BEFORE THE INDEPENDENT HEARINGS PANEL
OF HUTT CITY COUNCIL

UNDER	the Resource Management Act 1991 ("**RMA**")
AND	
IN THE MATTER	of the Proposed Hutt City District Plan ("**Proposed Plan**")

STATEMENT OF EVIDENCE OF RICHARD BURRELL
ON BEHALF OF TE KĀREAREA LIMITED (HEARING STREAM EIGHT)

CORPORATE

27 OCTOBER 2026

---

1. INTRODUCTION

1.1 My full name is Richard Burrell. I am a director of Te Kārearea Limited ("**TKL**") and Rosco Ice Cream Limited ("**Rosco**"), the developer of approximately 13 hectares of land at 30 Benmore Crescent, Manor Park, Lower Hutt ("**Site**").

1.2 My business partner and I have been developing commercial and industrial buildings in the Wellington region for 45 years. Where I refer to "we" in this statement, I am referring to my business partner and me in our capacity as property developers.

1.3 I give this evidence on behalf of TKL and Rosco as the developer of the Site. My evidence draws on my experience of buying, developing, owning and leasing industrial property in the Wellington region.

1.4 By way of background, TKL is a sister company to Rosco.

2. SCOPE OF EVIDENCE

2.1 My evidence:

(a) outlines my experience in developing industrial property in the Wellington region;

(b) explains how TKL came to acquire the Site and the attributes that make it suitable for industrial use; and

(c) describes, from my experience in the market, the demand for industrial land and buildings in the Wellington region.

2.2 Photographs of a number of the projects referred to in my evidence, and of the Site, are included in **Appendix A**.

3. MY EXPERIENCE IN INDUSTRIAL PROPERTY DEVELOPMENT

Early years: 1980 to 1996

3.1 In 1980 we were buying and selling houses in Thorndon, Mount Victoria and Newtown. By 1984 we were buying buildings in Courtenay Place and Cuba Street, Wellington.

3.2 In 1985 we purchased our first industrial building, in Ngauranga. Between 1986 and 1996 we developed small industrial buildings in Grenada North, Petone, Seaview and Porirua.

Former Ford Motor Company site, Seaview: 1996 to 2017

3.3 In 1996 we purchased the former Ford Motor Company building in Seaview, an 18,000m² building on a 35,000m² site (**Figures A3** and **A4**, Appendix A). This was the beginning of my love affair with big old industrial buildings and their adaptive reuse.

3.4 The Ford Motor Company building had a 1935 asbestos roof and was an earthquake risk. It took 20 years to strengthen the building, lease it to five major tenants, re-roof it, and build a new 6,500m² building at the rear of the site.

3.5 We leased the new building to Turners Car Auctions in 1997 and sold it to an investor in 1999. We purchased it back in 2010 and leased it to James Cameron for his four Avatar films. The whole complex was sold to an investor in 2017.

Jamaica Drive and Grenada Business Park, Grenada North: 1997 to 2000

3.6 Between 1997 and 2000 we developed the following in Grenada North:

(a) in 1997, a 7,000m² document storage building with a 9m stud, at Jamaica Drive;

(b) in 1998, a 3,000m² design-build for Acco, at Jamaica Drive;

(c) in 1999, a 2,000m² building for Moss Packaging, at Jamaica Drive; and

(d) in 2000, Grenada Business Park, comprising 40 small industrial units for small businesses (**Figure A5**, Appendix A).

110 Port Road / 25 Toop Street, Seaview: 2005 to 2017

3.7 In 2005 we purchased 110 Port Road / 25 Toop Street, Seaview, comprising a 42,000m² vacant wool store and three other buildings on a 7-hectare site (**Figure A6**, Appendix A). This was the beginning of a 12-year project to re-roof and strengthen the buildings and lease them to eight large tenants.

Vacant industrial buildings: 2006 to 2018

3.8 Between 2006 and 2018 we purchased and leased:

(a) five vacant industrial buildings of 2,500m² each in Seaview;

(b) five vacant industrial buildings of 2,000m² each in Grenada North; and

(c) five vacant buildings of 2,000m² each in Ngauranga.

Silverstream industrial park: 2007 to present

3.9 In 2007 we purchased 9 hectares of vacant rural land at Silverstream (**Figure A7**, Appendix A). We rezoned the land to industrial and master planned it. This is another 20-year project, which we expect to complete next year.

3.10 We have now built nine buildings and leased six industrial yards at Silverstream. Tenants include Flyway Transport, Elgas, Omexom, CDC Pharmaceuticals, Hirepool, Arrow Uniforms and Aspec Construction, plus six smaller tenancy yards.

Recent projects: 2019 to 2025

3.11 More recently we have undertaken the following projects:

(a) in 2019, we repurchased the 3,000m² Acco building at Jamaica Drive, Grenada North, upgraded it and leased it to Woolworths for a "lights out" online orders supermarket;

(b) in 2022, Imperial Business Park in Petone, comprising 80 small industrial units (**Figure A8**, Appendix A);

(c) in 2023, Takapu Rise, comprising 60 small industrial units (**Figure A9**, Appendix A); and

(d) in 2024/2025, the Wellington Electricity head office in Upper Hutt (**Figure A10**, Appendix A).

4. THE BENMORE CRESCENT SITE

4.1 In 2020, we reached an agreement with Te Rūnanga o Toa Rangatira to develop the Site and to lease the Site for a period of 125 years.

4.2 The Site has the following attributes:

(a) it is well located to serve Hutt Valley and Wellington markets;

(b) it is on the side of a motorway off-ramp, with direct motorway access to Porirua, Wellington and Masterton;

(c) it adjoins the railway line;

(d) it is flat land above the Te Awa Kairangi flood plain following completion of consented earthworks; and

(e) it has a stream with some vegetation winding its way over part of the Site.

4.3 These attributes make it suitable (or do not impact its ability) to be used as an industrial site.

5. DEMAND FOR INDUSTRIAL LAND IN HUTT CITY

5.1 I understand from Mr Colegrave that Hutt City faces a shortfall of about 33 to 37 hectares of industrial land over the next 10 years.[1]

5.2 Seaview has issues with predicted rising sea levels. Based on my engagement, there are several public property companies that will not buy in Seaview and Petone.

5.3 Hutt City is regularly letting industrial and business land be converted to housing on a non-notified basis. Examples include 86 low-quality townhouses at Richmond Street, Petone, and 200 low-quality townhouses at the Avalon Film Studios site.

5.4 Industry needs modern buildings to operate, and will pay for them. We have lost tenants to Levin and Palmerston North in the last five years.

[1] See the Statement of Evidence of Fraser James Colegrave (Economics) on behalf of Waste Management NZ Limited (Hearing Stream Eight), dated 27 October 2026, at paragraphs 1.3 and 5.24–5.28.

5.5 We have had interest from the following potential tenants in the Wellington market:

Table 1: Current Tenant Requirements in the Wellington Market

Tenant type	Requirement
Wellington Electricity	5,000m²
Truck servicing	1,100m² building on a 10,000m² site
Two transport companies	6,000–7,000m²
Infrastructure company	10,000m² yard
Uniform manufacturer	2,500m²
Building supplies	1,000m²
Building supplies	3,000m²
Service station	NZ Transport Agency Waka Kotahi ("**NZTA**") covenant on Site
Truck stop	NZTA covenant on Site
Log storage	NZTA covenant on Site

Source: TKL.

6. CONCLUSION

6.1 For these reasons, there is clearly a strong demand for more industrial land in Hutt City. TKL strongly supports the rezoning of the Site to an industrial zone, which will provide for approximately 35-40% of this demand.

Richard Burrell
27 October 2026

APPENDIX A PHOTOGRAPHS



Figure A1: The Site, 30 Benmore Crescent, Manor Park



Figure A2: The Site and the adjoining motorway and railway



Figure A3: Former Ford Motor Company building, Seaview



Figure A4: Former Ford Motor Company complex, Seaview



Figure A5: Grenada Business Park, Grenada North



Figure A6: 110 Port Road / 25 Toop Street, Seaview



Figure A7: Silverstream industrial park



Figure A8: Imperial Business Park, Petone



Figure A9: Takapu Rise



Figure A10: Wellington Electricity head office, Upper Hutt