

**BEFORE THE HEARING PANEL
APPOINTED BY KAPITI COAST DISTRICT COUNCIL**

IN THE MATTER OF | I TE TAKE O the Resource Management Act 1991
AND | ME

IN THE MATTER OF | I TE TAKE O Proposed Plan Change 5 (Private):
100 and 110 Te Moana Road,
Waikanae, Kāpiti Coast District

**STATEMENT OF EVIDENCE OF ERIC OSBORNE
ON BEHALF OF ERIC, VINCE AND RAECHEL OSBORNE**

Dated 17 September 2026

Introduction

1. My name is Eric Osborne.
2. I make this statement on behalf of the Plan Change Applicants, myself, Vince and Raechel Osborne.
3. The land now known as 100 and 110 Te Moana Road has been connected with our family since the 1930s, when it was purchased by Vince's grandfather, Gordan Crimp. At that time, the property comprised a substantially larger area of land. The original landholding included what is now:
 - 84 Te Moana Road;
 - the Fairway Oaks development;
 - the land now comprising the motorway corridor;
 - 100 and 110 Te Moana Road; and
 - land to the west of the motorway.
4. The property was originally used as a family holiday property. The land surrounding the house at 84 Te Moana Road was used for grazing horses owned by Vince's grandmother. We now reside at 84 Te Moana Road and therefore remain on part of the original family landholding.
5. Approximately 50 years ago, ownership of the property was transferred to Vince's parents. Over time, parcels of the original property were sold, including land that ultimately became the Fairway Oaks subdivision and land to the east of the motorway.
6. As these parcels were progressively separated from the original landholding, the land now comprising 100 and 110 Te Moana Road became increasingly small and isolated from the larger property. Although Vince's father was a retired farmer and enjoyed seeing the occasional cattle or horses grazing on the pasture, the land was not operated as a commercial farming enterprise. Any grazing was small-scale and incidental.
7. Vince's father also constructed the drain at 100 Te Moana Road and created a small lake or pond at 110 Te Moana Road. The area surrounding the lake was landscaped and developed and is now protected by a QEII National Trust covenant over the swamp, lake and pond area. Vince's parents subsequently built a new home on the property. Following the construction of the new home, the land at 100 and 110 Te Moana Road was required for the construction of

the motorway and was acquired by the New Zealand Transport Agency for that purpose.

8. The subsequent realignment of the motorway corridor meant that these parcels were ultimately no longer required for the motorway project. The land at 100 and 110 Te Moana Road was therefore offered back to the family. Vincent and Raechel purchased the properties approximately six years ago. During the period the land was held by the New Zealand Transport Agency, it was left unmanaged and became overrun with gorse. By the time the land was offered back to the family, it required significant work to restore it to a usable condition.
9. Since purchasing the land, Vincent and Raechel have used 100 Te Moana Road intermittently for light grazing by horses. Grazing has been limited to 100 Te Moana Road only and has not occurred on or around the QEII covenant area at 110 Te Moana Road. Only small numbers of horses have grazed the property at any one time, generally between one and three horses.
10. One other item to note/raise, we note that one of the reports prepared for the current application (by Mr Grant) estimates rates of \$7,690 per annum for the property.
11. The current rates payable are actually \$12,444 per annum. This makes the continued holding of the land for light grazing or other non-productive purposes even less economically viable than indicated in the report. Over a number of years, we have queried Kāpiti Coast District Council regarding the relatively high rates payable in respect of the land. We have been advised that the land is subject to urban rates because urban services run past the property boundary and that this rating treatment cannot be changed.
12. Also on a more personal note, our family has a strong connection to the land and it is our hope that Raechel and Vince's children wish to build houses on the land to raise their own children, ensuring the ongoing care of the QE11 covenant area. This development would result in the 5th generation living on the land.

Eric Osborne
September 2026