

**BEFORE THE INDEPENDENT HEARINGS PANEL
FOR THE KAPITI COAST DISTRICT COUNCIL PLAN**

IN THE MATTER of the Resource Management

Act 1991

AND

IN THE MATTER of submissions and further
submissions in respect of Kapiti Coast
District Council's Proposed Plan
Change 2: Intensification.

**STATEMENT OF RICHARD MANSELL IN SUPPORT OF REZONING
REQUEST- SUBMITTER NO#023**

Dated: 27th March 2023

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Introduction

1. My name is Richard Mansell and, along with my brother and mother, we are submitters #S023 on KCDC Plan Change 2 Intensification. We are the owners of the land at Otaihanga and are the Applicants/consent holders of the resource consents obtained for Otaihanga Estates Subdivision, (under appeal). I am currently the Chief Executive of Coastlands Shoppingtown and was formerly a Chartered Accountant.

History of the site

2. 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.
3. 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.
4. 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. We have recently sold the eastern block as one block to the neighbour as the expressway had made it difficult to access to allow any subdivision.

Land Use

5. 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

6. 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

7. 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." The Government has provided a means for Council's to try to short- circuit this cycle by providing the tools to increase supply.

8. It seems to me that KCDC is screaming out for new land to be developed into housing and our subdivision and rezoning request 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

9. We started the process of looking at development of this site, via a 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 provided additional housing lots on land that is otherwise unusable for rural activities. A frustrating but necessary part of that design process was the whittling away and gradual reduction in the number of lots that could be accommodated on the site, due to a perception that amenity visual/ rural character effects of a larger number of lots was more than minor. Council and its experts were only prepared to support, as a non-complying application, a maximum of 46 lots under the existing framework. Ultimately, we were successful in November 2022 in obtaining consent for 46 lots. At this stage that has been appealed and we are defending that appeal. We have invested in those consents and are entitled to obtain them. We need to keep our options open as at this point we have no assurance that our rezone request will be successful.

Plan Change 2 rezone request

10. We saw an opportunity via PPC2 to get the land rezoned. The assessment we have obtained from our experts is that if the land is successfully rezoned we would achieve a yield in the order of 372 dwellings. As I see it, if we are going to go to the effort of developing the land it is best to do it properly once and as efficiently as possible to provide as many new homes as we can.
11. In response to the Commissioner's Minute, I would like to confirm that in the event that the land is rezoned General Residential and have the MDRS provisions apply as part of PPC2, it is our intention to undertake the

necessary expert assessments and submit new resource consent applications for new district and regional consents in line with PPC2 provisions. As part of that process we would forfeit the other consents. As noted by Mr Martell, in his evidence, we haven't sought to cut corners and have taken our experts advice to ensure that we do things properly and have taken the time to work through these issues with Council to ensure that we are providing a quality development.

12. As part of that process we would, as we have previously, enter into the necessary discussions and agreements with Council to ensure that the site is serviced with the necessary infrastructure at an early stage of project design.
13. For the Otaihanga Estates consent we have agreed with Council to extend part of Tieko Street, creating a legal road. We have also agreed to upgrade the existing part of Tieko Street to remedy its current deficiencies. If we are developing more houses, I expect we will continue Tieko Street to the north across the existing right of way, to service more house sites on our property, this will have the benefit of also providing legal access and services to the sites to the North owned by the Keene's. Just like our previous application we will go and talk to Council's infrastructure team as part of our planning for that development and work out what is needed.
14. Our family have absolutely no intention of taking short cuts, cutting corners or developing the site in a piecemeal way. We have lived and worked in the district our whole lives and will continue to do so, and have invested much in making Kapiti a welcoming place to live and want to develop the land in a way that best contributes to our communities housing supply.
15. We are however, serious about developing the site as soon as we can having invested in that. If our rezoning request is unsuccessful, and the consents confirmed, then we will push on developing what we can under those consents as we have invested in obtaining those. We have been around long enough that we have seen structure plans and the like proposed by the Council, only for those not to eventuate either for many years or not at all so are reluctant to wait until the Council tries to advance a structure plan or plan change is proposed for the area.



RICHARD MANSELL

Dated the 27th of April 2023