

# MEMO

**TO:** Chris Hansen **DATE:** 18<sup>th</sup> April 2023  
**FROM:** Craig Martell **PROJECT NO.:** J000225  
**COPY:** Tony Trueman  
**SUBJECT:** Mansell's site rezoning, impact on neighbouring properties

---

This memo summarises an assessment of whether the rezoning of the Mansell site has any prospect of foreclosing reasonable opportunities for the development of the broader growth node or structure planning for optimal urban form.

I have been requested to review and provide feedback on the document titled; *Duncan Cotterill memo to Pherne Tancock (5\_4\_23) (16413302.1)*, in relation to a request for further information by the Commissioner's in an email from KCDC dated 28 March 2023.

I have reviewed the Duncan Cotterill investigation of the access to legal road and existing infrastructure services, and I note that no sites are land locked, other than 37 Tiekō Street (blue), which has the benefit of various easements.

Therefore, all neighbouring properties have access to existing roads and infrastructure that would be able to be utilised for any future urban development of these sites.

The detailed design for Mansell's consented subdivision has not yet been commenced. If it were, some consideration could be given to the requirements for infrastructure sizing in the event it was to be used to ensure capacity for other developments. There is no responsibility on the Mansell site to provide additional capacity for other developments other than the Mansell site. Normally the council would have a discussion with the developer around any requirements to accommodate for future capacity over and above what is required for the development.

I also note that the consented scheme requires the Mansell's to extend Tiekō Street and vest in KCDC as a legal road, and that this would be available to KCDC in the future to provide infrastructure services to the sites to the north and west of the Mansell site should the existing infrastructure within the existing Otaihanga residential area not have capacity.



Craig Martell

DIRECTOR

a: Level 1, 1 Ghuznee, Wellington 6011

m: +64 21 356 039 e: [craig.martell@awa.kiwi](mailto:craig.martell@awa.kiwi) w: [www.awa.kiwi](http://www.awa.kiwi)

