

IN THE MATTER
of the Resource Management Act 1991

AND

IN THE MATTER
of Hearing of Submissions and Further
Submissions on Private Plan Change 5 to the
Kapiti Coast District Plan

JOINT STATEMENT OF PLANNING

EXPERTS (JWS) 29 September 2026

INTRODUCTION

1. This joint witness statement (JWS) relates to expert conferencing on the following topics, as set out in the Reply statement from Mr Williams, on behalf of the Plan Change 5 Applicants:
 - Expert conferencing between the planners and landscape experts (along with Mr Taylor), to frame Development Area provisions to be applied at the resource consent stage as to the need for/type and extent of any vegetation planting alongside compensatory storage, within an identified distance from the boundary of the Fairway Oaks Drive properties (4, 6, 8 and 10), with a suitable annotation on the Development Area Structure Plan for those provisions to attach to (i.e. showing the provisional location for the compensatory storage area).
2. Participants in the expert conferencing were:
 - Ms Kate Pascall (S42A reporting officer for the Council)
 - Ms Susan Jones (Planner for the Applicant)
 - Mr Simon Button (Landscape and visual expert for the Council)
 - Mr Ben Ormsby (Landscape and visual expert for the Applicant)
 - Mr Nick Taylor (Infrastructure servicing expert for the Applicant)
3. The conferencing was held online (Microsoft Teams) on 29 September 2026.
4. Updated provisions are included in Appendix 1 of this JWS.
5. We confirm that we have read the Environment Court's Code of Conduct set out in the Environment Court's Practice Note 2023. We have complied with the Code of Conduct in preparing this JWS. Except where we state that we are relying on the evidence of another person, this evidence is within our area of expertise. We have not omitted to consider material facts known to us that might alter or detract from the opinions expressed in this evidence.
6. The primary data on which the opinions are based is:
 - The Operative Kapiti Coast District Plan (ODP)

- The Proposed Plan Change 5 application including all relevant appendices
- The Section 42A report and Addendum Report for Proposed Private Plan Change 5, including all relevant appendices
- The evidence of Ms Susan Jones dated 3 September 2026
- The evidence of Mr Ben Ormsby dated 2 September 2026
- The evidence of Mr Simon Button dated 9 September 2026
- The evidence of Mr Nick Taylor dated 3 September 2026
- Summary Statements and responses to questions from the Hearings Panel during the Hearing for PC5 on 21st and 22nd September 2026

MATTERS COVERED BY THIS STATEMENT

ISSUE 1:	Setback required for stormwater management area and extent and type of vegetation planting along north western boundary relative to any stormwater storage area
FACTS / ASSUMPTIONS	• Mr Taylor advised at the hearing that the area on the northwestern boundary will be required for compensatory stormwater management area. Mr Taylor then advised in conferencing that a minimum 10m setback is likely required for the stormwater management area, although detailed calculations cannot be done until the consent stage. • Mr Taylor advised that the terminology should be 'stormwater management area' rather than 'compensatory stormwater storage area'. • In his evidence (primary and rebuttal) Mr Button recommended a development setback on the north western boundary which would need to be planted. Mr Ormsby disagreed in his evidence that this is necessary. • Mr Button considers the minimum 10 metre setback for stormwater management is sufficient to provide space/separation from Fairway Oaks Drive properties and this should be integrated with planting to mitigate effects e.g. a double staggered row of native planting along the eastern boundary. • Mr Taylor considers the type of vegetation is an important consideration so as not to impede the flow of water for stormwater management. Groundwater levels will influence the design and thus the type of vegetation that is appropriate. There are likely to be fringe areas where woody vegetation could be planted and not interfere with the stormwater management area. •
AGREED POSITION	The experts agree that: • The minimum 10 metre wide stormwater management area (measured from the northwestern boundary) will provide separation between the Fairway Oaks Drive properties and new development on the plan change site, which will assist in mitigating visual effects (i.e. the loss of the 'openness' currently experienced by the Fairway Oaks Drive properties) identified by Mr Button

	• The plan provisions should refer to 'fringe native tree planting' on the edge of (but integrated within) the stormwater management area on the eastern side of the stormwater management area. The depth of this planting can be determined at the resource consent stage. Species to mature to a height in excess of 5 metres. • Flexibility is required for determining the depth of the stormwater management area i.e. it is a minimum 10 metres but may need to be more.
ISSUES REMAINING IN CONTENTION AND REASONS	No issues remain in contention.

ISSUE 2:	Development area provisions to address Issue 1 and any other consequential amendments
FACTS / ASSUMPTIONS	• There is agreement between Mr Taylor, Mr Button, and Mr Ormsby regarding the size of the stormwater management area and the integration of fringe planting within this area as set out in Issue 1 above. These matters need to be reflected in the drafting of the Development Area provisions. • Consequential/minor amendments were identified during the hearing: ○ Referring to development being in 'general accordance' with the structure plan, rather than 'in accordance with' ○ Incorrect rule reference in the Rule title of Rule DEV4-R4
AGREED POSITION	Ms Jones and Ms Pascall agree that: • Policy GRZ-P29 requires amendment to reflect the need for a stormwater management area of a minimum of 10m from the northwestern boundary, with provision for landscape planting where this does not impede the primary function of the stormwater management area. • Permitted Activity rule DEV4-R2 requires amendment to specify the minimum distance of 10 metres from the northwestern boundary that must be unobstructed by buildings, structures, etc and the requirement for fringe planting on the eastern edge of the stormwater management area, of native trees to a minimum 5 metre height at maturity and do not impede the function of the stormwater management area. • Rules DEV4-R1(1) and DEV4-R3(2) should be amended to state 'Land use activities must be in <u>general</u> accordance with the structure plan...' • The title of Rule DEV4-R4 should be amended to delete reference to Rule GRZ-R43 and instead refer to Rule DEV4-R1 and Rule DEV4-R2. • The recommended amendments are shown in Appendix 1.
ISSUES	No issues remain in contention.

REMAINING IN CONTENTION AND REASONS	
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PARTICIPANTS TO JOINT WITNESS STATEMENT

We confirm that we agree that the outcome(s) of the expert conferencing are as recorded in this statement.

29 September 2026

Kate Pascall
For Kāpiti Coast District
Council

Susan Jones
For the Applicant

Simon Button
For Kāpiti Coast District
Council

Ben Ormsby
For the Applicant

Nick Taylor
For the Applicant

Appendix 1 – Agreed amendments to Provisions

S42A report drafting is shown in red text.

Amendments agreed in expert conferencing pre-hearing and through the S42A Addendum are shown in blue text.

Agreed amendments in expert conferencing following the hearing are shown in green text.

Policy GRZ-P29 – new clauses (1) and (2)

- ~~1. Ensure development occurs in a way that manages landscape and visual effects for properties at the northwestern boundary with Fairway Oaks Drive, in the location shown on DEV4-Figure 1: 100 & 110 Te Moana Road Development Area Structure Plan, including the provision of landscape treatment along this boundary, where appropriate~~
1. Provide an unobstructed stormwater management area at the north-western boundary of the site in the area shown on DEV4-Figure 1: 100 and 110 Te Moana Road Development Area Structure Plan.
2. Provide appropriate landscape planting to mitigate landscape and visual effects of development for properties on Fairway Oaks Drive in the area shown on DEV4-Figure 1: 100 and 110 Te Moana Road Development Area Structure Plan within the stormwater management area, where this does not compromise the primary function of the area for stormwater management.

Rule DEV4-R1 – amend clause (1)

Standards

1. Land use activities must be in general accordance with the structure plan shown in Appendix 27 DEV4-Figure 1: 100 & 110 Te Moana Road Development Area Structure Plan

Rule DEV4-R2 – New standard (2)

Standards

2. A minimum setback of 10 metres from the north-western boundary shall be provided and maintained as an unobstructed stormwater management area, as shown on DEV4-Figure 1: 100 and 110 Te Moana Road Development Area Structure Plan, and:
 - a. The setback area shall not be filled or occupied by buildings, structures, or other features that would reduce its required stormwater storage capacity, other than structures required for stormwater management.
 - b. A double staggered row of fringe planting of native trees shall be provided on the eastern edge of the stormwater management area. The trees shall be of a species that mature to 5 metres or more in height and shall not impede the primary function of the stormwater management area.

Rule DEV4-R3 – amend clause (2)

2. Subdivision will occur in general accordance with the structure plan included in Appendix 27 DEV4-Figure 1: 100 & 110 Te Moana Road Development Area Structure Plan

Rule DEV4-R4 – amend Rule title

New buildings and structures, any minor works, additions or alterations to any building or structure at 100 and 110 Te Moana Road (being Lot 1 DP 71916 and Lot 2 DP 71916) within the 100 & 110 Te Moana Road Development Area that do not comply with one or more of the standards under Rule GRZ-R43-DEV4-R1 or DEV4-R2