

Submission on notified proposal for plan change



About preparing a submission on a proposed plan change

You must use the prescribed form

- [Clause 6](#), Schedule 1 of the Resource Management Act 1991 (RMA) requires submissions to be on the prescribed form.
- The prescribed form is set out in [Form 5](#), Schedule 1 of the Resource Management (Forms, Fees, and Procedure) Regulations 2003.
- This template is based on Form 5. While you do not have to use this template, your submission must be in accordance with Form 5.

Your submission and contact details will be made publicly available

- In accordance with [clause 7](#) of Schedule 1 of the RMA, the Council will make a summary of your submission publicly available. The contact details you provide will also be made publicly available, because under [clause 8A](#) of Schedule 1 of the RMA any further submission supporting or opposing your submission must be forwarded to you by the submitter (as well as being sent to Council).
- [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.

Reasons why a submission may be struck out

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

Submission on Proposed Plan Change 5 (Private) to the Operative Kāpiti Coast District Plan 2021

Submitter details

Full name of submitter:

Contact person (name and designation, if applicable):

Postal address (or alternative method of service under section 352 of the RMA):

Telephone:

Electronic address for service of submitter (i.e. email):

I would like my address for service to be my email *[select box if applicable]*

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]*

Scope of submission

The specific provisions of the proposed plan change that my submission relates to are:
[give details]

Continue on a separate sheet if necessary

Submission

My submission is: *[include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views]*

Continue on a separate sheet if necessary

I seek the following decision from the Kāpiti Coast District Council: *[give precise details]*

Continue on a separate sheet if necessary

Hearing Submissions [select appropriate box]

I wish to be heard in support of my submission.

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

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 Submitter
(or person authorised to sign on behalf of submitter)

Date

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

Trade Competition [select the appropriate wording]

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by [clause 6\(4\)](#) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could / I could not gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission, please complete the following:

I am / I am not directly affected by an effect of the subject matter of the submission that—

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

Email your submission to 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

Submission No:



20 November 2025



QEII National Trust Submission on Proposed Plan Change 5

QEII National Trust (QEII) is an independent statutory organisation established to encourage and promote the provision, protection, and enhancement of open space for the benefit and enjoyment of the people of New Zealand. QEII primarily achieves this by registering covenants to ensure the perpetual protection of high-value areas on private land. QEII is a national organisation with its head office based in Wellington, and we have a regional representative in your district, Lee Barry.

We understand that an application has been lodged for a Private Plan Change (PPC) to rezone the land at 100 and 110 Te Moana Road from General Rural Zone to General Residential Zone under the Kāpiti Coast District Plan (KCDP).

A QEII open space covenant protects a 0.971 ha wetland on this property, which is also identified as a Natural Feature: Ecological Site KO68 under the KCDP. This covenant was registered in 1995.

We appreciate that the application for land rezoning recognises this covenant and acknowledges that it applies in perpetuity. QEII is neutral on this application, so long as the proposed land use change itself is unlikely to negatively impact the covenant.

However, future urbanisation, with the indicated housing construction plans, will bring new ecological threats to the area, along with other threats including dewatering of the wetland and pond, dewatering the wetland and adverse effects on fauna that live in the wetland.

We request that the applicants, council, and any future planners or contractors involved in this project familiarise themselves with the terms of the covenant deed. In particular, we note that it is a breach of clause 4 of the covenant deed to undertake any activity that affects the flow, supply, quantity, or quality of the wetland or any waterbody. Subdivision of the covenant itself is also prohibited without the consent of the QEII. We ask that any party contact QEII before undertaking any works that may impact or alter the covenant in any way, directly or indirectly.

We would appreciate being notified of any further applications relating to this property (including the proposed subdivision), as these will likely have implications for the covenant. We will provide a more detailed submission once plans and supporting information are available.

If you have any questions about this submission please contact QEII regional representative Lee Barry on lbarry@qeii.org.nz or Abby Jones, legal team, at ajones@qeii.org.nz.