

Fast-track Approvals Act 2024

MINUTE 1 OF THE EXPERT PANEL

Invitation to comment on the application
Waikanae North Development [FTAA-2603-1194]

29 June 2026

Site visit

[1] The Expert Panel (**Panel**) records that it undertook a site visit on 19 June 2026. Access to and around the site was facilitated by the Applicant, and the Panel was accompanied by an Environmental Protection Authority (**EPA**) representative.

[2] The Panel viewed the entire project site and the surrounding area, including from different viewpoints.

Invitation to comment

[3] In accordance with section 53(2) of the Act, the Panel must invite comments from persons listed in sections 53(2) (a) to (n). **Appendix 1** provides the list of prescribed persons relevant to this project.

[4] Section 53(2)(h) and (i) state that the owners and occupiers of the land adjacent to the land the application relates to must be invited to comment. The application included an appendix (*Appendix 44A – Land ownership and occupation plan*) that identified the names and addresses of owners and occupiers of the site and the land adjacent to the site. The EPA has also provided its advice to the Panel based on the Guidance Note entitled: *Guidance: Identifying Adjacent Land (revised*

June 2025) which is available to view on the Fast-track website, here: <https://www.fasttrack.govt.nz/process/comments>

[5] After considering the information from the Applicant and the advice from the EPA, and having now reviewed the application material and undertaken a site visit, the Panel has determined that the owners and occupiers of land shaded green and orange on the Maps in **Appendix 2** and listed in **Appendix 3** should be invited to comment, where those owners/occupiers are not the Applicant.

[6] The Panel has considered section 53(3) and determined that it is appropriate to invite comments from the parties listed in **Appendix 4**.

[7] The invitation to comment is dated 29 June 2026 and the date for comments is 20 working days from this date (section 54 of the Act). The date that invited comments on the application must be received is therefore **28 July 2026**.

[8] Comments can be filed with the EPA:

(a) by email to substantive@fasttrack.govt.nz;

(b) by post to Private Bag 63002, Wellington 6140, New Zealand; or

(c) in person to Stewart Dawson's Corner, 366 Lambton Quay, Wellington 6011

[9] The application documents can be viewed here: <https://www.fasttrack.govt.nz/projects/waikanae-north-development/substantive-application>

[10] If the Applicant wishes to file a response to the comments received, it must do so no later than 5 working days after the day that comments close (section 55(2) of the Act). Any response from the Applicant will therefore be due on 4 August 2026.

Updates to the Applicant's draft conditions

[11] It has been brought to the Panel's attention that the Applicant intends to file an updated version of its proposed draft conditions of consent (Appendix 33 to the application), and that the updated version will be received at some point after this invitation to comment is issued.

[12] Notification will be sent to all invited parties when the updated conditions are received and available to view. The Panel will set a separate timeframe to respond to the updated conditions specifically, if needed.

Specific information requested from local authorities

[13] The Panel requests that Kāpiti Coast District Council and Greater Wellington Regional Council provide the following with their comments on the application:

- a) Copies of any peer reviews or reports undertaken in their assessment of the application, including in the time prior to the application being lodged under the Act.



Sue Simons

Waikanae North Development Expert Panel Chair

Appendix 1

Parties invited to Comment under section 53(2) of the Act

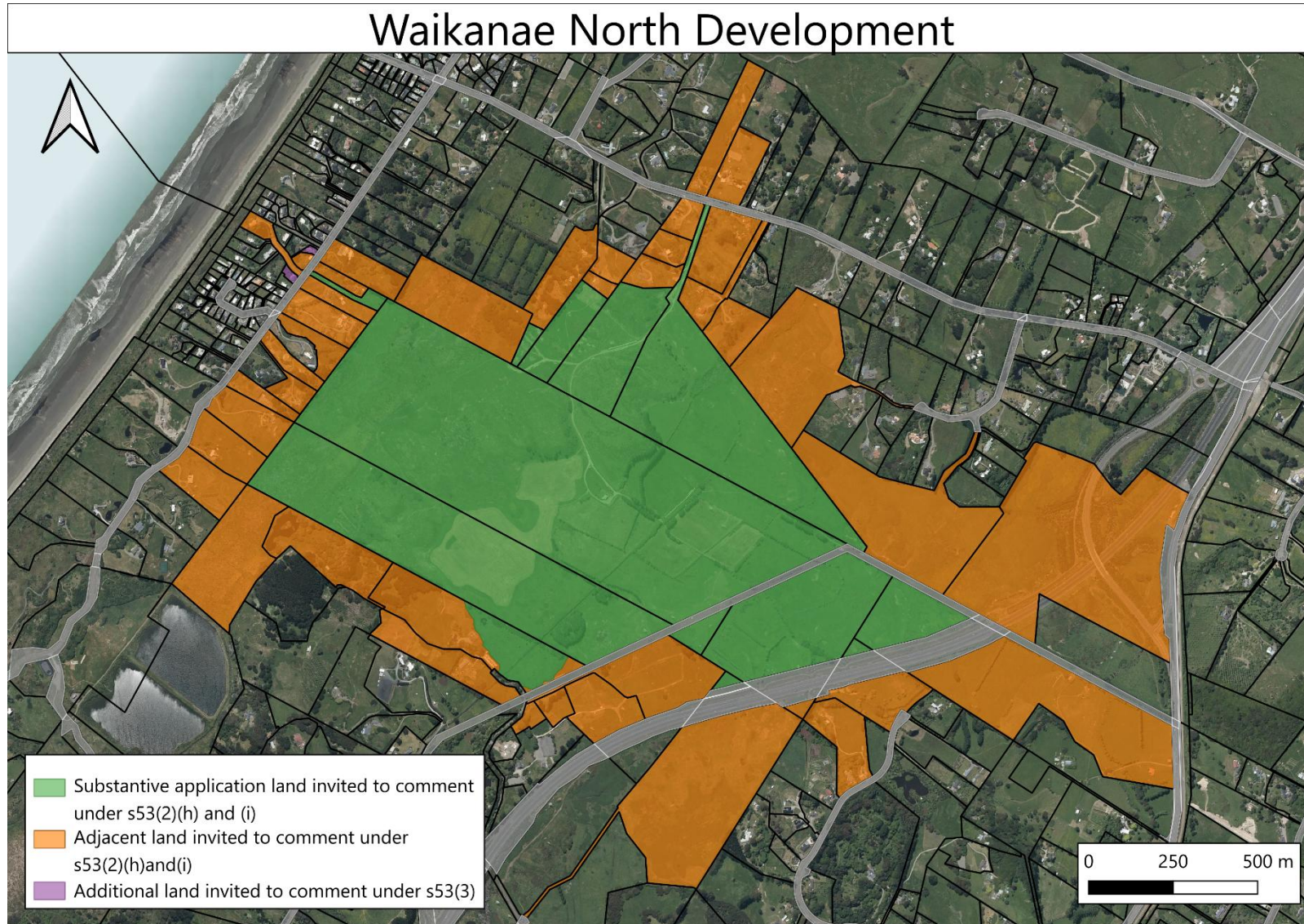
53(2)(a)	the relevant local authorities	<ul style="list-style-type: none">• Kāpiti Coast District Council• Greater Wellington Regional Council
53(2)(b)	the relevant iwi authorities	<ul style="list-style-type: none">• Te Rūnanga o Toa Rangatira Inc• Muaūpoko Tribal Authority Inc• Ātiawa ki Whakarongotai Charitable Trust• Te Rūnanga o Raukawa Incorporated
53(2)(c)	any relevant Treaty settlement entities, including, to avoid doubt,— (i) an entity that has an interest under a Treaty settlement within the area to which the substantive application relates; and (ii) an entity operating in a collective arrangement, provided for under a Treaty settlement, that relates to that area	<ul style="list-style-type: none">• Te Rūnanga o Toa Rangatira Inc
53(2)(d)	any protected customary rights groups and customary marine title groups whose protected customary rights area or customary marine title is within the area to which the substantive application relates	N/A
53(2)(e)	any Applicant group under the Marine and Coastal Area (Takutai Moana) Act 2011 that is identified in the report prepared under section 18 or 49 and seeks recognition of customary marine title or protected customary rights within the area to which the substantive application relates	N/A

53(2)(f)	ngā hapū o Ngāti Porou if the area to which the substantive application relates is within or adjacent to, or the activities to which it relates would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou	N/A
53(2)(g)	the tangata whenua of any area within the area to which the substantive application relates that is a taiāpure-local fishery, a mātaimai reserve, or an area that is subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996	N/A
53(2)(h)	owners of the land to which the substantive application relates	See Appendix 2 and 3.
53(2)(i)	occupiers of the land to which the substantive application relates unless, after reasonable inquiry, an occupier cannot be identified	See Appendix 2 and 3.
53(2)(j)	the Minister for the Environment and other relevant portfolio Ministers	<ul style="list-style-type: none"> • Minister for the Environment • Minister for Land Information • Minister of Housing • Minister for Infrastructure • Minister for Transport • Minister of Conservation • Minister for Māori Development • Minister for Climate Change • Minister for Building and Construction • Minister for Regional Development
53(2)(k)	relevant administering agencies	<ul style="list-style-type: none"> • Department of Conservation
53(2)(l)	any requiring authority that has a designation on land to which the substantive application relates or on land adjacent to that land	<ul style="list-style-type: none"> • New Zealand Transport Agency • Waka Kotahi
53(2)(m)	if the approvals sought in the substantive	<ul style="list-style-type: none"> • Director-General of Conservation

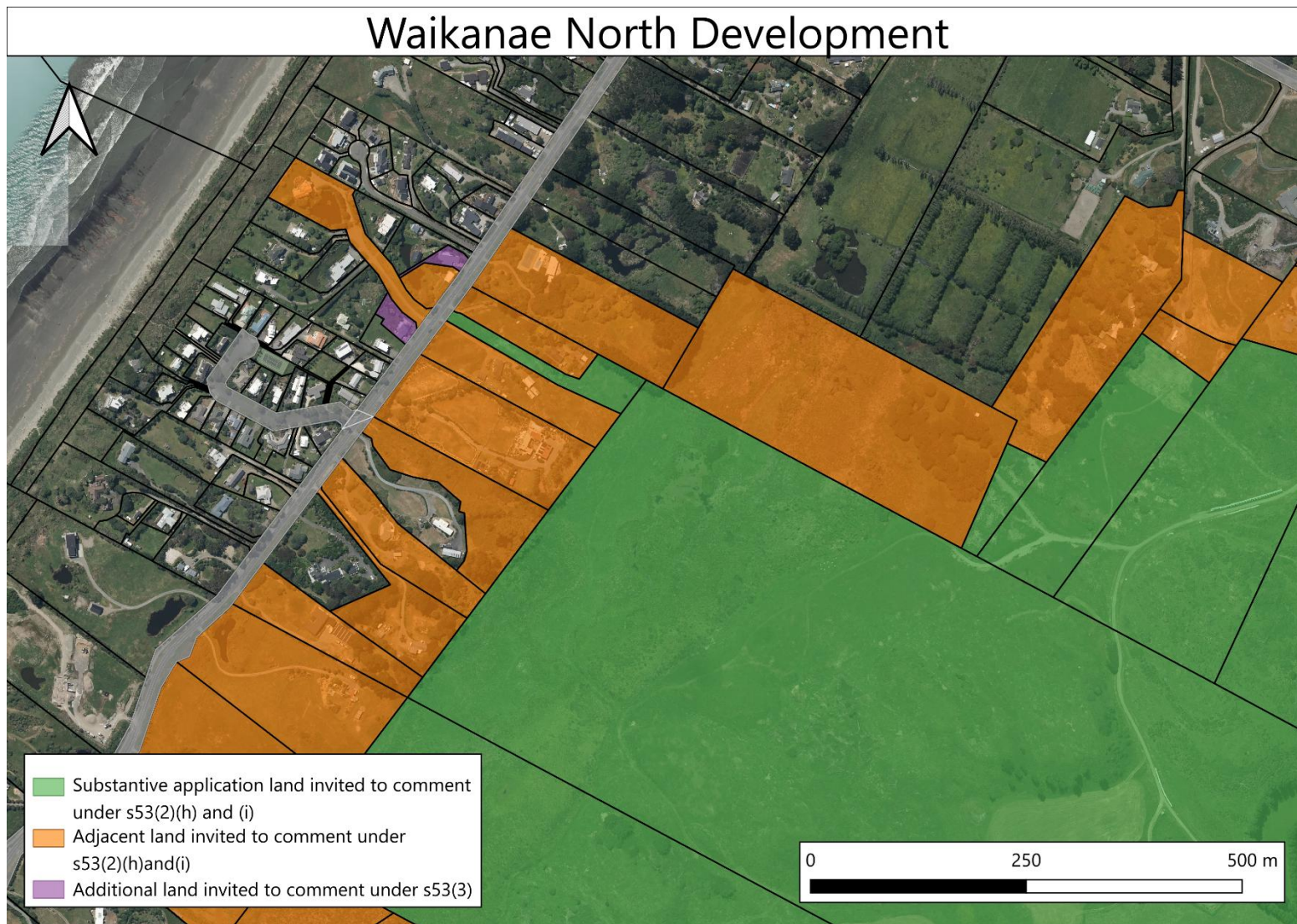
	<p>application include—</p> <p>(i) an approval described in section 42(4)(a) or (d) (resource consent or designation), the persons and groups listed in clause 13 of Schedule 5:</p> <p>(ii) an approval described in section 42(4)(e) (concession), the persons listed in clause 5 of Schedule 6:</p> <p>(iii) an approval described in section 42(4)(g) (conservation covenant), the persons listed in clause 44 of Schedule 6:</p> <p>(iv) an approval described in section 42(4)(h) (wildlife approval), the persons listed in clause 4 of Schedule 7:</p> <p>(v) an approval described in section 42(4)(k) (marine consent), the persons listed in clause 5 of Schedule 10:</p> <p>(vi) an approval described in section 42(4)(l) or (m) (access arrangement), the persons listed in clause 5 of Schedule 11</p> <p>(vii) an approval described in section 42(4)(n) (mining permit), the person listed in clause 18 of Schedule 11.</p>	<ul style="list-style-type: none"> • New Zealand Conservation Authority • Wellington Conservation Board • New Zealand Fish and Game Council • Game Animal Council
53(2)(n)	any persons or groups specified by the Minister under section 27(3)(b)(iii).	N/A

Appendix 2

Map 1 of land whose owners and occupiers are invited to comment under section 53(2)(h) and (i) and section 53(3)



Map 2 - close up of land to the north-west of the project whose owners and occupiers are invited to comment under section 53(2)(h) and (i) and section 53(3)



Appendix 3

List of land parcels whose owners and occupiers are invited to comment under section 53(2)(h) and (i)

Legal Description	Address
Lot 1 and 2 DP 589363	169 Peka Peka Road
Lot 2 DP 624803	107 Paetawa Road
Part Kukulatauki 1B1 Block	
Section 14 and 15 SO 505444	
Section 1 SO 545508	
Ngarara West A46A Block	
Lot 1 DP 21514	
Lots 2, 3 and 5 DP 587727	171 Peka Peka Road
Lot 6 DP 87994 -Subj To & Int In Gas Pipeline -Blk V Kaitawa Sd	55 End Farm Road
LOT 1 DP 587727	193 Peka Peka Road
LOT 4 DP 587727	203 Peka Peka Road
Lot 7 DP 615305	21 End Farm Road
Lot 1 DP 624803	105 Paetawa Road
LOT 2 DP 56282 LOT 3 4 21 DP 84983 LOT 14 DP 89418 LOT 2 DP 422572	
LOT 1 DP 360851 C/T 247320	177 Peka Peka Road
LOT 2 DP 360851 C/T 247321	175 Peka Peka Road
LOT 3 DP 360851 C/T 247322	173 Peka Peka Road
LOT 2 DP 56282 LOT 3 4 21 DP 84983 LOT 14 DP 89418 LOT 2 DP 422572	
LOT 1 DP 526457	123 Paetawa Road
LOT 1 DP 530391	155 Peka Peka Road
LOT 2 DP 530391	153 Peka Peka Road
LOT 1 DP 81060 C/T 47C/314	149 Paetawa Road
LOT 3 DP 81060 CT 47C/316	133 Paetawa Road
LOT 4 DP 81060 C/T 47C/317	129 Paetawa Road
PART LOT 1 DP 70026	109 Paetawa Road
LOT 2 DP 70026 CT 38C/518	121 Paetawa Road
LOT 2 DP 56282 LOT 3 4 21 DP 84983 LOT 14 DP 89418 LOT 2 DP 422572	
LOT 28 DP 85460 C/T 53D/325	179 Paetawa Road
LOT 29 DP 85460 CT 53D/326	171 Paetawa Road
LOT 30 DP 85460	155 Paetawa Road
LOT 1 DP 87993 -SUBJ TO ROW & EMNTS	59 End Farm Road
LOT 2 DP 87993	64 End Farm Road
LOT 6 DP 87994 -SUBJ TO & INT IN GAS PIPELINE -BLK V KAITAWA SD	55 End Farm Road
LOTS 1 2 DP 589363 LOTS 2-3 5 DP 587727 LOT 1 DP 21514 PT KUKUTAUAKI 1B1 BLK NGARARA WEST A46A BLK SECS 14 15 SO 505444 SEC 1 SO 545508	

LOT 23 DP 25326 BLK V KAITAWA SD	163 Peka Peka Road
LOTS 1 2 DP 589363 LOTS 2-3 5 DP 587727 LOT 1 DP 21514 PT KUKUTAUAKI 1B1 BLK NGARARA WEST A46A BLK SECS 14 15 SO 505444 SEC 1 SO 545508	
LOT 2 DP 25435	
LOT 25 DP 26200 BLK V KAITAWA SD -SUBJ TO GAS PIPELINE EASEMENT-	101 Paetawa Road
LOT 5 DP 424296 C/T 494449	191 Peka Peka Road
LOT 1 DP 512055	108B Paetawa Road
LOT 4 DP 85926	112A Paetawa Road
SEC 10 SO 505444	
LOT 3 DP 589363	265-267 State Highway 1
LOT 18 DP 25326 BLK V KAITAWA SD	162 Peka Peka Road
PT LOT 1 DP 25867 BLK V KAITAWA SD	172 Peka Peka Road
SECS 12 14 18 21-23 SO 505442 SECS 17-19 21-26 28 SO 505443 SEC 3 SO 545508	61 Smithfield Road
Section 11 Survey Office Plan 505444	155, 159 Greenhill Road
LOT 1 DP 549718	125 Greenhill Road
Lot 5 DP 87994	52 End Farm Road
Lot 6 DP 615305	51 End Farm Road
Lot 5 DP 615305	49 End Farm Road
Lot 4 DP 615305	45 End Farm Road

Appendix 4

List of parties who are invited to comment under section 53(3)

Ministry for the Environment	Heritage NZ Pouhere Taonga
First Gas	Tuatahi First Fibre
Transpower	Chorus
Electra	Metlink
Puketapu ki Paraparaumu Trust	Ngā Hapū o Ōtaki
Te Ātiawa ki Kāpiti	
The owners and occupiers of the land parcel with a legal description of Lot 2 DP 473437 (116A Paetawa Road), and shaded purple on the maps in Appendix 2.	The owners and occupiers of the land parcel with a legal description of Lot 2 DP 512055 (108A Paetawa Road), and shaded purple on the maps in Appendix 2.