

## Further Submission - RMA Form 6

This submission form should be used for making a further submission on Proposed Plan Change 2 Intensification to the Operative District Plan (in accordance with Clause 8 of the First Schedule, Resource Management Act 1991)

**To:** Kāpiti Coast District Council  
**Email to:** [district.planning@kapiticoast.govt.nz](mailto:district.planning@kapiticoast.govt.nz)  
**Subject:** Further submission on Proposed Plan Change 2 Intensification  
**Post:** Kāpiti Coast District Council, 175 Rimu Road, Paraparaumu 5032.

Further Submitter Contact Details			
Full Name	<i>Last Name</i>		<i>First Name</i>
	Millar-Coote		Kathryn
Company/Organisation Name (if applicable)	Waka Kotahi NZ Transport Agency (Waka Kotahi)		
Contact Person	<b>Jorgia Kelsey (Planner)</b>		
Email Address for Service	<b>Jorgia Kelsey:</b> <a href="mailto:Jorgia.Kelsey@nzta.govt.nz">Jorgia.Kelsey@nzta.govt.nz</a> & <b>Environmental Planning:</b> <a href="mailto:Environmentalplanning@nzta.govt.nz">Environmentalplanning@nzta.govt.nz</a>		
Address	Level 7, Majestic Centre 100 Willis Street Wellington 6145		
Mail Address for Service (if different)	<b>PO BOX 5084</b> <b>Wellington 6140</b>		
Phone	<i>Mobile</i>	<i>Home</i>	<i>Work</i>
			Jorgia Kelsey (04) 978 2644
Attendance and wish to be heard at the hearing:			
Waka Kotahi does wish to be heard in support of my further submission			
Waka Kotahi will consider presenting a joint case with other submitters, who make a similar further submission, at a hearing.			
Relevance:			

I am a person who has an interest in the proposal that is greater than an interest the general public has

**Explain/specify the grounds for saying that you come within this category (you must fill this in):**

Waka Kotahi NZ Transport Agency is a Crown Entity with statutory obligations of ensuring an integrated, safe and sustainable transport system.

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



Kathryn Millar-Coote – Central Team Lead Environmental Planning

24 November 2022

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

Submitter Name/Contact	Submission Number	Chapter	Support or Oppose	The particular parts of the submission I support or oppose are:	The reasons for my support or opposition are:	I seek that the whole or part (describe part) of the submission be allowed or disallowed:
Kāinga Ora - Homes and Communities	S122.38	MDRS & NPS-UD	Support.	New definition for Rapid Transit Stop.	Waka Kotahi supports the inclusion of a definition for Rapid Transit Stop. This will aid plan user interpretation and is consistent with the definition under the National Policy Statement- Urban Development (NPS-UD).	Waka Kotahi seeks the submission point be allowed.
Kāinga Ora - Homes and Communities	S122.106	GRZ – General Residential Zone	Support	Rezoning of General Residential Zone to Medium Density residential zone	Waka Kotahi supports the proposed rezoning of GRZ to medium density residential to be more consistent with the NPS-UD.	Waka Kotahi seeks the submission point be allowed.
Kāinga Ora - Homes and Communities	S122.107	Rezoning	Support	Rezoning of greenfield land	Waka Kotahi supports the proposition that further site-specific evidence and information is required to understand the need to rezone greenfield land.	Waka Kotahi seeks the submission point be allowed and that any proposed greenfield land should be supported by site-specific evidence and information.
Greater Wellington Regional Council	S097.06	MDRS & NPS UD	Support in part	Amend PC2 to have regard to direction on reducing greenhouse gas emissions – suggested amendments to the transport and infrastructure zone.	Waka Kotahi supports the intent of the submission point. However, Waka Kotahi consider that insufficient detail is available to understand the implications of what is proposed, and how it will be given effect to.	Waka Kotahi considers more information is required and seeks to be involved with the development of the policy.
Greater Wellington Regional Council	S097.07	MDRS & NPS UD	Support in part.	Insert new policy in transport chapter to encourage carbon emissions assessments for certain developments that include new or altered transport infrastructure.	Waka Kotahi supports the intent of the new policy. However, Waka Kotahi consider that insufficient detail is available to understand the implications of what is proposed and how it will be given effect to.	Waka Kotahi considers more information is required. Waka Kotahi seeks to be involved with the development of the policy.
Greater Wellington Regional Council	S097.09	MDRS & NPS UD	Support in part.	Insert new policy to seek nature-based solutions when providing for new infrastructure (such as green infrastructure).	Waka Kotahi supports the intent of the new policy. However, Waka Kotahi consider that insufficient detail is available to understand the implications of what is proposed and how it will be given effect to.	Waka Kotahi considers more information is required. Waka Kotahi seeks to be involved with the development of the policy.
Greater Wellington Regional Council	S097.11	MDRS & NPS UD	Support in part.	PC2 to have regard to proposed RPS Change 1, policy 24, specifically in regard to biodiversity offsetting and compensation – including amendments to new policies, rules, and appendices.	Waka Kotahi supports the intent of the changes. However, Waka Kotahi consider that insufficient detail is available to understand the implications of what is proposed and how it will be given effect to.	Waka Kotahi considers more information is required. Waka Kotahi seeks to be involved with changes to the plan as a result of the submission point.
Greater Wellington Regional Council	S097.15	Qualifying matters (General)	Support in Part	Amend existing provisions or insert new provisions to manage and avoid natural hazards.	Waka Kotahi supports the intent of the changes. However, Waka Kotahi consider that insufficient detail is available to understand the implications of what is proposed and how it will be given effect to. In particular Waka Kotahi seek to ensure that there is pathway to maintain critical infrastructure.	Waka Kotahi considers more information is required. Waka Kotahi seeks to be involved with changes to the plan as a result of the submission point.

Greater Wellington Regional Council	S097.20	Financial Contributions	Support in part	Amend financial contributions to clarify that the contributions are for both stormwater quality and quantity	Waka Kotahi supports the intent of the changes. However, Waka Kotahi consider that insufficient detail is available to understand the implications of what is proposed and how it will be given effect to.	Waka Kotahi considers more information is required. Waka Kotahi seeks to be involved with changes to the plan as a result of the submission point.
Greater Wellington Regional Council	S097.24	MDRS & NPS-UD	Support	DO-O11 is retained to support improved access to public and active modes of transport.	Waka Kotahi support that this objective should be retained as it will support modal shift and urban development goals.	Waka Kotahi seeks that this submission point be allowed.
Greater Wellington Regional Council	S097.28	MDRS & NPS-UD	Support in part	Infrastructure capacity should be managed to support intensification in areas with limited existing capacity.	Waka Kotahi supports the intent of the changes. However, Waka Kotahi consider that insufficient detail is available to understand the implications of what is proposed and how it will be given effect to Waka Kotahi agrees that infrastructure capacity should be managed, particularly in areas of proposed greenfield development	Waka Kotahi seeks to be involved with changes to the plan as a result of the submission point.
Retirement Villages Association of New Zealand Incorporated (RVA)	S197.23	MDRS & NPS-UD	Oppose	Trip generation triggers should be based on peak hour movements rather than daily.	Waka Kotahi opposes the changes sought, and considers that both peak and daily trip generation triggers are relevant. It is appropriate that Retirement Villages are classified as major traffic activities where daily vehicle movements exceed the permitted trip generation	Waka Kotahi seeks that this submission point be disallowed.
Retirement Villages Association of New Zealand Incorporated (RVA)	S197.42	MDRS & NPS-UD	Oppose	The inclusion of a permitted activity rule for use of retirement villages not subject to any standards	Retirement villages have effects to the wider environment that need to be considered – such as effects to the transport network from traffic generation. The plan as proposed provides for retirement activities as a permitted activity – to a limited scale.	Waka Kotahi seeks that this submission point be disallowed.
Retirement Villages Association of New Zealand Incorporated (RVA)	S197.70	MDRS & NPS-UD	Oppose	The inclusion of a permitted activity rule for use of retirement villages not subject to any standards	Retirement villages have effects to the wider environment that need to be considered – such as effects to the transport network from traffic generation.	Waka Kotahi seeks that this submission point be disallowed.
Metlifecare Limited	S207.16	MDRS & NPS-UD	Oppose	The inclusion of a permitted activity rule for use of retirement villages not subject to any standards	Retirement villages have effects to the wider environment that need to be considered – such as effects to the transport network from traffic generation. The plan provides for retirement activities as a permitted activity – to a limited scale.	Waka Kotahi seeks that this submission point be disallowed.
Otaki Revisited Limited	S031.01	Rezoning	Oppose	Rezone 47 Te Roto Road, Ōtaki from Rural Production Zone (Rural Plains Precinct) to General Residential Zone or Mixed Use Zone, and any such other amendments to give effect to this submission	The greenfield development proposed is located away from existing centre zones, employment opportunities and accessibility to public and active transport modes meaning that the development of this area has the potential to result in an isolated, low density urban settlement.  Further site-specific evidence and information is required to understand the need to rezone greenfield land.  Access from this site will be funnelled into SH1 at the intersection with Rahui Road. The effect of vehicle movements on this intersection will need to be considered.	Waka Kotahi request further site-specific assessments to justify the need for additional greenfield zoned land in this location (after the additional capacity provided by the intensification provisions), assess accessibility to active and public transport, hazards, infrastructure requirements (including stormwater) and any reverse sensitivity issue.
Mallia, James	S032.01	Rezoning	Oppose	Rezone 2 Stetson Rise, Waikanae from Ngarara	The proposed rezoning of land is next to expressway. The health and amenity to future occupants living next to the	Waka Kotahi request further site-specific assessments to justify the need for additional greenfield zoned land in this location (after the additional capacity provided by the intensification

				Development Area to General Residential Zone	expressway should be considered and managed, as well as access arrangements.  Further site-specific evidence and information is required to understand the need to rezone greenfield land.	provisions), assess accessibility to active and public transport, hazards, infrastructure requirements (including stormwater) and any reverse sensitivity issue.
Waikanae East Landowners	S087.01	Rezoning	Oppose	Rezone 40 hectares between Waikanae River and Elizabeth Street to General Residential Zone – residential intensification precinct A, from General Rural Zone (Rural Plains Precinct)	The greenfield development proposed is located away from existing centre zones, employment opportunities and accessibility to public and active transport modes meaning that the development of this area has the potential to result in an isolated, low density urban settlement.  Further site-specific evidence and information is required to understand the need to rezone greenfield land.	Waka Kotahi request further site-specific assessments to justify the need for additional greenfield zoned land in this location (after the additional capacity provided by the intensification provisions), assess accessibility to active and public transport, hazards, infrastructure requirements (including stormwater) and any reverse sensitivity issue.
Wakapua Farm Limited	S088.01	Rezoning	Oppose	Rezone land within or near to Otaki Future Urban Zone from Future Urban Zone and General Rural Zone to General Residential.	The greenfield development proposed is located away from existing centre zones, employment opportunities and accessibility to public and active transport modes meaning that the development of this area has the potential to result in an isolated, low density urban settlement.  Further site-specific evidence and information is required to understand the need to rezone greenfield land.	Waka Kotahi request further site-specific assessments to justify the need for additional greenfield zoned land in this location (after the additional capacity provided by the intensification provisions), assess accessibility to active and public transport, hazards, infrastructure requirements (including stormwater) and any reverse sensitivity issue.
Liakhovskaia, Stacey	S123.01	Rezoning	Oppose	Amend the proposed rezoning of at 39 Rongomau Lane to include 47 Rongomau Lane (and maybe 45 Rongomau Lane	The proposed rezoning of land is next to an expressway. The health and amenity to future occupants living next to the expressway should be considered and managed, as well as access arrangements.  Further site-specific evidence and information is required to understand the need to rezone greenfield land.	Waka Kotahi request further site-specific assessments to justify the need for additional greenfield zoned land in this location (after the additional capacity provided by the intensification provisions), assess accessibility to active and public transport, hazards, infrastructure requirements (including stormwater) and any reverse sensitivity issue.
Peacock, Anna	S142.01	Rezoning	Oppose	Rezone this property (189 SH1) and surrounding properties (173 to 191 Main Road North, Waikanae) from General Rural Zone to a form of large lot residential, settlement, or lifestyle zoning.	The greenfield development proposed is located away from existing centre zones, employment opportunities and accessibility to public and active transport modes meaning that the development of this area has the potential to result in an isolated, low density urban settlement.  Access from this site will be funnelled into SH1 at intersection with Rahui Road. The vehicle movements on at this intersection will need to be considered.	Waka Kotahi request further site-specific assessments to justify the need for additional greenfield zoned land in this location (after the additional capacity provided by the intensification provisions), assess accessibility to active and public transport, hazards, infrastructure requirements (including stormwater) and any reverse sensitivity issue.
Aregger, Petra	S189.01	Rezoning	Oppose	Rezone 14 Greenaway Road, Waikanae from General Rural Zone to General Residential Zone	The proposed rezoning of land is next to an expressway. The health and amenity to future occupants living next to the expressway should be considered and managed, as well as access arrangements.  Further site-specific evidence and information is required to understand the need to rezone greenfield land.	Waka Kotahi request further site-specific assessments to justify the need for additional greenfield zoned land in this location (after the additional capacity provided by the intensification provisions), assess accessibility to active and public transport, hazards, infrastructure requirements (including stormwater) and any reverse sensitivity issue.

Classic Developments NZ Limited	S205.01	Rezoning	Oppose	Amend the proposed rezoning at 39 Rongomau Lane, & 99-105 Poplar Avenue to include the following sites as General Residential Zone (identified in figure 1 contained in the submission) in their entirety:- Matai Road (Section 2 SO 508397);- Matai Road (Sections 1 and 2 SO 537569);- Matai Road (Sections 29-30 & 36 SO 505426);- 29 Harry Shaw Way (Section 37 SO 505426)	The proposed rezoning of land is next to an expressway. The health and amenity to future occupants living next to the expressway should be considered and managed, as well as access arrangements.  Further site-specific evidence and information is required to understand the need to rezone greenfield land.	Waka Kotahi request further site-specific assessments to justify the need for additional greenfield zoned land in this location (after the additional capacity provided by the intensification provisions), assess accessibility to active and public transport, hazards, infrastructure requirements (including stormwater) and any reverse sensitivity issue.
Osborne, Vince and Eric	S209.01	Rezoning	Oppose	Rezone 100 and 110 Te Moana Road (Lot 1 DP 71916 and Part Lot 2 DP 71916) from General Rural Zone to General Residential Zone.	The greenfield development proposed is located away from existing centre zones, employment opportunities and accessibility to public and active transport modes meaning that the development of this area has the potential to result in an isolated, low density urban settlement.  Further site-specific evidence and information is required to understand the need to rezone greenfield land.	Waka Kotahi request further site-specific assessments to justify the need for additional greenfield zoned land in this location (after the additional capacity provided by the intensification provisions), assess accessibility to active and public transport, hazards, infrastructure requirements (including stormwater) and any reverse sensitivity issue.

**From:** [Jorgia Kelsey](#)  
**To:** [Mailbox - District Planning](#)  
**Subject:** Waka Kotahi further submission proposed plan change 2 intensification  
**Date:** Thursday, 24 November 2022 5:00:24 pm  
**Attachments:** [image001.png](#)  
[Waka Kotahi Further Submission on KCDC Proposed Plan Change 2 Intensification .pdf](#)

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Kia ora,

Please find the further submission of Waka Kotahi on Proposed Plan Change 2 attached.

Please get in touch if you have any questions.

Ngā mihi

**Jorgia Kelsey** (she/her)

**Planner, Transport Services**

Poutiaki Taiao/Environmental Planning

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