

OIR: 2324/622

1 September 2023

[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 **6 August 2023** requesting the following information:

- 1. Firstly, could you tell me why is Mr Mansell's land the only one that is going through this process, and this way?***

I understand that this question relates to the reasons why the Independent Hearings Panel (IHP) for Plan Change 2 allowed this submitter requested rezoning.

The reasons for the IHP recommending and allowing the Mansell's submission are set out in its Report in: paragraph [10] on page 8, paragraph [14] (c) on page 12, and section 7.3 on page 89.

In brief, the IHP notes a view that Greenfield development would need to "be in the mix to meet the district's housing needs". The IHP clarified they do not recommend the adoption of many rezoning requests but acknowledged that most submissions on re-zoning addressed in the report had sensible ideas for greenfield development if properly planned to manage the opportunities and constraints present on the site. My understanding from the IHP's Report is that Mr Mansell's land was considered an example, by the IHP, of a potential Greenfield development that met this criterion.

Please find below a link to the IHP report to Council:

<https://www.kapiticoast.govt.nz/media/jrmofuz1/ihp-report-to-kapiti-coast-district-council-on-pc2.pdf>

As you may be aware, at its meeting on 10 August 2023, Council decided to reject this recommendation from the IHP.

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

The public notice of this decision is online at:

<https://www.kapiticoast.govt.nz/whats-on/have-your-say/public-notices/?noticeid=93>

**2. *I've read the PC2 submissions and lots of Otaihangā residents are trying to change their zoning but have been advised they must wait for the full structure review, what's different about Mr Mansells land aside from the sheer size of it and his affiliation to the council?***

Other submitters did seek rezoning of other parcels of land in the Otāihanga area, and were considered by the IHP as set out in its Report, in particular: section 7, from page 80.

The IHP accepted the Council officer's recommendations to reject those submissions but chose not to accept the Council officer's recommendation to reject the Mansell family submission.

The following documents detail Council officer's recommendations on submitters seeking rezoning:

1. [https://www.kapiticoast.govt.nz/media/vxmgkhkv/pc2\\_planningevidence\\_report-3.pdf](https://www.kapiticoast.govt.nz/media/vxmgkhkv/pc2_planningevidence_report-3.pdf)
2. [https://www.kapiticoast.govt.nz/media/pp5dcqoy/pc2\\_planningevidence\\_appb\\_rectablestopic.pdf](https://www.kapiticoast.govt.nz/media/pp5dcqoy/pc2_planningevidence_appb_rectablestopic.pdf)
3. [https://www.kapiticoast.govt.nz/media/h4hdfmr0/pc2\\_planningevidence\\_appc\\_rectablesprimarysubmitter.pdf](https://www.kapiticoast.govt.nz/media/h4hdfmr0/pc2_planningevidence_appc_rectablesprimarysubmitter.pdf)
4. [https://www.kapiticoast.govt.nz/media/5vbh0qef/pc2\\_planningevidence\\_appf\\_rezonerequestmaps.pdf](https://www.kapiticoast.govt.nz/media/5vbh0qef/pc2_planningevidence_appf_rezonerequestmaps.pdf)
5. [https://www.kapiticoast.govt.nz/media/ydmhcz1o/pc2\\_councilreply\\_katiemaxwell.pdf](https://www.kapiticoast.govt.nz/media/ydmhcz1o/pc2_councilreply_katiemaxwell.pdf)

To understand the IHP's reasoning for recommending to Council that it allow Mr Mansell's land submission seeking rezoning, please refer to Question 1.

Ngā mihi,



**Kris Pervan**

Group Manager Strategy and Growth

Te Kaiwhakahaere Roopu Rautaki, Te Tipuna me te Whakaoranga