

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application to Kapiti Coast District Council for non-complying resource consent for a proposed 53 lot subdivision (including earthworks and infrastructure) at Otaihanga, Kapiti Coast.

STATEMENT TO THE RESOURCE CONSENT HEARING

3 AUGUST 2022

Introduction

1. My name is Richard Mansell and, along with my brother and mother, we are the applicants for the Otaihanga Estates Subdivision. I am currently the Chief Executive of Coastlands Shoppingtown and was formerly a Chartered Accountant.
2. We are applying for consent to subdivide part of my parents' farm into residential lots.

History

3. My parents bought the land over several different purchases. The original block was bought in March 1985 and was subsequently added to with 48 Teiko Street in 1992, 58 Teiko Street in 1995, 131 – 155 Otaihanga Road in 1996. 155 Otaihanga was originally purchased and sold to myself and my wife who built our family home there. We lived in this home for twenty years and it was compulsorily taken by NZTA for the expressway works around 2014. Once the expressway had been completed the house and remaining land was offered back so it was repurchased in 2018.
4. My parents originally farmed the land with one of their neighbours as a deer operation in a syndicate. They converted to breeding Simmental bulls for sale to dairy herds as sires for their milking herds. The sale price of the bulls relied on performing well at the National Bull Sales and my father did extensive analysis of the progeny to determine which animals grew at the quickest rates and put on the largest amount of beef. The profits were determined by the success at the bull sales and therefore were variable over the years. He conducted this until his moving off the farm in 2010.

5. The original farm totalled around 60 hectares but in the late 2000's Kapiti Coast District Council took 20 hectares through the middle of the land for the Western Link Road. This land was taken under the Public Works Act. The remaining two pieces of land were severed from each other, and it made it impossible to farm satisfactorily. Following the ceasing of the bull breeding business and the shift to Waikanae my parents leased the land to various grazers. The land became overgrown with pest plants such as gorse and blackberry and once the expressway was built there was a huge increase in the rabbit population. It is possible to see hundreds of rabbits on the land and regional councils attempts to poison and shoot them have been largely unsuccessful.

Land Use

6. The land use in the Otaihanga area has changed over the years that I have been involved with it. As a high school student, I used to drive past and see horses training and grazing in the land that we currently own. However, this pastoral use of land has changed over the years to more lifestyle/residential as Paraparaumu has grown towards the river. Over the 37 years my family has owned the site, it has never been used or suitable for any highly productive agricultural/horticultural land uses.

Current Zoning

7. The current District Plan was released in 2012. This plan had very little in the way of changes for the rural residential area from the previous District Plan. All community consultation is therefore well over ten years old and in fact the only Otaihanga specific community consultation document available is the 2009 KCDC Choosing Futures Otaihanga Community Outcome document. This all predates an expressway going through the middle of the land and is therefore out of date and does not take into account the current form and use of the land.

Future Use

8. KCDC Housing Portfolio Leader, Rob McCann, has recently said that Kapiti has a housing crisis. He has also said people that who hide behind special character zoning, like Rural Residential, are too cowardly to do the work to see that our people have homes. Additionally, Councillor McCann has also said "that when a house is built for someone who is wealthy and they move out of their old house it frees up another house. Everything is connected in this catastrophe."

9. It seems to me that KCDC is screaming out for new land to be developed into housing and this subdivision could be seen as a response to that. The land itself is within a zone that KCDC are considering for future growth as a response to the housing crises and the current government focus on increasing the housing stock in the country. The land is largely useless for anything but housing.

Process

10. We started the process of looking at subdivision in 2017 and had an early meeting with KCDC planners in April 2017. Subsequent to that and based on the advice given by the KCDC planners we have developed a scheme plan that we believe meets the needs of the community but provides additional housing lots on land that is otherwise unusable for rural activities. Just prior to submitting the application for resource consent in June 2020, the NPS-FW and related NES came out and the proposal needed to be entirely redesigned to protect the four natural wetlands on site, in accordance with the National direction. We applied for the Resource Consent after two years of re-design work in June 2021. It is now August 2022 and we have been working with KCDC on our submitted plans for the last year in an effort to make what we wish to do acceptable to the planners and Councils landscape expert. We are glad that Council can finally support the project.
11. We have consulted widely with iwi and our neighbours, including with adjacent landowners and have come to agreements with two of them to swap land to enable small unusable areas of land that were owned by them to be incorporated within our design. We asked that the submission be publicly notified as we realised it was a large departure from what had been agreed back in the early 2000's. We have currently spent well in excess of half a million dollars in designing this to meet the standards KCDC require and believe that it will be an asset to the community, will provide much needed homes and will use land that would otherwise be unusable.
12. We requested a development agreement prior to lodging consent and KCDC agreed to this. We have spent almost a year in discussions with Council about this. As part of that a package of roading improvements to Tieko Street was being discussed as this was outside of the consent process and will benefit the rest of the street. Numerous submitters have said they believe the road is not adequate as it is now for the current traffic levels and have been in dialogue with KCDC over this matter. These upgrades were being discussed in the context of receiving a roading credit, given that the extension to Tieko Street would be to a higher standard. We were told by Council that they needed to consult with Teiko Street residents. At the request of Councils roading team (at our cost) we got a QS to price that

scheme, which came in at about \$250,000 + GST. Since we provided that to them we have received nothing further until receiving Mr Trotter's evidence saying this was an effect of the development. This is a disappointing approach given the collaborative approach we had tried to take. It appears that to me that KCDC is using our application as a method of getting someone else to pay for their failures to provide adequate roading.

Conclusion

13. The subdivision applied for is on land that has been used by my family for grazing of animals for at least 35 years and is no longer economically viable for anything but residential use. We have consulted widely and have refined our design to provide an economically and ecologically sustainable and attractive subdivision.

14. I ask the Commissioners to approve our Resource Consent application.



RICHARD MANSELL

Dated the 3rd day of August 2022