

# Hon David Parker BCom, LLB

Attorney-General

Minister for the Environment

Minister of Transport

Associate Minister of Finance



COR5361

4 October 2023

Janet Holborow  
Mayor  
Kāpiti Coast District Council

Kris Pervan  
General Manager Strategy Growth and Recovery  
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Dear Mayor Janet Holborow

On 15 September 2023, I received your letter referring the independent hearings panel's (IHP) recommendation to rezone the 18-hectare Mansell Family site at Otaihanga from Rural Lifestyle Zone to General Residential Zone, and Kāpiti Coast District Council's (KCDC) decision to not rezone this site.

I have decided to accept the IHP's recommendation to rezone the land to General Residential Zone and for the medium density residential standards (MDRS) to apply to the site.

I have made this decision because:

- a. it aligns with the National Policy Statement on Urban Development 2020 (NPS-UD) more closely than the alternative recommendation;
- b. it is a strategic fit for greenfield development;
- c. it will provide a notable contribution to housing supply in the Kāpiti Coast District, of 370 dwellings and is preferable to the lower density development enabled by the current resource consent;
- d. the landowners have commissioned various technical assessments for the site, so its features and constraints are well understood; and
- e. development of the Mansell Family's site could be well-designed through existing processes without the use of a structure plan.

I have not made any alterations to the IHPs original recommendation.

I want to acknowledge and thank the Council, commissioners, and council staff for the work undertaken to complete the intensification streamlined planning process. I note that my officials will contact KCDC staff to inform them of my decision.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'David Parker', with a stylized flourish at the end.

Hon David Parker  
**Minister for the Environment**

CC: Jason Holland, District Planning Manager: [Jason.Holland@kapiticoast.govt.nz](mailto:Jason.Holland@kapiticoast.govt.nz)