

Summary of Decisions Requested by Submissions on Proposed Plan Change 5 (Private) to the Operative Kapiti Coast District Plan 2021: 100 and 110 Te Moana Road, Waikanae

Clause 7 of Schedule 1, Resource Management Act 1991 (RMA)

A summary of decisions requested by persons making submissions on proposed Private Plan Change 5 is available online at <https://www.kapiticoast.govt.nz/pc5>, or in hard copy format at the following locations:

- Kāpiti Coast District Council Civic Building, 175 Rimu Road, Paraparaumu.
- Waikanae Library, 9 Mahara Place, Waikanae.

Further submissions can now be made as provided for in Clauses 7, 8 and 8A of Schedule 1 to the RMA.

About Plan Change 5

Council received a private plan change request from Eric, Vince and Raechel Osborne (“the requestor”) to change the Operative Kapiti Coast District Plan 2021 (District Plan) by rezoning approximately 5.5 hectares of land at 100 & 110 Te Moana Road, Waikanae (the site), from General Rural Zone to General Residential Zone. The requestor states that the purpose of the private plan change is:

“...to rezone the application site (of approximately 5.5ha) from General Rural Zone to General Residential Zone under the District Plan in order to provide residential housing capacity in a District where growth pressure exists”.

Requirements for further submissions

This is a summary of the RMA requirements for further submissions. Please refer to Clauses 7, 8 and 8A of Schedule 1 of the RMA for full requirements on making further submissions.

The following persons may make a further submission:

- anyone representing a relevant aspect of the public interest; or
- anyone who has an interest in the proposal greater than the general public has; or
- the local authority itself (for this plan change, the Kāpiti Coast District Council).

A further submission:

- can only express support or opposition to a matter raised in an original submission. It must not introduce new issues.
- must follow the prescribed form ([Form 6](#) of the Resource Management (Forms, Fees, and Procedure) Regulations 2003).

A copy of the further submission must also be sent to the original submitter within five working days of providing it to Council. The address for service for all submitters is contained within the submission summary document.

How to make a further submission

A [template of Form 6](#) is available online at <https://www.kapiticoast.govt.nz/pc5>, or in hard copy format from the Civic Building at 175 Rimu Road, Paraparaumu.

Further submissions may be emailed to district.planning@kapiticoast.govt.nz, while hard copy further submissions may be sent to Kāpiti Coast District Council at 175 Rimu Road, Paraparaumu 5032.

Deadline for making a further submission

Further submissions must be received by the Council no later than **Friday, 6 March 2026**.

If you have questions, please contact the District Planning team at district.planning@kapiticoast.govt.nz.

Darren Edwards,

Chief Executive
Kāpiti Coast District Council

The date of this notice is **20 February 2026**.

The address for service is the same as those set out above for further submissions.