mansell family's submission under PC2.

<https://www.kapiticoast.govt.nz/media/v3xftxar/cor5361-ihp-recommendation.pdf>

The Environmental Minister, former MP David Parker, made the significant decision to overrule the recommendations that had been put forth by our local council while Parliament was dissolved and prior to the election. This particular decision has left the developer in an unpopular and uncomfortable position with local residents, resulting in great dissatisfaction regarding the overall process.

One significant issue that arises is the fact that the initial planning for the expressway for Otaihanga was based on a rural environment, which, in recent developments, has now been officially zoned as General Residential under the provisions of PC2.

Otaihanga Road area A 1.1 metre bridge barrier is considered to be practicable and could be designed to blend into the rural environment. The operation of the proposed Expressway in this currently quiet environment would result in noise level increases of between 9 and 15 decibels, a significant change. However, noise levels at all dwellings will be within Category B and therefore suitable for residential use. Source page 12 <https://www.nzta.govt.nz/assets/projects/mackays-to-peka-peka-application/docs/ace-section-19.pdf>

Whose responsibility is it now to further noise mitigation structures along the expressway for a residential area given the obvious change of land use? As noted in the section of the Mackays to Peka Peka expressway <https://www.nzta.govt.nz/assets/projects/mackays-to-peka-peka-application/docs/ace-section-19.pdf> regarding Zone 1 and Zone 2, the installation of a 2-metre uncapped barrier along the expressway would represent the bare minimum mitigation measure to be retrospectively installed on the expressway. However, it is important to acknowledge that this asset ultimately belongs to NZ Transport Agency - Waka Kotahi, and they hold authority over any modifications or enhancements made in this area. So, it's not the developer's problem. It's not the council's responsibility.

Noise level testing has been conducted by the developer; however, this testing requires further clarification, particularly regarding the exact location where the noise mitigation measures (bund) are to be positioned and their specific dimensions. It is crucial that the specifications of the proposed bunds are included as an essential part of the consent requirements. Additionally, it is imperative that these structures are constructed according to the precise specifications outlined in the approved plans to ensure compliance

and effectiveness.

This is just one question that arises from, quite frankly, what many view as a bad decision made by a misinformed minister who was representing a government that had become increasingly redundant, along with an unpopular policy that has generated considerable public discontent.

I invite you to visit the residents' webpage at <https://otaihanga.com/> where you can view further detailed information regarding this proposed development. It is important to note that the developer is attempting to get this project approved without seeking any input or feedback from residents. This is being done by not making the proposal publicly notified, which raises concerns about transparency and community involvement in the decision-making process.

As this concerning situation has occurred due to the overreach from the former Environmental Minister, I respectfully ask that you look into this matter thoroughly and speak to KCDC **urgently**. It is important to address and attempt to rectify the numerous issues related to developments occurring without adequate infrastructure in place. In my specific example, the noise generated from the expressway is likely to create significant disturbances for the residents of this development, which warrants immediate attention and action.

Thank you



From: s7(2)(a)

Sent time: 08/13/2024 09:37:28 PM

Councillor Nigel Wilson <nigel.wilson@kapiticoast.govt.nz>; Eloise Carstens <eloise.carstens@kapiticoast.govt.nz>; James Jefferson <James.Jefferson@kapiticoast.govt.nz>; Darren Edwards <Darren.Edwards@kapiticoast.govt.nz>; Councillor Glen Cooper <Glen.Cooper@Kapiticoast.govt.nz>; Councillor Martin Halliday <Martin.Halliday@kapiticoast.govt.nz>; Councillor Sophie Handford <Sophie.Handford@kapiticoast.govt.nz>; Deputy Mayor Lawrence Kirby <Lawrence.Kirby@kapiticoast.govt.nz>; Councillor Rob Kofoed <rob.kofoed@kapiticoast.govt.nz>; Councillor Liz Koh <Liz.Koh@kapiticoast.govt.nz>; Councillor Jocelyn Prvanov <jocelyn.prvanov@kapiticoast.govt.nz>; Councillor Kathy Spiers <kathy.spiers@kapiticoast.govt.nz>; Councillor Shelly Warwick <Shelly.Warwick@kapiticoast.govt.nz>; Mayor Janet Holborow <janet.holborow@kapiticoast.govt.nz>

To: Darren Edwards <Darren.Edwards@kapiticoast.govt.nz>; James Jefferson <James.Jefferson@kapiticoast.govt.nz>; Eloise Carstens <eloise.carstens@kapiticoast.govt.nz>

Subject: Mansell Otaihangā Development: RM 240100-non compliances support decline of application

Dear Councillors,

We are writing with concern about the above proposed Otaihangā development.

Our family does not oppose new housing initiatives; however, it is important to recognise that housing in Otaihangā without proper infrastructure affects us all. We fully support the Mayors and Councillors in their advocacy for thoughtful planning regarding essential infrastructure needs—such as transport systems, stormwater management, waste facilities, schools, medical care, and job opportunities—to effectively support any future growth in our area.

It is noted that the Council CAN and SHOULD thoroughly ensure that the developers' proposed application and plans align with all necessary compliance guidelines. The **council does not have to approve a restricted discretionary activity**.

The proposed application should be declined as it contains non-compliances as follows:

On Page 27, it is indicated that the vehicle movements associated with the proposal are anticipated to reach up to 2,530 per day. The non-compliance with this traffic standard qualifies as a restricted discretionary activity pursuant to TR-R10.

Page 28, it is noted that the 15 proposed lots do not meet the required 50-meter sight distances, as detailed in Section 3 of the Transport Assessment found in Appendix H. The non-compliant lots include Lots 1 – 3, 11 – 12, 19, 20, 27 – 28, 64 – 65, 78, 93, 94, and 21. This non-compliance with sight distance standards is classified as a discretionary activity under Rule TR-R11.

Page 30, it is stated that earthworks will be carried out within a ponding area that exceeds 20 cubic meters and will alter the ground by more than 1 meter. The failure to comply with these specific standards is designated as a restricted discretionary activity in accordance with Rule NH-FLOOD-R11.

Page 30: The subject site does not meet the definition of an urban environmental allotment as it significantly exceeds the specified area of 4,000m². Additionally, more than two Kānuka trees—specifically eight in total—are proposed for removal, all of which are in good health and do not exhibit any signs of being damaged, diseased, or dying. The non-compliance with this standard is classified as a restricted discretionary activity pursuant to Rule ECO-R7.

Page 33: Water supply, wastewater management, and stormwater drainage systems, along with underground power and telecommunications infrastructure, will be provided for in accordance with the Local District Management Regulations (LDMR). However, it is important to note that the proposed Lot 201 does not comply with the LDMR, as it has a maximum width that measures only 12m. This non-compliance with this specific standard is classified as a discretionary activity in accordance with Rule SUB-RES-R30.

Page 33: The right of way at Tieko Street, which is affiliated with Lot 150, will service a total of nine allotments in the area. Furthermore, the non-compliance with this standard is categorised as a discretionary activity pursuant to Rule SUB-RES-R30.

Page 33: Access to all allotments must fully comply with the established standards outlined in the Transport chapter. It is important to refer to the assessment detailed above for additional context. Non-compliance with this specific standard is classified as a discretionary activity in accordance with Rule SUB-RES-R30.

Page 34: Earthworks will be undertaken on slopes that exceed 28 degrees. Additionally, earthworks will occur within a distance of 20 meters from a waterbody. Should any non-compliance with this standard be identified, it will be considered a restricted discretionary activity as per Rule EW-R5.

Page 34: The scope of earthworks involves a substantial volume of 168,000 cubic meters of cut and 129,000 cubic meters of fill, resulting in an alteration of the ground level by as much as 9.9 meters. If there is any non-compliance with this established standard, it will also be categorized as a restricted discretionary activity according to Rule EW-R5.

Page 39: Subdivision within Residential Zones is provided for as a controlled activity, assuming that the necessary standards outlined in Rule SUB-RES-R33 are duly met. However, as previously discussed, the proposed subdivision does not comply with standards 6, 7, and 8 of Rule SUB-RES-R33. Consequently, the subdivision is classified as a discretionary activity under Rule SUB-RES-R30, wherein the Council retains discretion over matters beyond the specified standards.

Page 229: The maximum number of allotments that can gain both legal and physical access through rights of way shall be restricted to six. However, it does not comply in the case of the existing Tieko Street right of way, which will provide access to nine lots, including the three that are part of this application.

Page 229: Regarding vehicle movements, the regulations under TR-R2 outline specific parameters that must be strictly adhered to in order to maintain optimal traffic flow and safety standards. In all other designated zones, any activity must not generate more than 100 vehicle movements per day (vpd), with the only exception being for extractive industries that are specifically provided for under the relevant guidelines. Therefore, this particular proposal does not comply with the established regulations as it stands. Given that each dwelling within the subdivision generates approximately 8 to 10 vpd, the overall potential traffic generated by the entire subdivision could amount to as much as 2,530 vpd, which significantly exceeds the allowable limit set forth by the authorities.

Page 230: Regarding vehicle access spacing and sight distances – it is important to note that the required minimum sight distance between the vehicle access point and the adjacent road must adhere closely to the specifications outlined in TR-Diagram-3 and TR-T. Specifically, a minimum sight distance of 50 meters is required in areas with a 50km/h speed limit, which increases to 60 meters for areas with a 60km/h speed limit to enhance visibility and ensure safety. This proposal, however, does not meet the compliance criteria outlined in these regulations. Table 3, which detail the necessary sight distance dimensions for safe access.

There is a very strong desire in this community to retain the rural and unspoilt feel of Otaihanga and to keep a rural buffer separating Otaihanga Village and Paraparaumu. Residents are keen to be involved in decisions on future road connections, road design, residential and commercial development, and other matters that could impact on Otaihanga's unique character.

Please ensure we can be heard by implementing consultation processes as well as public notification.

Regards

s7(2)(a)

From: s7(2)(a)

Sent time: 08/14/2024 08:37:12 AM

Councillor Nigel Wilson <nigel.wilson@kapiticoast.govt.nz>; Eloise Carstens <eloise.carstens@kapiticoast.govt.nz>; James Jefferson <James.Jefferson@kapiticoast.govt.nz>; Darren Edwards <Darren.Edwards@kapiticoast.govt.nz>; Councillor Glen Cooper <Glen.Cooper@Kapiticoast.govt.nz>; Councillor Martin Halliday <Martin.Halliday@kapiticoast.govt.nz>; Councillor Sophie Handford <Sophie.Handford@kapiticoast.govt.nz>; Deputy Mayor Lawrence Kirby <Lawrence.Kirby@kapiticoast.govt.nz>; Councillor Rob Kofoed <rob.kofoed@kapiticoast.govt.nz>; Councillor Liz Koh <Liz.Koh@kapiticoast.govt.nz>; Councillor Jocelyn Prvanov <jocelyn.prvanov@kapiticoast.govt.nz>; Councillor Kathy Spiers <kathy.spiers@kapiticoast.govt.nz>; Councillor Shelly Warwick <Shelly.Warwick@kapiticoast.govt.nz>; Mayor Janet Holborow <janet.holborow@kapiticoast.govt.nz>

Subject: Re: Mansell Otaihangā Development

As the owner of 7(2)(a), I write to again express my concern regarding this development.

The history of this proposed development is well documented, as are the many concerns expressed by locals, and indeed by KCDC itself. The concerning position we are now facing is primarily the result of the ruling of the previous Government's Minister of Environment, David Parker. It is so frustrating that this person was able to overrule and totally disregard the concerns of locals and of KCDC. It defies logic that, as an 'outsider', he can dictate against the views of the Local Authority, who clearly are in a much better position to decide what is best for their area.

We no seem to have a situation where what is proposed by the Mansell Family is far more extensive and intrusive than the previous intention. I therefore hope that KCDC will take this opportunity to reimpose itself and ensure that the final development is in keeping with the Otaihangā area and best serves the interests of all KCDC ratepayers.

7(2)(a)

From: James Jefferson <James.Jefferson@kapiticoast.govt.nz>

Sent time: 08/14/2024 10:19:58 AM

To: Marnie Rydon [REDACTED]

Cc: Laura Willoughby <Laura.Willoughby@kapiticoast.govt.nz>; Eloise Carstens <eloise.carstens@kapiticoast.govt.nz>; [REDACTED]
[REDACTED] Sarah Wattie <Sarah.Wattie@kapiticoast.govt.nz>

Subject: RE: Development in Otaihangā; Privileged

Thanks Marnie, agree, objections via the Councillors should have a slightly tweaked response and then forwarded to us, Eloise is working on that message. I think even if we are cc'd into those elected member emails, the mayors or CE's office should acknowledge and we do the same when they reach us.

Hope that makes sense

James Jefferson

Group Manager Regulatory and Environment
Te Kaihautū Ratonga Whakaritenga

Kāpiti Coast District Council

Tel 04 296 4752

Mobile 027 555 5752

www.kapiticoast.govt.nz

From: Marnie Rydon [REDACTED]

Sent: Tuesday, August 13, 2024 9:38 AM

To: James Jefferson <James.Jefferson@kapiticoast.govt.nz>

Cc: Laura Willoughby <Laura.Willoughby@kapiticoast.govt.nz>; Eloise Carstens <Eloise.Carstens@kapiticoast.govt.nz>; [REDACTED]
[REDACTED]; Sarah Wattie <Sarah.Wattie@kapiticoast.govt.nz>

Subject: RE: Development in Otaihangā; Privileged

Thanks James.

This one also came direct to the RC mailbox but doesn't look like it has been acknowledged yet from there.

Would be good to clarify re. acknowledgements, if it's one direct to the Mayor/CE/Councillors, that the relevant EA sends as response and if it's to the mailbox or directly to you James, that either myself or one of the RC team members does.

The figures have come from the proffered conditions that came in with the application which you can get off the website that has been set up by the interested parties.

Cheers
Marnie

From: James Jefferson <James.Jefferson@kapiticoast.govt.nz>

Sent: Monday, August 12, 2024 4:50 PM

To: Marnie Rydon [REDACTED]

Cc: Laura Willoughby <Laura.Willoughby@kapiticoast.govt.nz>; Eloise Carstens <Eloise.Carstens@kapiticoast.govt.nz>; [REDACTED]
[REDACTED]; Sarah Wattie <Sarah.Wattie@kapiticoast.govt.nz>

Subject: FW: Development in Otaihangā; Privileged

Another one for acknowledgement Marnie, although might pay to check with the Mayors EA and CE's EA as to who will be acknowledging what as these continue to come in.

I'm interested in where the figures quoted might come from. Thoughts ?

[REDACTED], have we locked that folder as discussed the other day ? Also, if you could confirm that we have a robust process in place for acknowledging and managing these contacts.

Many thanks all

James Jefferson

Group Manager Regulatory and Environment
Te Kaihautū Ratonga Whakaritenga

Kāpiti Coast District Council

Tel 04 296 4752

Mobile 027 555 5752

From: s7(2)(a)

Sent: Monday, August 12, 2024 4:36 PM

Cc: Mayor Janet Holborow <Janet.Holborow@kapiticoast.govt.nz>; lawrence.kerby@kapiticoast.govt.nz; Councillor Glen Cooper <Glen.Cooper@kapiticoast.govt.nz>; Councillor Jocelyn Prvanov <Jocelyn.Prvanov@kapiticoast.govt.nz>; Councillor Rob Kofoed <Rob.Kofoed@kapiticoast.govt.nz>; Councillor Kathy Spiers <Kathy.Spiers@kapiticoast.govt.nz>; Councillor Shelly Warwick <Shelly.Warwick@kapiticoast.govt.nz>; sophie.handford@kaiticoast.govt.nz; darren.edwards@kapiticoast.co.nz; James Jefferson <James.Jefferson@kapiticoast.govt.nz>; Eloise Carstens <Eloise.Carstens@kapiticoast.govt.nz>; Councillor Martin Halliday <Martin.Halliday@kapiticoast.govt.nz>; Councillor Liz Koh <Liz.Koh@kapiticoast.govt.nz>; [REDACTED]

s7(2)(a)

Subject: Re: Development in Otaihangā

Dear Sir or Madam,

I am writing to express my concerns about the proposed subdivision of Mansell Family land in Otaihangā.

I find it completely bemusing that our council, who are supposed to be our representatives, are allowing one wealthy family in the area to dictate how the rest of us are going to live.

The infrastructure costs alone, that are going to be passed onto us the ratepayers beggars belief. How many people/families will no longer be able to afford to live in their own homes due to the rates rising to cover these unnecessary costs?

Our circumstances are such that increases in rates and other projected costs will push us out of our home, going against policies on making housing more affordable. If and when this comes to fruition and we can no longer afford to live in our home, we will be looking for the council to provide us with accommodation.

The traffic congestion that all this will cause for the thoroughfare from the Old State Highway to Mazengarb Road is monumental. Residents, like ourselves, on the river's side of Otaihangā Road will be hard-pressed to get out of the street, let alone our driveways with all the projected movement involved. The huge increase in traffic from such a development will forever impede the traffic flow in an area not designed for such an influx of residents.

Several areas of non-compliance also need to be addressed, as does the gifting to the Council and local Iwi, and our native flora, fauna, and wildlife.

Another point I'd like to make is, how will the native lizards know that they are to live inside a fenced area? How can you guarantee that what is removed is replaced thoughtfully and that there will be no effect on the nesting birds or other wildlife that live there?

Also, cause for concern is this coastal managed retreat that the council is putting into effect. If the area is pinned as a managed retreat environment and people are unable to get insurance, as is happening now, how can people therefore get mortgages? Who will be able to buy the homes? Only cash buyers? Doesn't that also negate affordable housing?

I do understand that it will be a windfall for the council with figures of \$2,391,554.20 for a Reserve Contribution and \$1,968,820.00 in Fees, plus \$51,156.00 for Council Engineering Fees. At what cost to the area and its people?

This whole process has been underhanded and secretive from the start. The council is supposed to be our, the residents of Kapiti's representative. We are feeling despondent, neglected, and unheard. This is no way to run a democracy. This is communism at its best, where money talks, and to hell with the rest!

We do not accept what is happening around us and will not stay quiet!

We have let the people of Kapiti know what is going on behind their backs and they're not happy. A change in councilors is needed.

S

Sincerely

s7(2)(a)

From: Fiona Story <[REDACTED]>
Sent time: 08/14/2024 03:36:27 PM
To: Eloise Carstens <eloise.carstens@kapiticoast.govt.nz>
Cc: Fadia Rafiek <[REDACTED]>
Subject: Spreadsheet with link to OIRs
Attachments: Summary of Mansell - Otaihanga requests.xlsx image001.png image002.png

Hi Eloise,

As discussed, here is the spreadsheet that we can keep updated with any new OIRs that link back to our files in the RAD register.

Ngā mihi,

Fiona Story

Manager Legal Compliance and Complaints
Te Kaiwhakahaere Whakaū Ture me te Nawe

Tel [REDACTED]

Mobile [REDACTED]



Questions

Waiting on more information

1. If a developer recommends a roundabout is installed onto existing local roading as part of their housing development to better service their site; who bears the cost of implementing this? Is this paid for by ratepayers/local council or by the developer themselves? 2. Please provide examples of local roundabouts that have been installed within the last 5 years to accommodate new housing and the total cost (including planning, consulting, safety and implementation) if they were paid for by ratepayers/local council. 3. If point 2 has no examples, please provide cost for a similar roundabout installed on a 2-way road that services local new roads. Ignore this question if point 2 yields an example. 4. When considering placement of new roundabouts in residential areas does the council consider things such as hon noise and the impact on local residents, i.e. noise generated from modified cars, motorcycles and trucks/lorries downshifting & engine breaking then exiting roundabouts? If so, what dynamic noise modelling is done and by whom? 5. Has the council received any complaints regarding safety and traffic noise at any roundabouts in Kapiti in the last 5 years? Please include description of complaint, location of roundabout and any action taken by council (if any). 6. What are the minimum design requirements for a roundabout in Kapiti district in a residential area to accommodate for wide loads, truck/trailer delivery vehicles and house movers.

1. Please outline your plans to mitigate the following aspects of the proposed development: 2. Please outline the proposed cost of council monitoring this site development against the dollar value of the resource consent granted by council.

1. How much money (NZ \$ value) to date has been spent by council assessing the Mansell Family, Otaihanga subdivision (Teiko Street, Otaihanga Road) 2. Please provide a breakdown of costs based on staff working on the original consent request that was granted by council back in 2021-2022, the PC2 intensification work required by local Govt (2023 - if costs we absorbed by local council), and now the re-submission for a new consent (2024) until August 8th 2024 3. Office/staffing costs for the administration team 4. Costs for all the site visits by council staff 5. Costs associated with hiring or using 3rd party contractors and consultants to complete council checks (split up into vendor, cost) 6. Any other indirect expenses that have been incurred as part of the consent processes so far (staff travel, hotels, meals, entertainment etc).

1. If the development goes ahead are properties directly opposite this development now at risk of flooding? 2. If so is there any consultation that needs to take place with local residents as it is going to have a major impact on their house/land value or do we just deal with it? 3. Please provide the Awa Environmental assessment that has taken place (ref page 21) and what modelling has been done to ensure other properties bordering the development are not risk of flooding in future flood maps. 4. Please provide details of the "flood mitigation function" the developer references in their application and what the runoff to Lot 216 will look like in a 1 in a 100 year event.

1. I want to know who is paying for the infrastructure of this development? Water, sewage, electricity, roadways, lighting, are we the Ratepayers ultimately paying for this through our rates? 2. I don't know how a roundabout will work with all the rubbish trucks using this road? Who is paying for this roundabout? 3. Also damage to our roads from all the developers trucks using the road, how many potholes are going to be caused? Are the developers going to pay to have the roads fixed? 4. I am concerned about the extra strain being put onto schools which are full & doctors, we have so many of our community already waiting on Doctors lists, also no buses go down there, so where do the cars park at the station? Busy roads for the college children to walk along the road without footpaths? 5. It seems this developer was trying to sneak pass public notifications so no one could question all this. If we as Ratepayers are having to pay for any part of this development as ongoing costs in the future? Then this development should be publicly notified

Otaihanga/Mansell Development and the Traffic flow study 1. When was this traffic study carried out? 2. Could I please see a copy of the study and also how it was determined that a new roundabout was required for this development but the access in to and out of the Otaihanga/Ratanui intersection has not been addressed. 3. Who is funding the new roundabout for the development? 4. Have the local pre schools/primary schools/colleges been advised? And, what planning has been done to cater for the additional numbers of pupils over the next few years and has any thought been given to this? 5. I am also concerned about the flow of stormwater from the wetland area beside Otaihanga Road and what happens during heavy rain events - where does the overflow run to? 6. Is there a sketch drawing as to what the development will look like from Otaihanga Road - the only house plan on the Cutriss report is a floor plan of a single level 3 bedroom home - what are the multi level homes going to look like from the road?

1. all costs to council regarding the Subdivision at Otaihanga regarding the Mansell Family subdivision. 2. For the Otaihanga subdivision, how much are the consulting and commissioner costs to date? 3. costings to date that their applications have cost the council. Including work under Plan Change 2. 4. Plus, the previous resource consent that was approved by Council. 5. And also, the current costing of their recent application RM240100. 6. I want this to include costing of all consultants including detailed breakdown.

Regulatory and Environment

Infrastructure and Asset Management (but consult
regulatory before sending)

Regulatory and Environment

Qu 3 approved by KP - the rest is looking close to being
ready to go to GM for review/approval

From: Eloise Carstens <eloise.carstens@kapiticoast.govt.nz>
Sent time: 08/15/2024 06:13:40 AM
To: Amanda Yannetta <[REDACTED]>; Julie Judge <[REDACTED]>
Subject: FW: General Response for Mansell Enquiries
Attachments: image001.png image002.png

Good morning Amanda and Julie,

James asked me to help with some general wording for a response to enquiries related to the Mansell/Otaihanga application.

Below are some suggested words that you could use –

Thank you for your email which we have forwarded on to our planning team. Your correspondence will be saved onto the file for this application.

At this stage, the application is on hold awaiting a response to the further information request.

Following a satisfactory response being provided to the further information request, a decision on notification will be made in line with the requirements of the Resource Management Act 1991 and District Plan.

If you could provide an acknowledgement along these lines to the ones you receive, that would be very helpful. Then just check whether I am in cc and pass on the ones that haven't been sent to me to my inbox or the resource consents mailbox (resource.constents@kapiticoast.govt.nz) and we will action it from there.

Thanks for your help.

Eloise Carstens
Manager Resource Consents and Compliance
Te Kaiarahi Whakaaetanga Rawa Taiao

Kāpiti Coast District Council
Tel 04 296 5488
Mobile 027 260 3548

www.kapiticoast.govt.nz

From: James Jefferson <James.Jefferson@kapiticoast.govt.nz>
Sent: Wednesday, August 14, 2024 10:18 AM
To: Eloise Carstens <Eloise.Carstens@kapiticoast.govt.nz>; Laura Willoughby <Laura.Willoughby@kapiticoast.govt.nz>
Subject: RE: General Response for Mansell Enquiries

Thank Eloise

Can you liaise with Julie and AY; might need to tweak this slightly for them to use as a response from the Mayors office, but have a chat with them. I've bracketed a suggestion

James Jefferson
Group Manager Regulatory and Environment
Te Kaihautū Ratonga Whakaritenga

Kāpiti Coast District Council
Tel 04 296 4752
Mobile 027 555 5752

www.kapiticoast.govt.nz

From: Eloise Carstens <Eloise.Carstens@kapiticoast.govt.nz>
Sent: Tuesday, August 13, 2024 10:15 AM
To: James Jefferson <James.Jefferson@kapiticoast.govt.nz>; Laura Willoughby <Laura.Willoughby@kapiticoast.govt.nz>
Subject: General Response for Mansell Enquiries

Hi James and Laura

This is the general response that our duty officers are sending out. Would this work for Amanda Y?

Hi

Thank you for your email which we have (forwarded on to our planning team). Your correspondence will be saved onto the file for this application.

At this stage, the application is on hold awaiting a response to the further information request.

Following a satisfactory response being provided to the further information request, a decision on notification will be made in line with the requirements of the Resource Management Act 1991 and District Plan.

Kind regards,

Eloise Carstens

Manager Resource Consents and Compliance
Te Kaiarahi Whakaaetanga Rawa Taiao

Tel 04 296 5488
Mobile 027 260 3548



From: Darren Edwards <Darren.Edwards@kapiticoast.govt.nz>
Sent time: 08/16/2024 09:14:31 AM
To: Deputy Mayor Lawrence Kirby <Lawrence.Kirby@kapiticoast.govt.nz>; Mayor Janet Holborow <janet.holborow@kapiticoast.govt.nz>
Subject: RE: Meeting at Otaihanga- re Mansell Subdivision

Morena Korua

Thanks for the update Lawrence, great progress. I'm keen to support a meeting which will allow us to explain the resource consent process (whilst not diving into this application specifically).

Let's discuss during Monday's catch up.

Cheers

Darren Edwards
Chief Executive
Te Tumuaki

Kāpiti Coast District Council
Tel 04 296 4894
Mobile 021 366 703

www.kapiticoast.govt.nz

From: Deputy Mayor Lawrence Kirby <Lawrence.Kirby@kapiticoast.govt.nz>
Sent: Friday, August 16, 2024 8:00 AM
To: Mayor Janet Holborow <Janet.Holborow@kapiticoast.govt.nz>
Cc: Darren Edwards <Darren.Edwards@kapiticoast.govt.nz>
Subject: Fwd: Meeting at Otaihanga- re Mansell Subdivision

I've finally got a response from Otaihanga.
Shall I follow this through?

Ngā mihi nui,

Lawrence

Lawrence Kirby
Deputy Mayor
021499790

Kapiti Coast District Council
www.kapiticoast.govt.nz

Sent from my mobile

From: s7(2)(a)
Sent: Thursday, August 15, 2024 8:29:59 PM
To: Deputy Mayor Lawrence Kirby <Lawrence.Kirby@kapiticoast.govt.nz>
Subject: Meeting at Otaihanga- re Mansell Subdivision

Hi Lawrence

I am writing on behalf of our group of concerned residents at Otaihanga.

We would very much like to have a meeting with the council and invite all the local residents who wish to come.

Your suggestion of the Otaihanga Boat club is a good one- we suggest a Saturday at 1pm, to capture a good audience at a good time.
Does this suit?
Can you organise this and let us know? Perhaps the 24th August?

Thank you

Best Regards

s7(2)(a)

From: Deputy Mayor Lawrence Kirby <Lawrence.Kirby@kapiticoast.govt.nz>

Sent: Thursday, August 8, 2024 9:45 AM

To: [REDACTED]

Subject: Fwd: Mansell Otaihanga Development

Further to my previous email, I have had a conversation with the Mayor and CE about this situation.

We'd be open to joining the Otaihanga residents for a meeting to discuss the process ahead for the Mansell development maybe at the Otaihanga Boating Club.

Let me know if you might be interested in this.

Ngā mihi nui,

Lawrence

Lawrence Kirby
Deputy Mayor
021499790

Kapiti Coast District Council
www.kapiticoast.govt.nz

Sent from my mobile

From: Mailbox - Resource Consents <resource.consents@kapiticoast.govt.nz>
Sent time: 08/16/2024 09:28:30 AM
To: Marnie Rydon [REDACTED]
Subject: FW: Mansell Otaihanga Subdivision

FYI

[REDACTED]
RMA Compliance & Resource Consents Project Officer
Te Āpiha mō te Tautuku me te Whakaae Rawa RMA

Kāpiti Coast District Council

Tel [REDACTED]

Mobile [REDACTED]

www.kapiticoast.govt.nz

From: Amanda Yannetta <[REDACTED]>
Sent: Thursday, August 15, 2024 1:21 PM
To: Mailbox - Resource Consents <resource.consents@kapiticoast.govt.nz>
Subject: FW: Mansell Otaihanga Subdivision

FYI below that I have responded to

Amanda Yannetta
Executive Assistant to the Chief Executive
Te Kaiāwhina ki te Tumuaki

Kāpiti Coast District Council

Tel [REDACTED]

Mobile [REDACTED]

www.kapiticoast.govt.nz

From: Amanda Yannetta
Sent: Thursday, August 15, 2024 1:20 PM
To: s7(2)(a)
Subject: RE: Mansell Otaihanga Subdivision

s7(2)(a)

Confirming receipt of your email to Darren Edwards with regards to your concerns for the Otaihanga development.

Your comments have been read and noted and a copy of your email has been forwarded on to our planning team. Your correspondence will be saved onto the file for this application.

At this stage, the application is on hold awaiting a response to the further information request.

Following a satisfactory response being provided to the further information request, a decision on notification will be made in line with the requirements of the Resource Management Act 1991 and District Plan.

Ngā mihi nui

Amanda

Amanda Yannetta
Executive Assistant to the Chief Executive
Te Kaiāwhina ki te Tumuaki

Kāpiti Coast District Council

Tel [REDACTED]

Mobile [REDACTED]

www.kapiticoast.govt.nz

From: s7(2)(a)
Sent: Tuesday, August 13, 2024 4:36 PM
To: Darren Edwards <Darren.Edwards@kapiticoast.govt.nz>

Subject: Mansell Otaihangā Subdivision

An appeal to the Council for amendments to the Mansell Subdivision Application located in Otaihangā Road, Paraparumu

This is not an OIA Request

12 August 2024

From s7(2)(a)
s7(2)(a)

As owners of the rural block s7(2)(a), we are disappointed with the lack of any discussion with us by the Mansell family and the Council regarding aspects of the subdivision which will severely affect our rural lifestyle in the future s7(2)(a)

I have been advised that notification of the proposed subdivision to those properties affected is not a legal requirement, but I would have thought it would be good practice and good manners to show reasonable consideration by the Mansell Family to its long-term neighbours.

This is especially galling to us as we had many discussions with a representative of Cuttriss and Mr Mansell at our kitchen table, when the earlier rural/urban subdivision was being planned. We had given support to that development as it seemed to match the Rural Character of Otaihangā and may have enabled other rural properties located between the Tieko Street to Expressway boundaries to receive planning permission to create an extra lot on their own Rural properties.

I understand that the subdivision site does not actually meet the definition of urban environmental allotment as it exceeds 4,000 cubic metres.

We have been resident in Otaihangā for s7(2)(a)

Despite what has been written on Page 59 of the Mansell Development Application, s7(2)(a) therefore we will be severely affected by the development work of the subdivision and the proposed park.

The proposed construction of six three level houses on Lots 29 and 30, s7(2)(a). Our property will be part of the Urban Development.

The writer of the application has described that s7(2)(a). I can only think the writer of these words has a sense of humour.

The construction of six. three level dwellings s7(2)(a)

We are requesting that the developer reduce the number of dwellings built on the lots and limit them to a single storey.

We invite all Councillors and the Council planning staff to visit our rural block to confirm the high impact of the six dwellings proposed s7(2)(a)

Such a visit should view all of the other rural blocks in the Otaihangā area to experience the rural character and consider the possible effects of the proposed urban development.

I note that earthworks will be undertaken on slopes that exceed 28 degrees, which is a restricted discretionary activity pursuant to Rule EW-R5.

FLOODING OF FIELDS ON THE NORTHERN FROM THE WETLAND

We are very concerned about the repetition of the flooding s7(2)(a)

Pine trees belonging to s7(2)(a) were also drowned and now are dead. Some trees are already in danger of falling into the wetland area.

The flood waters did not drain away until the field drain, that is located to the north of the wetland was cleaned out.

We do not want a repetition of the flooding s7(2)(a)

INCREASED TRAFFIC ON OTAIHANGA ROAD

The large number of lots in the proposed development will result in high traffic movement to both Otaihanga Road, Ratanui Road and Mazengarb Road. There will also be increased traffic down Tieko Street to Otaihanga Road.

As we have lived on two rural properties **s7(2)(a)**

The reduction of the legal road speed from 100km to 60km has reduced the number of accidents, but they still have occurred.

We are not confident that all of those accidents have been reported and are therefore in the accident statistics.

The curves in the Otaihanga Road limit the driver's view of the oncoming traffic.

The subdivision proposal does not meet the minimum sight distance of 50 metres required in areas with a 50km/h speed limit, the sight distance for 60km/h is 60 metres required under the TR-Diagram 3 and TR-Table – Sight- Distance Dimensions.

The vehicle traffic on Otaihanga and Ratanui Roads is in our experience greater than previous years, our access to and from our property's driveway is often delayed by the traffic coming from both directions, especially at the peak hours of travel in the morning and evening.

There is increased traffic going to and coming back from the Council's Refuse Transfer Station and Paraparaumu College, whose traffic includes the College's buses.

The proposed development cannot but add greatly to the future traffic flows all through the day and evening, which could be a great detriment to the Otaihanga and North Paraparaumu ratepayers/residents.

The impediment of a roundabout or T Junction on Otaihanga Road may affect the smooth progress of the traffic. Traffic lights may well be required to ensure the safe egress and entry of vehicles to the new Subdivision.

Pedestrians and cyclists using the Otaihanga Road shared walkway may require a controlled crossing of the subdivision's access road to remain safe.

The proposed subdivision does not meet the parameters of the Regulations under TR-R2, the traffic would significantly exceed the allowable limit set forth by the authorities.

In conclusion we do not consider that the Otaihanga Development is an appropriate subdivision of the land, it will be an Urban eyesore located in the midst of Rural Zoned properties of Otaihanga.

With the potential to create traffic management problems, excessive noise levels, overwhelm the stormwater management drains outside of the subdivision (which consist of privately owned land drains)

The Council can and should ensure that the developers' proposed application and plans align with all necessary compliance guidelines.

The Council does not have to approve any restricted discretionary activity.

Sincerely

s7(2)(a)

12 August 2024

From: Amanda Yannetta <[REDACTED]>
Sent time: 08/16/2024 11:46:11 AM
To: s7(2)(a)
Cc: Eloise Carstens <eloise.carstens@kapiticoast.govt.nz>
Subject: RE: Urgent Objection to Mansell Development in Otaihanga

Kia ora s7(2)

Confirming receipt of your email copied to Darren Edwards with regards to your concerns for the Otaihanga development.

Your comments have been read and noted and we note your email has also been sent to our planning team. Your correspondence will be saved onto the file for this application.

At this stage, the application is on hold awaiting a response to the further information request.

Following a satisfactory response being provided to the further information request, a decision on notification will be made in line with the requirements of the Resource Management Act 1991 and District Plan.

Ngā mihi nui

Amanda

Amanda Yannetta
Executive Assistant to the Chief Executive
Te Kaiāwhina ki te Tumuaki

Kāpiti Coast District Council

Tel [REDACTED]

Mobile [REDACTED]

www.kapiticoast.govt.nz

From: s7(2)(a)
Sent: Friday, August 16, 2024 9:53 AM
To: Eloise Carstens <Eloise.Carstens@kapiticoast.govt.nz>
Cc: info@otaihanga.com
Subject: Urgent Objection to Mansell Development in Otaihanga

Dear Kapiti Coast District Council,

I am writing to vehemently oppose the Mansell Family's recent application for the construction of 253 new dwellings in Otaihanga. The implications of this proposal are profoundly troubling and demand immediate rejection by the Council.

****Grave Infrastructure Deficiencies****

The proposed development presents a catastrophic oversight in infrastructure planning. It grossly underestimates the impact on our already strained systems, including traffic management, stormwater and sewage systems, and educational and healthcare facilities. The sheer scale of the anticipated increase, with up to 2,530 vehicle movements per day, is an egregious violation of our community's capacity and constitutes a restricted discretionary activity that threatens to paralyze local traffic and endanger public safety.

****Rampant Non-Compliance with Regulations****

This application is riddled with glaring instances of non-compliance:

- The failure to meet minimum sight distances for vehicle access points (Pages 27-28) flagrantly violates Rule TR-R11.
- Earthworks within flood-prone areas (Page 30) exceed permissible limits, violating Rule NH-FLOOD-R11.
- The proposed destruction of significant indigenous vegetation (Page 30) contravenes Rule ECO-R7.
- Non-compliant water supply, wastewater, and stormwater management plans (Page 33) breach Rule SUB-RES-R30.
- Excessive earthworks altering the terrain and impacting water bodies (Page 34) violate Rule EW-R5.

****Severe Lack of Public Transport and Healthcare Services****

The Otaihanga area is woefully underserved by public transport, with no immediate plans for improvement. The nearest bus stop is a significant distance away, and there are no provisions for new routes or stations. Local healthcare and educational services are already overwhelmed, and this development will exacerbate the crisis, leaving residents without adequate support.

****Devastating Environmental and Community Impact****

The proposed removal of healthy kānuka trees and the disruption to indigenous wildlife are unacceptable. The development's proposed roundabout on Otaihanga Road fails to meet local regulations for large vehicle access, promising increased noise pollution and significant traffic disruptions.

****Appalling Lack of Transparency and Public Consultation****

The Mansell Family's decision to conceal their application has severely undermined public trust and engagement. It is imperative that the Council demands full transparency and robust public consultation before any consideration of such a transformative proposal.

In conclusion, this application represents a dire threat to the community, environment, and infrastructure of Otaihanga. I implore the Kapiti Coast District Council to unequivocally reject this development. Our community deserves responsible, sustainable growth that respects regulatory standards and prioritizes the well-being of its residents.

Thank you for your immediate attention to these urgent concerns. I look forward to your response.

Sincerely,

s7(2)(a)

From: Julie Judge <[REDACTED]>
Sent time: 08/16/2024 01:00:29 PM
To: [REDACTED]
Subject: FW: Development in Otaihanga

FYI

Julie Judge
Executive Secretary to the Mayor

Kāpiti Coast District Council

Tel [REDACTED]
[REDACTED]

www.kapiticoast.govt.nz

From: Julie Judge
Sent: Friday, August 16, 2024 12:19 PM
To: s7(2)(a)
Subject: RE: Development in Otaihanga

Kia ora [REDACTED]

Confirming receipt of your email to Mayor Janet Holborow (and others) with regards to your concerns for the Otaihanga development.

I note that you have copied Eloise Carstens into the email and your correspondence will be saved onto the file for this application.

Given you have asked some questions in your email, I will also forward this onto our Information Request team to respond to these queries. They will be in contact with you directly.

Ngā mihi

Julie

Julie Judge
Executive Secretary to the Mayor

Kāpiti Coast District Council

Tel [REDACTED]
[REDACTED]

www.kapiticoast.govt.nz

From: s7(2)(a)
Sent: Monday, August 12, 2024 4:36 PM
Cc: Mayor Janet Holborow <Janet.Holborow@kapiticoast.govt.nz>; lawrence.kerby@kapiticoast.govt.nz; Councillor Glen Cooper <Glen.Cooper@kapiticoast.govt.nz>; Councillor Jocelyn Prvanov <Jocelyn.Prvanov@kapiticoast.govt.nz>; Councillor Rob Kofoed <Rob.Kofoed@kapiticoast.govt.nz>; Councillor Kathy Spiers <Kathy.Spiers@kapiticoast.govt.nz>; Councillor Shelly Warwick <Shelly.Warwick@kapiticoast.govt.nz>; sophie.handford@kaiticoast.govt.nz; darren.edwards@kapiticoast.co.nz; James Jefferson <James.Jefferson@kapiticoast.govt.nz>; Eloise Carstens <Eloise.Carstens@kapiticoast.govt.nz>; Councillor Martin Halliday <Martin.Halliday@kapiticoast.govt.nz>; Councillor Liz Koh <Liz.Koh@kapiticoast.govt.nz>; s7(2)(a)

Subject: Re: Development in Otaihanga

Dear Sir or Madam,

I am writing to express my concerns about the proposed subdivision of Mansell Family land in Otaihanga.

I find it completely bemusing that our council, who are supposed to be our representatives, are allowing one wealthy family in the area to dictate how the rest of us are going to live.

The infrastructure costs alone, that are going to be passed onto us the ratepayers beggars belief. How many people/families will no longer be able to afford to live in their own homes due to the rates rising to cover these unnecessary costs?

Our circumstances are such that increases in rates and other projected costs will push us out of our home, going against policies on making housing more affordable. If and when this comes to fruition and we can no longer afford to live in our home, we will be looking for the council to provide us with accommodation.

The traffic congestion that all this will cause for the thoroughfare from the Old State Highway to Mazengarb Road is monumental. Residents, like ourselves, on the river's side of Otaihangā Road will be hard-pressed to get out of the street, let alone our driveways with all the projected movement involved. The huge increase in traffic from such a development will forever impede the traffic flow in an area not designed for such an influx of residents.

Several areas of non-compliance also need to be addressed, as does the gifting to the Council and local Iwi, and our native flora, fauna, and wildlife.

Another point I'd like to make is, how will the native lizards know that they are to live inside a fenced area? How can you guarantee that what is removed is replaced thoughtfully and that there will be no effect on the nesting birds or other wildlife that live there?

Also, cause for concern is this coastal managed retreat that the council is putting into effect. If the area is pinned as a managed retreat environment and people are unable to get insurance, as is happening now, how can people therefore get mortgages? Who will be able to buy the homes? Only cash buyers? Doesn't that also negate affordable housing?

I do understand that it will be a windfall for the council with figures of \$2,391,554.20 for a Reserve Contribution and \$1,968,820.00 in Fees, plus \$51,156.00 for Council Engineering Fees. At what cost to the area and its people?

This whole process has been underhanded and secretive from the start. The council is supposed to be our, the residents of Kapiti's representative. We are feeling despondent, neglected, and unheard. This is no way to run a democracy. This is communism at its best, where money talks, and to hell with the rest!

We do not accept what is happening around us and will not stay quiet!

We have let the people of Kapiti know what is going on behind their backs and they're not happy. A change in councilors is needed.

Sincerely

s7(2)(a)

From: Julie Judge <[REDACTED]>
Sent time: 08/16/2024 12:59:11 PM
To: Eloise Carstens <eloise.carstens@kapiticoast.govt.nz>
Cc: resourec.consent@kapiticoast.govt.nz
Subject: FW: Otaihanga Development - Special Circumstances.
Attachments: image001.png

FYI

Thanks Eloise,

Julie Judge
Executive Secretary to the Mayor

Kāpiti Coast District Council

Tel [REDACTED]

Mobile [REDACTED]

www.kapiticoast.govt.nz

From: Julie Judge
Sent: Friday, August 16, 2024 12:57 PM
To: [REDACTED]
Subject: RE: Otaihanga Development - Special Circumstances.

Kia ora [REDACTED],

Confirming receipt of your email to Mayor Janet Holborow with regards to your concerns for the Otaihanga development. Apologies for not acknowledging soon, I have been on bereavement leave this week.

Thank you for your email which I have forwarded to our planning team. Your correspondence will be saved onto the file for this application.

At this stage, the application is on hold awaiting a response to the further information request.

Following a satisfactory response being provided to the further information request, a decision on notification will be made in line with the requirements of the Resource Management Act 1991 and District Plan.

Kind Regards
Julie

Julie Judge
Executive Secretary to the Mayor

Kāpiti Coast District Council

Tel [REDACTED]

Mobile [REDACTED]

www.kapiticoast.govt.nz

From: [REDACTED]
Sent: Friday, August 9, 2024 11:43 AM
To: Mayor Janet Holborow <Janet.Holborow@kapiticoast.govt.nz>
Subject: Otaihanga Development - Special Circumstances.

Dear Mayor Janet Holborow

My email today is regarding the important issue of housing in Kapiti, particularly focusing on the application submitted by the Mansell Family. They have recently put forward extensive plans for the development of 253 homes, which notably include three three-storey residences located in Otaihanga.

I wish to make it very clear that my thoughts are **not** driven by a “not in my backyard” mentality. Like many others, I am genuinely

concerned about the growing lack of affordable housing options in Kapiti and New Zealand. I have adult children who are actively seeking to purchase their own homes, just as many of my friends' children are doing the same. Additionally, I have friends who are living with disabilities and are reliant on supported living social payments, which makes their rental situations particularly challenging.

What troubles me is that the council engaged independent consultants [redacted] and [redacted] to examine the Mansell Family's submission under Plan Change 2 (Intensification), and they concluded **that all of Otaihanga required a Structural Plan Change.**

[https://www.kapiticoast.govt.nz/media/ydmhcz1o/pc2_councilreply_\[redacted\].pdf](https://www.kapiticoast.govt.nz/media/ydmhcz1o/pc2_councilreply_[redacted].pdf)

*(25) The submitter requested the rezoning of their site from Rural Lifestyle to General Residential Zone. As indicated in my original recommendation, **the site is sufficiently large or complex enough to require a structure planned approach.** There was some confusion over whether the site itself is big enough to warrant a structure planned approach. I would like to clarify this point (as was done at the hearing), **that it is not the site alone which requires a structure plan but rather the wider area surrounding (and including) the site which I consider requires a structure plan.** The Mansell's site presents a key connection point into this area from the existing urban environment, and it is important the area be considered comprehensively prior to development occurring.*

As you are aware, KCDC conducted a vote and decided with a result of 8 to 10 to reject the Mansell family's submission under PC2. However, this decision was ultimately overruled at the government level.

<https://www.kapiticoast.govt.nz/media/v3xftxar/cor5361-ihp-recommendation.pdf>

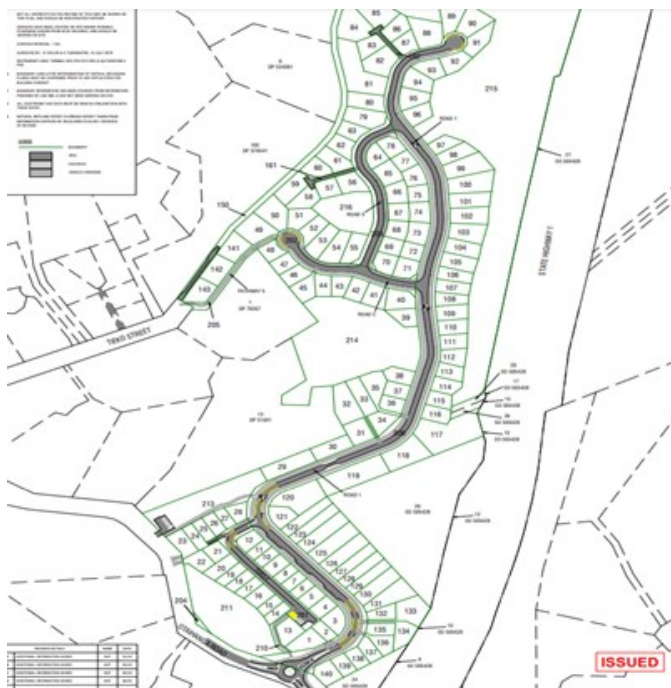
This situation prompts us to think critically about the purpose of having a local decision-making process if our elected representatives can simply be overridden by decisions made at the government level. But that topic is a totally different issue altogether! I can imagine it is a frustrating one for all of you involved.

The current application from the Mansell Family, which falls under the General Residential category, is presently not being publicly notified. However, I respectfully request that you review this application with consideration of the aforementioned history as a case of "**Special Circumstances**," which, in my opinion, does indeed warrant the public notification of the application.

The application itself comprises over 1,400 pages in total, and it can be downloaded from <https://otaihanga.com/> I particularly wish to draw your attention to page 19, where there is a sketch illustrating a potential dwelling that may be constructed on the smallest and narrowest site section, specifically lot 27, which measures 298 square meters. For further details regarding lot sizes, please refer to page 126.

Additionally, the application specifies on page 19 "*It is proposed to restrict the number of dwellings on Lots 31 – 116, 141 – 143, 214 and 215 to a single dwelling per lot. The existing dwelling at No. 155 Otaihanga Road will be removed. The development, therefore, will enable up to 253 dwellings to be constructed*".

I will now refer you to the relevant maps. I have included one below for your convenience.



Page 700 appears to be the most useful map to consult in this instance. Please take a moment to locate lots 1-30 and lots 117-140 on the map, these lots are situated along the road frontage of Otaihanga Road. It is important to note that these lots are not designated to accommodate single dwellings per lot. Instead, they are planned for the potential development of up to three three-storey dwellings which is going to change the character of Otaihanga forever.

Nowhere in the application is there a detailed sketch or visual representation depicting what these dwellings may ultimately look

like, nor is there any comprehensive information regarding the specific locations where car parks are designated to be placed. Imagine if the developer considered designing affordable homes like <https://brooksfield.co.nz/why-brooksfield/> Additionally, as there are currently no public transport options such as buses or trains in close proximity to the proposed development, this effectively makes it a drive-everywhere type of development. I will bring to your attention the important topics of parking, traffic, carbon emissions, and public transport in a separate email for further discussion.

I was heartened while watching your recent council meeting (as I did my ironing, a task that is often considered the most boring job ever!). The issues surrounding social housing, as well as emergency and transitional housing which affects us all significantly as a community. I have been closely following Finland's innovative approach to this pressing problem, which seems both practical and sensible. <https://oecdscope.blog/2021/12/13/finlands-zero-homeless-strategy-lessons-from-a-success-story/> <https://www.youtube.com/watch?v=DPh4PN8e0ds&t=5s> I understand that this solution is more of a government-led initiative rather than one devised directly by the council.

In the KCDC housing strategy meeting, you noted that there is a critical need for more 1-2 bedroom homes. I acknowledge that Plan Change 2 Intensification was designed to encourage new housing development near city centres and public transport. However, it is important to consider that Otaihangā currently lacks public transport options. This absence will undoubtedly create an extra burden for those individuals and families who will be living in any future developments in the area.

I respectfully ask that the councillors and the Kāpiti Coast District Council staff take the time to look very carefully at the Mansell Family application. It is my belief that this application should be treated as a Special Circumstances application, given its unique context. I encourage you to be prudent in the areas where restricted discretionary approval is required. It is essential to make well-informed and thoughtful planning decisions for Otaihangā that will ultimately benefit all of Kāpiti and its community.

Thank you



From: tamara silk [REDACTED]
Sent time: 08/20/2024 08:32:16 AM
To: Sean Mallon <sean.mallon@kapiticoast.govt.nz>; Ruchir Gaur <Ruchir.Gaur@kapiticoast.govt.nz>; Ramesh Pillai <Ramesh.Pillai@kapiticoast.govt.nz>; Dave Hardy <Dave.Hardy@kapiticoast.govt.nz>; Tony Martin <tony.martin@kapiticoast.govt.nz>; Rita O'Brien <Rita.O'Brien@kapiticoast.govt.nz>; kelvin Irvine <Kelvin.Irvine@kapiticoast.govt.nz>
Cc: Chris Greenslade [REDACTED]; Susan Owens <Susan.Owens@kapiticoast.govt.nz>
Subject: I&AM Managers Meeting
Attachments: 23 August - Agenda IAM meeting .docx

Good morning

Please find attached agenda for this Friday's managers meeting.

Many thanks

Tamara Silk
Executive Assistant Infrastructure and Asset Management
Te Kaiāwhina Matua Anga me te Whakahaere Rawa

Kāpiti Coast District Council

Tel [REDACTED]

Mobile [REDACTED]

www.kapiticoast.govt.nz

Agenda

Infrastructure & Asset Management – Managers’ Meeting

Date: 23rd August 2024

Time: 9.00am-10am

Venue: Upstairs Maple Meeting Room

Attendees: Sean Mallon, Dave Hardy Ramesh Pillai, Tony Martin, Ruchir Gaur
Kelvin Irvine, Shauna van Bruggen, Susan Owens, Rita O’Brien, Chris Greenslade, Tamara Silk

Apologies:

	Item
1.	Out of Scope
2.	
3.	
4.	2425-1052 – s7(2)(a) – Otaihanga/Mansell Development - 20 August Out of Scope
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	

Out of Scope

Mansell Subdivision

Tuesday, 16 July 2024 9:40 am

Management of Mansell subdivision at Otaihanga

Tue, 16 Jul, 9:30 am - 10:15 am

via Teams as James is WFH

[Link to Outlook Item](#)

Invitation Message

Hi team,

Meeting to discuss case management for this major development.
Please circulate any relevant pre-app material to the attendees.

Thanks,

Amanda Cottrell

Executive Assistant Regulatory and Environment

Kaiāwhina Kaihautū

Tel

www.kapiticoast.govt.nz



Microsoft Teams [Need help?](#)

[Join the meeting now](#)




Meeting ID: 428 690 471 621

Passcode: GsseYv

For organizers: [Meeting options](#)



Participants (5)

-  [James Jefferson](#) (Meeting Organizer)
-  [Eloise Carstens](#)
-  
-  (Accepted Meeting)
-  [Laura Willoughby](#) (Accepted Meeting)

Notes

Topic	Detail	
Processing of application	Application will be processed externally by Marnie and Sushil (or external consultants) - Council has said publicly that we do not support the development- need some distance when processing.	Marnie
Conflict of interest	Conflict of interest registered - will be managed	Sashin
Communication	Track this closely - regular updates from Marnie and Beth	Marnie/ Beth
	Keep Isaac in the loop	Sashin
	How do we keep the Elected Members informed - James to discuss with Darren about the best approach	James
	James just want regular updates - If there's any issues - please flag early Good communication is very important Timeliness	Eloise