

BEFORE THE WHANGĀREI DISTRICT COUNCIL INDEPENDENT HEARING PANEL

UNDER the Resource Management Act 1991
("RMA")

IN THE MATTER OF an application by Hurupaki Holdings
Limited for resource consent to create and
operate a 73 residential allotment and
café at 131 and 189 Three Mile Bush
Road, Kamo

STATEMENT OF EVIDENCE OF MARK HOLLAND ON BEHALF OF THE APPLICANT

27 APRIL 2022

1. INTRODUCTION

1.1 My full name is Mark Anthony Holland. I am one of three directors of Hurupaki Holdings Limited (“**the Applicant**”). I am also the Principal and Project Manager for the proposed application for subdivision and land use resource consent at 131 and 189 Three Mile Bush Road, Kamo (“**the Site**”), to:

- (a) create 73 residential allotments, drainage and recreational reserves to vest and other associated works; and
- (b) establish a food and beverage activity within proposed lot 22, for setback from boundary and coverage infringements (future residential units within Rural Production Zone) and to relocate dry stone walls.

(together “**the Proposal**”)

1.2 My evidence will address:

- (a) my experience (including other developments I have been involved in and my philosophy); and
- (b) the Hurupaki opportunity and my vision for the Site.

2. MY EXPERIENCE

2.1 Born in Taranaki, I moved to the Waikato at age 10 and attended Huntly College. Prior to turning 15, I became a farm cadet. With a desire to become a dairy farmer, I continued to move through the ranks to contract milker and 50/50 sharemilker.

2.2 In 2000 I formed a company in Culverden, North Canterbury called “Waibury Farms”, alongside investor partners and on farm equity operators. The company purchased 3 dairy units milking 2,500 cows.

2.3 Over the next 5 years as Managing Director I grew the business into an 8 dairy farm operation, milking 7,800 cows and employing a team of 44. In 2005 I moved back to the Waikato, but continued in my role as Managing Director of Waibury Farms and travelled to run the business.

2.4 Having developed and redeveloped many dairy farms and houses (on the farms), I decided I would like to be involved with residential developments.

River Garden

- 2.5 In late 2005, I purchased a 60% stake in a project in Leamington, on the Waikato River, named "River Garden". The project was a 137-lot subdivision which provided a number of challenges given the contour of the site and building on the banks of the Waikato River.
- 2.6 I engaged a team of consultants to plan and liaise with the Waipa District Council. We then engaged HEB Construction to develop River Garden in 2 stages. The development was completed in 25 months, and is now a very nice space for families to live.

Totara Parklands

- 2.7 In 2007 I purchased a stake in a 56ha block located in Tikipunga on Corks Road, called 'Totara Parklands'. Alongside my business partners, my team designed a 410-lot subdivision with a target build time of nine years. I was the Principal and Project Manager of this project.
- 2.8 A contractor was first engaged to start on Stage 1 of a 12 Stage subdivision in 2012. In December 2021, Totara Parklands was completed. The same contractor and professional team were engaged for the 9-year duration of the project.
- 2.9 Totara Parklands now has over 300 houses built with an estimated 900 people calling it home. The site also provides a childcare centre for 90 children, and a retirement village/care centre operated by Bupa, who have completed 52 villas of its planned 110.

The James

- 2.10 In 2018 I purchased 5 ha at 115 Three Mile Bush Road, Kamo (adjacent to the Site) with plans to undertake a subdivision similar to my earlier projects. Although I had two business partners in this project, Philip Leather and Brendan Lindsay (silent partners), I took the role of Principal and Project Manager.
- 2.11 My team put together a scheme plan for a 66-lot subdivision which commenced in 2019. We completed this project in February 2022 and have sold 36 of 66 lots, with the first homes being built from June this year.

Current projects

- 2.12 At present I have several other projects underway around New Zealand, including:

- (a) 643 lot Special Housing Area named Park Ridge in Queenstown with a completion date circa 2028.
- (b) 5 lots in Horotiu, due for completion in November 2022.
- (c) 17 lots in Whitianga, to be completed late 2023.

2.13 When I have finished the projects outlined above, and if consent is granted and implemented for the Proposal, I will have provided 1,300 sections to the market over (cira) 25 years. I am very proud of these completed projects and the strong relationships I have built with the local communities along the way.

My Philosophy

- 2.14 I believe it is important to create and maintain a good working relationship with the whole team, consultants, construction company, District and Regional Council and your business partners. My relationship with Whangārei District Council over the last 12 years has been very positive and I feel I have built up very good trust inside the Council.
- 2.15 In all of my projects I like to achieve the most aesthetically pleasing outcome with minimum development cost to the final purchaser of each section. Following this philosophy has led us to creating stormwater ponds for bulk stormwater attenuation, rather than every site having its own tank, and also a strong drive for a flat build platform as it is more competitive for us to retain than each purchaser and you end up with a far better outcome.
- 2.16 I like to take a solution-based approach to our projects and find it most effective if we get into dialogue early to front foot any issues and meet with parties before a problem escalates. Throughout my years of experience, I have found using this approach you have a greater chance of a good outcome (granted it does not always work).
- 2.17 As a company, it is our goal to leave behind successful projects that we are proud of and places where families are happy to call home. We do our very best to minimise any impact to the surrounding environment, including adjoining neighbours and affected parties. While this isn't always possible, because of different agendas, we do our utmost to achieve the best outcomes possible.

2.18 As an additional note, throughout my career in farming and development we have never had an abatement notice, been in enforcement proceedings or been shut down for breach of resource consents.

3. THE HURUPAKI OPPORTUNITY

3.1 The site at 131 Three Mile Bush Road, a 5.9 ha block, was purchased in 2020 as an in-zone residential project with the potential to be around 60-66 lots. The site at 189 Three Mile Bush Road, which is 9 ha of land to the north of 131, then became available.

3.2 While 189 Three Mile Bush Road is zoned Rural Production under the Whangārei District Plan, the 6 ha on the cone of the mountain is rather steep and not ideally suited to cattle grazing.

3.3 As outlined in the plans and evidence to be provided during this hearing, my vision is to build a 73-lot subdivision (in total) incorporating the original 5.9 ha in zone and approximately 2 ha of the better contour land to complete a high-quality proposal with sections ranging in size from approximately 400sqm to 1,000sqm, and a small local café.

3.4 The proposed café is intended to support local needs. To assist with expectations around how the café will run, we have included a 'no complaints' covenant on the titles next to the café.

3.5 Central to the vision for the Proposal is the connectivity and open space proposed throughout the Site. Connectivity will be achieved in the following ways:

(a) The Proposal is to the west of The James subdivision. The two subdivisions share a common boundary of approximately 900m. When completing the design in The James we created accessways between both projects allowing internal access to the Hurupaki School, which means children can walk or ride to primary school without leaving the subdivision. This will create connectivity between the two developments and provide close to 3 kms of walkways for the public to enjoy.

(b) At the southern side of 189 Three Mile Bush Road there is a large stand of native trees (approximately 2 ha) which will be incorporated into a walkway to include The James.

- (c) We intend to plant the balance of land to the north of the sections on 189 Three Mile Bush Road which will also provide some nice walking tracks and bring the cone of Hurupaki mountain back to what it used to be.

3.6 The proposed open spaces include:

- (a) three stormwater attenuation ponds, which we intend to become features of our project;
- (b) a playground to the North-East of Hurupaki; and
- (c) an open space green reserve of about 6,000sqm around Waitaua Stream, which is very easy to access from both Hurupaki and The James.

3.7 This delivers an aesthetically pleasing development, while providing for positive environmental and community outcomes.

3.8 Mr Kensington has suggested that a lower intensity of proposed development may be acceptable on 189 Three Mile Bush Road, with fewer lots of a larger size. However, to further reduce the number of lots on the Site would put the entire feasibility of the project at risk. Given the numerous community outcomes, positive benefits and mitigation that we are proposing as part of the overall subdivision, this is simply not a case where the lot number and sizes can be continually reduced to achieve some compromise position. We genuinely believe we have put forward the best possible proposal for the Site as a whole and we have deliberately avoided trying to cram in extra lots that our expert team cannot support in this location.

3.9 By combining 131 and 189 Three Mile Bush Road in the masterplan, it allows density to be spread across the Site as a whole, instead of concentrating development in the General Residential zone. This has resulted in my opinion in a much better outcome for the front section of the Site and the development in its entirety.

3.10 The purpose of the master-planned development was to ensure we were comfortable that the number of lots proposed could support the positive community and environmental outcomes – no more than that. In the event the application is declined, it would not be viable to continue on with a smaller version of the current proposal, i.e. retaining all the positive benefits, planting up the Hurupaki slope, enhancing the Stream etc, just with fewer lots proposed. In reality we would have to resort to a generic

residential scheme in the front portion of the Site, which in my opinion would be a disappointing outcome for the community and the wider environment.

4. CONCLUSION

- 4.1 I feel the Proposal incorporates a significant number of positive benefits for the broader community and hope throughout the hearing we can prove that our Proposal is worthy of your support.

Mark Holland

Date: 27 April 2022