

NZ Transport Agency Waka Kotahi Reference: Application 2025-1479

6 March 2026

Kapiti Coast District Council,  
175 Rimu Road,  
Paraparaumu 5032

Via email: [district.planning@kapiticoast.govt.nz](mailto:district.planning@kapiticoast.govt.nz)

**Further Submission on Proposed Plan Change 5 (Private) – 100 and 110 Te Moana Road, Waikanae - Eric, Vince and Raechel Osborne**

Attached is a further submission by the New Zealand Transport Agency Waka Kotahi (NZTA) on Proposed Private Plan Change 5 to rezone the land held in Record of Title (RT) 687238 and RT WN44/426, being 100 and 110 Te Moana Road, Waikanae. The further submission of NZTA supports, in part, the submission of Jillian Bond, Bernadette Doolan, Martin Manning, Anthony George, Vanessa Moore, and Michael Moore (Submission 1).

We welcome the opportunity to discuss the contents of our further submission with the relevant council officers and the applicant, as required.

If you have any questions, please contact me.

Yours sincerely,



Charlotte Niederer  
Intermediate Planner – Poutiaki Taiao / Environmental Planning  
System Design, Transport Services

Email: [Charlotte.Niederer@nzta.govt.nz](mailto:Charlotte.Niederer@nzta.govt.nz)

# Further submission in support of, or in opposition to, submission on notified proposed plan change

## About preparing a further submission on a proposed plan change

### You must use the prescribed form

- [Clause 8](#), Schedule 1 of the Resource Management Act 1991 (RMA) requires further submissions to be on the prescribed form.
- The prescribed form is set out in [Form 6](#), Schedule 1 of the Resource Management (Forms, Fees, and Procedure) Regulations 2003.
- This template is based on Form 6. While you do not have to use this template, your submission must be in accordance with Form 6.

### Certain persons may make further submissions

- Under clause 8, Schedule 1 of the RMA the following persons may make a further submission, in the prescribed form, on a proposed plan to the relevant local authority:
  - any person representing a relevant aspect of the public interest
  - any person that has an interest in the proposed policy statement or plan greater than the interest that the general public has
  - the local authority itself.
- You will need to explain why you meet one of these categories (space is provided in the form for this below).

### Your further submission and contact details will be made publicly available

- [Section 352](#) of the RMA allows you to choose your email to be your address for service. If you select this option, you can also request your postal address be withheld from being publicly available. To choose this option please tick the relevant boxes below.

### Note to person making the submission

- A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority (Kāpiti Coast District Council).

### Reasons why a further submission may be struck out

Please note that your further submission (or part of your further submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the further submission (or part of the further submission):

- it is frivolous or vexatious
- it discloses no reasonable or relevant case
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- it contains offensive language
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

## To Kāpiti Coast District Council

Further Submission in Support of (or Opposition to) a Submission on Proposed Plan Change to the Operative Kapiti Coast District Plan 2021

**Plan Change Number:** 5

**Plan Change Name:** Proposed (Private) Plan Change 5 - 100 and 110 Te Moana Road, Waikanae

### Further submitter details

<b>Full name of person making further submission:</b> NZ Transport Agency
<b>Contact person (name and designation, if applicable):</b> Charlotte Niederer
<b>Postal address (or alternative method of service under section 352 of the RMA):</b> [REDACTED]
<b>Telephone:</b>
<b>Electronic address for service of person making further submission (i.e. email):</b> EnvironmentalPlanning@nzta.govt.nz or charlotte.niederer@nzta.govt.nz
<b>I would like my address for service to be my email [select box if applicable]</b> <input checked="" type="checkbox"/>
<b>I have selected email as my address for service, and I would also like my postal address withheld from being publicly available [select box if applicable]</b> <input checked="" type="checkbox"/>

### State whether you are [select appropriate box]

a person representing a relevant aspect of the public interest. <input type="checkbox"/>
<i>In this case, also please specify the grounds for saying that you come within this category</i>
a person who has an interest in the proposal that is greater than the interest the general public has. <input checked="" type="checkbox"/>
<i>In this case, also please explain the grounds for saying that you come within this category</i> Government Agency
the local authority for the relevant area. <input type="checkbox"/>

### Scope of further submission

<b>I support</b> <input checked="" type="checkbox"/> <b>oppose</b> <input type="checkbox"/> <b>the submission of:</b> <u>[select the appropriate wording]</u>
<b>Original Submitter's Name and Address for Service:</b> Jillian Bond, Bernadette Doolan; Martin Manning, Martin Manning, Anthony George, Vanessa Moore, and Michael Moore
<b>Submission number of original submission:</b> 1

**Particular parts of the submission I support (or oppose) are:**

*Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal. While it is not a requirement, it would be helpful if you could state the submission point number as listed in the summary of decisions requested document.*

NZTA supports, in part, the following submission point in the summary of decisions document, insofar as it relates to avoiding potential adverse effects of rezoning on state highway infrastructure.

- Submission point S.1.10 (Infrastructure and Servicing Pressures)

*Continue on a separate sheet if necessary*

**The reasons for my support (or opposition) are:**

[give reasons]

The submitters oppose the plan change because they consider that no clear evidence has been presented showing that water supply, wastewater, stormwater, and roading networks can support additional residential development on the subject site without environmental degradation occurring. Furthermore, they consider stormwater to be of critical concern due to the potential for stormwater runoff from residential development on the subject site and the hydrological stress this could place on the Te Moana floodway. NZTA supports (in part) these aspects of the submission insofar as they relate to the importance of ensuring clear evidence is provided by the applicant demonstrating that stormwater runoff can be appropriately managed, so that there are no adverse effects on NZTA infrastructure.

In this case, NZTA notes that water from the application site (the wetland) drains towards and connects with NZTA stormwater infrastructure (ie, swales and culverts) supporting the Te Moana Road/MacKays to Peka Peka Expressway Interchange. While NZTA understands that there are subdivision and land use development rules within the Kapiti District Plan, if the plan change is accepted by Council, that would apply to the subject site and should ensure that the adverse effects of stormwater are appropriately assessed and managed to minimise adverse effects on other parties, including downstream users/infrastructure, NZTA highlights the importance of ensuring that sufficient evidence is provided by the applicant and reviewed by Council as part of the plan change process. The applicants evidence should clearly demonstrate that the relevant District Plan rules in relation to the management of stormwater can be complied with.

Furthermore, if future development of the application site was to occur and compliance with the permitted activity rules and standards for stormwater management were not able to be complied with then NZTA note that they should be identified as an affected party by Council if there is the potential for adverse effects on state highway infrastructure.

*Continue on a separate sheet if necessary*

**I seek that** [select appropriate box]

The whole  or part  of the original submission be allowed  disallowed

[describe precisely which part below]

To the extent the submission raises concerns in relation to the management of stormwater and the potential adverse effects of stormwater on state highway infrastructure.

*Continue on a separate sheet if necessary*

**Hearing Submissions** [select appropriate box]

I wish to be heard in support of my further submission.

I do not wish to be heard in support of my further submission.

*If you wish to be heard, please tick one of the following*

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

If others make a similar submission, I will not consider presenting a joint case with them at a hearing.



Signature of person making a further submission  
(or person authorised to sign on behalf  
of person making further submission)

6th March 2026

Date

*A signature is not required if you make your submission by electronic means.*

Email your further submission to [district.planning@kapiticoast.govt.nz](mailto:district.planning@kapiticoast.govt.nz) or post/deliver to:

Attn: District Planning Team  
Kāpiti Coast District Council  
175 Rimu Road  
Paraparaumu 5032

For office use only

Further submission No:

FS1