
WAIKANAE NORTH DEVELOPMENTS LIMITED

SECTION 53 COMMENTS RESPONSE - Ngā Hapū o Ōtaki

1. Purpose

Ngā Hapū o Ōtaki (NHoŌ), the mandated representative body of the five Ngāti Raukawa ki te Tonga hapū holding mana whenua in the Ōtaki rohe, has lodged a Cultural Impact Assessment (CIA) as its section 53 comment.

This note (1) summarises what NHoŌ has said about its ability to engage on the proposal, (2) sets out WNDL's response drawing on the consultation record, noting the repeated and ongoing efforts made to engage NHoŌ on draft material ahead of lodgement, keep NHoŌ updated as the masterplan progressed, and fund the preparation of a CIA, and (3) identifies each condition or measure NHoŌ has requested and assesses it against the current draft consent conditions.

2. Summary of NHoŌ's comments on its ability to engage

NHoŌ's CIA does not dispute the cultural values material or the engagement history recorded in the application. Its concerns about process are concentrated in paragraphs 62–65, under the heading "Rangatiratanga", and can be summarised as follows.

- NHoŌ acknowledges that "the Applicant made genuine efforts to engage with us during the development of the proposal over a number of years", but says that, because of limited capacity and resources, it was unable to meaningfully participate in that engagement or complete a CIA before lodgement (paragraph 62).
- NHoŌ says it was not provided with the complete substantive application, the Assessment of Environmental Effects, or the full suite of supporting technical reports "during the development of the proposal", and that earlier discussions related to a materially different, smaller concept (approximately 500 residential lots) than the proposal ultimately lodged (paragraph 62).
- As a result, NHoŌ says its first real opportunity to assess the proposal in its final, lodged form was after notification under section 53(3) - at which point it had 20 working days to review a substantive application supported by 44 technical appendices, which it says was insufficient given its capacity constraints (paragraph 63).
- NHoŌ records that its participation throughout - including preparation of the CIA now lodged - has been unfunded, requiring the diversion of limited staff time and financial resources from other kaupapa (paragraph 64).
- On this basis, NHoŌ opposes the Application and asks the Panel to decline it, on the ground that "insufficient opportunity has been provided for mana whenua to fully understand and assess the potential effects of the Proposed Activity".
- Should the Panel nonetheless approve the Application, NHoŌ asks that the recommendations in its CIA be adopted as consent conditions where appropriate, that the Applicant appropriately resource NHoŌ's ongoing participation in all subsequent stages of the project, and that NHoŌ's role as mana whenua continue to be recognised through ongoing engagement and shared decision-making (paragraph 65).

NHoŌ's comment also expressly "acknowledge[s] the importance of increasing housing supply" and the Applicant's efforts to engage with NHoŌ. NHoŌ's substantive recommendations (addressed in Part 4 below) are in large part already reflected in the project design and draft conditions.

3. Response to process and engagement concerns

The request that the Panel decline the application is based on the premise that NHoŌ has not had sufficient opportunity to understand and assess the proposal. This is a concern about process rather than substance.

The premise that insufficient opportunity was provided for NHoŌ to engage is not sustainable and is not supported by the record. There were sustained, repeated and resourced efforts by WNDL to engage Ngāti Raukawa ki te Tonga over more than four years - including sharing draft material for comment well ahead of lodgement, keeping NHoŌ updated as the masterplan and technical reporting progressed, and offering to fund NHoŌ's preparation of a CIA so that its own assessment of effects - not the Applicant's assumptions about them - could further shape the application.

3.1 Engagement began well before any statutory process required it

Engagement with Ngāti Raukawa ki te Tonga began in February 2022 - well before the project was referred under the Fast-track legislation - through correspondence, phone calls, and the sharing of the Te Ātiawa preliminary site values assessment as a starting point for discussion.

Ngāti Raukawa ki te Tonga representatives participated in an on-site hui and site visit on 7 August 2023, alongside Te Ātiawa representatives, following which WNDL agreed to resource NHoŌ to prepare its own CIA (see 3.2 below). The issues raised at that hui were consistent with those raised by Te Ātiawa and have been responded to in the application design and technical reporting.

3.2 WNDL agreed to - and offered to fund - preparation of an NHoŌ CIA

Agreement was reached with Ngāti Raukawa ki te Tonga in August 2023 that it would prepare its own Cultural Impact Assessment, consistent with WNDL's approach of funding mana whenua to assess cultural effects in their own voice (as was also done for the Ātiawa ki Whakarongotai Charitable Trust - as it prepared its Interim CIA). Caleb Royal attended the site visit on 7 August 2023 and was indicated as the correct contact point for this work stream.

WNDL offered to meet the reasonable cost of that work so that resourcing would not be a barrier to NHoŌ completing its assessment. Notwithstanding that offer and repeated follow-up over the intervening period, a CIA was not completed before lodgement - this was not for want of effort, invitation or resourcing (funding) offered on WNDL's part. At no time since 2023 was any concern raised by NHoŌ that it did not have sufficient opportunity to comment on the application - until the Section 53 comment was received.

The funding offer is recorded in writing: An hourly rate was agreed directly with Caleb Royal in August 2023 (\$150/hour, to be invoiced monthly). WNDL's email of 16 February 2026 re-confirmed its standing offer that it would meet NHoŌ's costs of completing the CIA (including reviewing the draft technical suite) on an hourly basis, up to a cap of \$10,000, payable on receipt of the review. Again no response was received to this standing offer.

3.3 WNDL initiated and maintained a second, parallel channel through the NHoŌ Taiao team when direct engagement with Caleb Royal stalled

Following the August 2023 agreement that NHoŌ would prepare its own CIA, WNDL found it was not getting responses from Mr Royal directly. Rather than leaving the matter to lapse, from 5 June 2024 WNDL began engaging NHoŌ's general Taiao (administration) inbox in parallel with Mr Royal, principally via Tiana Hakaraia Morgans, specifically in an endeavour to keep NHoŌ up to date and ensure ongoing progress with the CIA. This channel has remained active, with WNDL as the consistent initiator and primary contributor, through to lodgement and beyond:

- 5 June 2024 - WNDL formally re-sent the site's cultural and archaeological record to Caleb Royal so a CIA proposal and timeframe could be prepared: the initial cultural assessment (Feb 2022), Te Ātiawa ki Whakarongotai Charitable Trust's high-level restoration recommendations for the site (8 Feb 2023, provided to Ngāti Raukawa for its awareness alongside its own assessment), the O'Keeffe site-wide and forestry archaeological assessments (2022), and the Archaeological Authority that had been obtained from HNZ for tree harvesting (2022).
- 5 June 2024 - WNDL separately asked that the enquiry be redirected within NHoŌ given that WNDL had become aware of Mr Royal's upcoming departure on leave, and followed up on 25 June for confirmation of receipt.
- 19 August and 10 October 2024 - WNDL followed up again; on 11 October 2024 NHoŌ advised the CIA had been delayed by limited staff capacity, but that Mr Royal had returned from leave and was actively working on it, with an update promised "next week." No further update followed for almost six months.
- 1 April 2025 - WNDL again requested an update; on 8 April 2025 NHoŌ advised it was "hopeful" the CIA would be completed "by end of this week" and asked for the consent application which WNDL advised was not yet complete, but also advised that 1,200 lots were planned and attached the latest concept scheme plan drawing (McIndoe Urban/Local, 27 March 2025 issue, see figure 1 at the end of this report). On 15 April 2025 NHoŌ advised the CIA was awaiting sign-off by its GM, who was on leave until 23 April.
- 30 April 2025 - WNDL checked in again; NHoŌ advised sign-off was still pending.
- On 5 June 2025 NHoŌ advised the draft CIA had in fact already been given to Mr Royal to review, but that he was not aware of the changes made to the proposal since his 2023 site visit, and asked WNDL for material setting those changes out. WNDL responded on 10 June 2025 explaining the changes were refinements to lot layout arising from the ordinary merging of engineering, urban design, ecology and stormwater work, with the core principles unchanged, and on 19 June 2025 WNDL provided the Consultation Booklet that it had previously prepared.
- 23 June and 23 September 2025 - WNDL followed up asking for an ETA on the report; no substantive reply is recorded as received between September 2025 and February 2026.
- The scale of the project was put to NHoŌ in writing, twice, in this period - and well before the February 2026 date NHoŌ's CIA says it first learned of the change from an earlier concept. The Illustrative Masterplan drawing provided to NHoŌ on **8 April 2025** accompanied text stating the project was "1,200 lots on 138 hectares." The Consultation Booklet provided on **19 June 2025** went further, setting out "approximately 1200 houses," staging of "approximately 120 lots per stage," and a precinct-level breakdown (305 standard

lots in the Western Dunes, and 759 standard plus 103 medium-density lots in the Central Flats).

- 16 February 2026 - WNDL forwarded the same draft technical suite that was sent to Mr Royal that day (see 3.4 below) to the Taiao inbox, acknowledging the team's support to date; Tiana noted the following morning that Mr Royal's email address had since changed and confirmed the correct one, consistent with her role as the consistent point of contact for this correspondence throughout.

3.4 NHoŌ was kept updated and given draft material ahead of lodgement

As master planning and technical reporting progressed, WNDL kept Ngāti Raukawa ki te Tonga updated as to progress and provided draft material for review at each key stage - not only after lodgement, but specifically so that NHoŌ's input could be incorporated before the application was filed:

- Draft technical reports addressing most of the matters raised during consultation were provided on 16 February 2026, well ahead of the intended lodgement date. The intention to lodge at the end of March was specified at that time and no concern about this timeline was raised by NHoŌ.
- A draft suite of iwi-related consent conditions was provided on 18 March 2026, again ahead of lodgement, and addressed earthworks, cultural monitoring, ecological restoration, and road naming matters.
- Pre-lodgement consultation was treated as complete only once that material had been shared, and no feedback had been received within the well-signposted timeline.
- WNDL has remained open to further engagement with Ngāti Raukawa ki te Tonga since lodgement, and continues to be so.

3.5 The record does not support “insufficient opportunity”

The CIA now lodged as NHoŌ's section 53 comment is, in substance, the assessment WNDL has been seeking - and offered to fund - since August 2023. NHoŌ's account of an earlier, smaller concept is accepted as a fair description of how the project concept has evolved since 2023, through masterplanning - but NHoŌ's specific claim that it did not learn of the change from that concept (said to be approximately 500 lots, in fact more than 700 on a similar development footprint to that now proposed, although refined following engineering and urban design inputs) until February 2026 is not supported by the record: the project's scale was put to NHoŌ in writing on 8 April 2025 and the then current Masterplan was shared, and again, with a full precinct-level breakdown, in the Consultation Booklet on 19 June 2025 (see 3.3 above), both more than seven months before lodgement.

As the design progressed from mid 2025 to the form ultimately lodged, updated draft technical material and draft conditions were shared with NHoŌ in February and March 2026, in each case before lodgement and with an invitation to comment.

Between the August 2023 site visit and the lodgement of the application there were more than twenty emails sent to NHoŌ through the parallel Taiao channel (3.3 above), in which WNDL was consistently the party initiating and following up and NHoŌ repeatedly gave - and did not meet - its own timeframes for completing the CIA.

WNDL acknowledges NHoŌ's genuinely-held capacity constraints as a small, unfunded organisation responding to a complex process, and does not seek to minimise those constraints - but the constraint was one of NHoŌ's available time, internal sign-off and resourcing to respond, not a lack of opportunity, material provided, or funding offered by WNDL.

4. Conditions requested by NHoŌ - assessment against the draft conditions

The table below sets out each specific recommendation in NHoŌ's CIA, its current position in the draft conditions or application, and our assessment of whether the draft conditions already provide for it, partially provide for it, or leave a gap to be resolved.

NHoŌ recommendation	Position in draft conditions / application	Assessment
34–43(a). Avoid, wherever practicable, locating residential development in areas naturally susceptible to ponding or flooding.	Achieved through the project design. Residential platforms are sited outside the areas naturally prone to ponding/flooding; those areas are retained within the open space, wetland and stormwater network. Further detail is provided in the Flood Hazard Assessment and Stormwater Management Plan.	Satisfied by design - no further condition required.
43(b)–(c). Stormwater discharged to waterways (incl. Te Harakeke Wetland) treated to maintain/enhance water quality, mauri and ecological health; discharges only where long-term enhancement can be demonstrated.	Stormwater is treated in dedicated detention/treatment wetlands, kept separate from the ecological restoration wetlands, before discharge. Reflected in the Stormwater Management Plan and associated GWRC conditions.	Satisfied in principle - conditions of consent require operational stormwater to be managed in accordance with the Stormwater Management Plan. Conditions require certification of the Stormwater Management Plan as part of detailed design. Stormwater through earthworks is managed through an Erosion and Sediment Control Plan, with requirements secured by conditions of consent.
43(d). Comprehensive monitoring programme (incl. baseline) for water quality, hydrology and ecological health in Te Harakeke Wetland, developed in partnership with NHoŌ and ĀKWCT.	An eco-hydrological monitoring condition is already sought by GWRC and DOC. No condition currently names NHoŌ as a monitoring partner.	Satisfied in part - an updated consent condition will address the request for hydrological monitoring. The updated condition can be drafted to seek NHoŌ and ĀKWCT comment on the monitoring process. The other relevant aspect is the Ecological Restoration Management Plan. Existing conditions of consent address this requirement and require NHoŌ and ĀKWCT

NHoŌ recommendation	Position in draft conditions / application	Assessment
		input into the final plan prior to certification.
49(a). NHoŌ Kaitiaki Monitor on site during earthworks; minimum 5 working days' notice; NHoŌ resourced for monitoring.	Condition 7 already requires a minimum of 10 working days' notice before works - double what NHoŌ seeks. Conditions 9–10 (Kaitiaki Monitoring Strategy) provide for cultural monitoring targeted at certain site works.	Already addressed - the notice of works period already exceeds the request. WNDL does not propose extending monitoring to "all earthworks at all times". NHoŌ is already recognised as a party to the development of the KMS. The development process of the KMS is to identify particular activities that will be monitored.
49(b). NHoŌ Accidental Discovery Protocols included as a consent condition.	Discovery of Artefacts / Accidental Discovery conditions already require work to cease and notification within 24 hours to GWRC, Heritage New Zealand and all four iwi entities, including Ngāti Raukawa ki te Tonga. Heritage New Zealand has reviewed these conditions and sought no amendment.	Satisfied - NHoŌ is already a named notified party.
49(c). Treatment, reinterment or long-term management of archaeological material/kōiwi determined by mana whenua in accordance with tikanga, following engagement between NHoŌ and ĀKWCT.	The accidental discovery condition operates within the statutory authority framework of the Heritage New Zealand Pouhere Taonga Act 2014.	Satisfied - WNDL supports mana whenua determination within that statutory framework and will confirm NHoŌ is expressly included in that process alongside ĀKWCT.
49(d). Strict erosion and sediment control protocols throughout all phases.	Standard GWRC erosion and sediment control conditions apply throughout, in accordance with the Erosion and Sediment Control Guide for the Wellington Region.	Satisfied - conditions already proposed address Erosion and Sediment Control processes consistent with GWRC's requirements.
59(a). NHoŌ and ĀKWCT to undertake fish salvage and relocation.	Native Freshwater Fauna Salvage and Relocation Plan is proposed, and works in tandem with the proposed Construction and Environmental Management Plan. Development and certification of the CEMP already requires iwi involvement..	Not accepted - the capture and relocation of fish needs to be undertaken by qualified ecologists. The proposed condition addresses this requirement.
59(b)–(c). Purchase plants from the NHoŌ nursery; employ NHoŌ kaimahi in restoration activities.	A preferred-supplier and planting-contract arrangement has been offered to ĀKWCT, as part of the Trust's package of commitments.	WNDL will amend proposed consent conditions, subject to the need for careful drafting identified in the

NHoŌ recommendation	Position in draft conditions / application	Assessment
		ĀKWCT response, to provide for NHoŌ also.
59(d). Restoration and enhancement plans prepared, implemented and monitored in partnership with NHoŌ and ĀKWCT, with cultural oversight.	Conditions pertaining to relevant management plans already require draft plans to be sent to Ngāti Raukawa ki te Tonga (among the four iwi entities) for review and input, with a statement of how any recommendations have been addressed.	Satisfied in part - iwi input into the preparation of relevant management plans is already addressed. This input will speak to the preparation and implementation of the plans. There is no active role provided for iwi in physical implementation and monitoring.
59(e). Collaborative interpretation area recognising the site's history and cultural significance.	Funded interpretation panels have currently been committed to ĀKWCT only.	WNDL will amend proposed consent conditions to provide for NHoŌ also.
59(f). Explore mahinga kai opportunities and harvesting of harakeke/rongōā.	A Mahinga Kai Access Protocol has currently been proposed with ĀKWCT only.	WNDL will amend proposed consent conditions to provide for NHoŌ also.
65(a). NHoŌ opposes the Application and requests it be declined; if approved, requests its CIA recommendations be adopted as conditions.	N/A	As detailed in this response, WNDL does not accept this statement as a blanket proposition, based on concerns raised as to the process and insufficient opportunity being provided. The record does not support "insufficient opportunity to engage". Each individual recommendation is addressed on its merits above and the great majority are already substantively met.
65(b). Applicant to appropriately resource NHoŌ's ongoing participation (FTAA process, management plans, cultural/kaitiaki monitoring, fish salvage, restoration, future engagement).	No condition currently secures resourcing of NHoŌ's ongoing participation.	Open item - WNDL is willing to discuss resourcing NHoŌ's ongoing participation, consistent with its approach to ĀKWCT's resourcing.
65(c). Ongoing recognition of NHoŌ's role as mana whenua through engagement, shared decision-making and kaitiakitanga opportunities.	The KMS and management plan input conditions already provide for input rights.	Satisfied in part - input rights are provided; "shared decision-making" is not, and is more appropriately progressed through direct engagement.
70(a)–(c). Work collaboratively to reimagine the design of the	Not addressed by any condition.	Not accepted.

NHoŌ recommendation	Position in draft conditions / application	Assessment
development to reflect NHoŌ aspirations for ūkaipōtanga (incl. WRM and Te Rautaki Whakakāinga); improve access to housing for uri, including affordable housing/shared equity models.		
70(d) / 59(e). NHoŌ to provide names and cultural narratives for places, spaces and features.	The Road Naming condition already requires input to be sought from Ngāti Raukawa ki te Tonga (among the four iwi entities). The SPMMP condition similarly requires input from Ngāti Raukawa ki te Tonga.	Satisfied for street naming, and input into streetscape planting. Broader cultural-narrative commitments (interpretation panels, pou/tohu) are addressed at 59(e) above.

5. Overall assessment

The proposition that the application should be declined on the basis that NHoŌ has not had sufficient opportunity to understand and assess the proposal is untenable and is rejected by WNDL.

The chronology at Part 3 shows repeated, proactive, resourced engagement over more than four years, including material shared specifically to allow NHoŌ's input before lodgement. NHoŌ has consistently expressed support for the direction of travel.

The great majority of NHoŌ's substantive technical and environmental recommendations - avoidance of flood-prone areas, stormwater treatment, notification of works and involvement in kaitiaki monitoring, the accidental discovery protocol, erosion and sediment control matters, iwi input into management plans, and road naming - are already addressed by the project design and draft conditions as lodged.

A smaller number of relational or resourcing matters have not, at present, been resolved through consent conditions. WNDL has proposed an indicative set of conditions specific to cultural matters as part of its response to ĀKWCT comments. That response noted that those conditions would be further refined. In doing so, WNDL will further address NHoŌ requirements.

The request for a masterplan redesign and for mechanisms to improve uri access to housing are not matters capable of being remedied by conditions, and WNDL does not propose to address them by condition.

Appendices

Appendix 1 - Concept Masterplan shared at 7 August 2023 on-site hui (Ātiawa and NHoŌ)

Appendix 2 - Concept Masterplan provided by email to NHoŌ on 8 April 2025

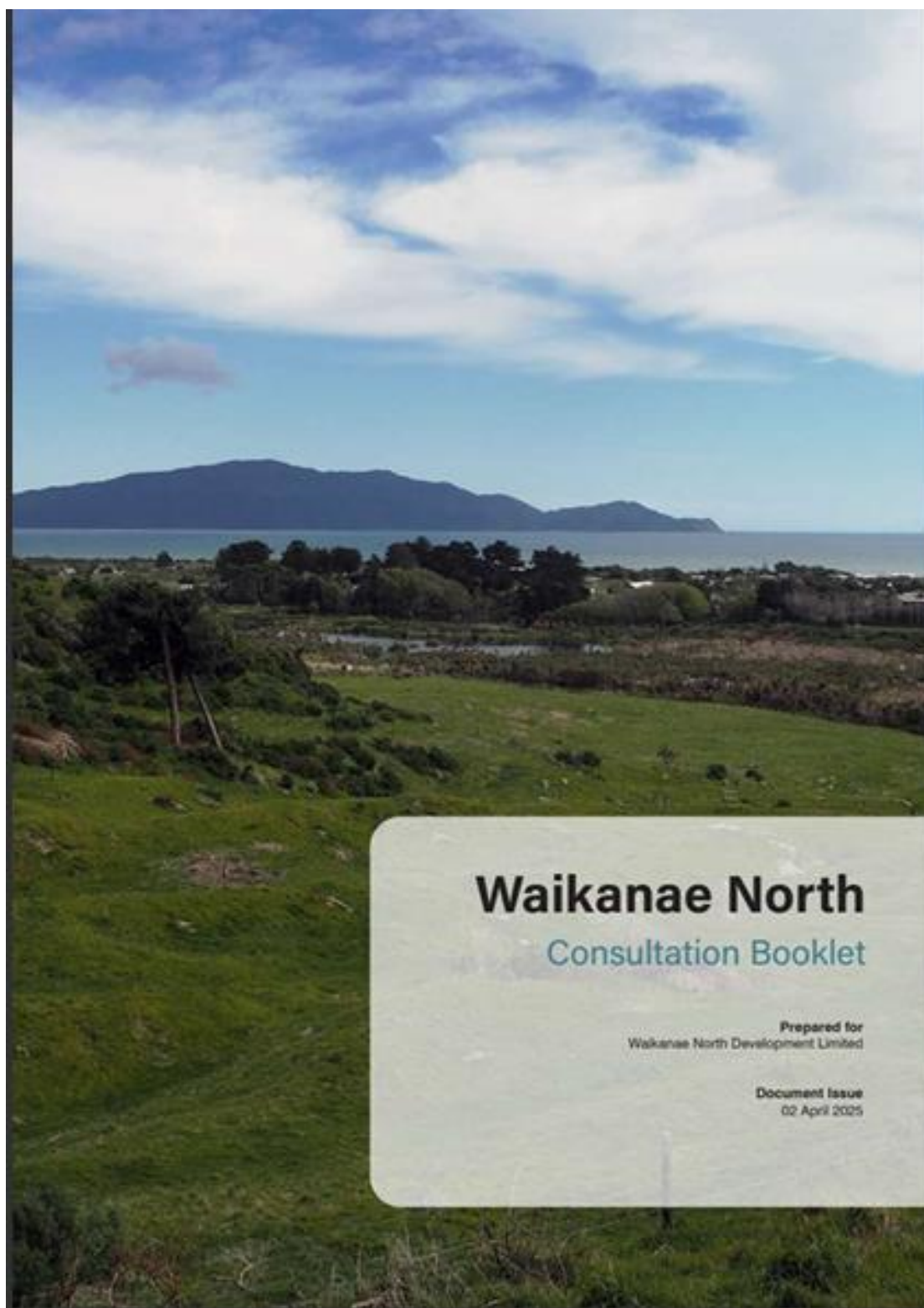
Appendix 3 - Consultation Booklet dated 2 April 2025 provided by email to NHoŌ 19 June 2025



Appendix 1 - Concept Masterplan shared at 7 August 2023 on-site hui



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Project Background

Our Vision

To create an exceptional urban environment that celebrates culture, fosters community, enhances ecological and freshwater systems, and promotes a high quality of life through connectedness to the land, its people and places.

Wakarusa North Development, Limited ("WNDA" or "The Applicant"), formerly Wakarusa North Farm Ltd, is a company (INC) located presently at 189-271 Wakarusa North Road, Kamsi Tyre Site¹, situated at the northern extremity of Blackwood.

WPAZ proposes a master-planned urban development to accommodate approximately 500 houses, a retail commercial centre, schools, including sport shops and recreational opportunities, and significant ecological restoration of wetlands and dunes, in partnership with the

WGLL is developing its plans in close consultation with local business leaders in Washington and Night Hawks, and enjoys the support of Night Hawk's Board of Council.



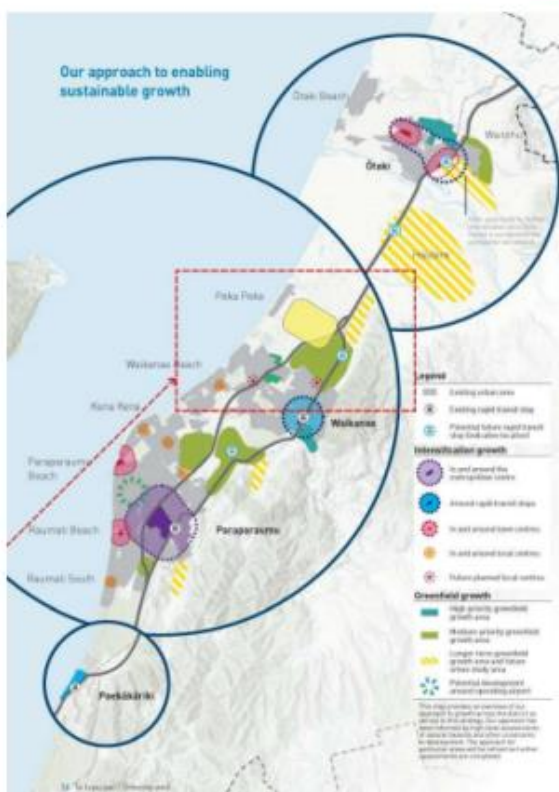
Project Description

The Site in Context



Our plan will be strongly grounded in our six growth principles:

- supporting Maria Wernia aspirations
- valuing our environment
- fostering strong communities
- encouraging low-carbon living
- embracing the opportunities of growth
- enabling choice.



The Site



Important Considerations

Location

The site is located north of Waikanae, New Zealand's largest coastal town, and is situated on the northern shore of the Waikanae River.

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Landowner

The site is owned by the Waikanae District Council, which is the local authority responsible for the area.

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Land character

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Key Moves

1. Distinctive and memorable character

- Create a distinctive and memorable character for the development.
- Identify and celebrate the unique aspects of the place.
- Celebrate the character and quality of the natural setting.

2. Regenerative ecology and landscape

- Restore and regenerate ecology.
- Ecological areas as common amenity features.
- Introduction of ecological corridors through the site.

3. Design for community

- New local centre at the heart of the development.
- Creating the community to develop and thrive.
- Opportunities for public amenity.

4. Connectivity

- Multiple and high-quality connections to surrounding areas.
- Interconnected street network structure.
- Network of paths and public transport to support the local centre.

5. Comprehensive and integrative planning

- Local centre integrated into the development as a focal point.
- Open spaces, landscape and buildings considered together.
- Good form, natural systems and strategies integrated.

6. Variety and choice of housing

- Opportunities for higher density housing located around local centre.
- High density public realm to support the higher density housing.
- Variety of lot size and development type.
- Flexibility for introduction of new housing types.

To create a premium yet accessible coastal residential community, connected to nature, that contributes to quality growth in Kāpiti.

Waikanae North will be a benchmark for sustainable living, focused on creating a vibrant community and assisting to alleviate New Zealand's housing crisis.

The Plan



Housing

- High-density, low-rise housing to support the local centre.
- Medium-density housing to support the local centre.
- Single-detached housing to support the local centre.

Community

- A local centre with a mix of uses, including retail, community, and public amenity.
- A network of paths and public transport to support the local centre.
- A focus on connectivity and public realm.



Infrastructure

- Integration with regional infrastructure.
- A network of paths and public transport to support the local centre.
- A focus on connectivity and public realm.

Ecological Restoration & Enhancement

- A focus on restoring and enhancing the local ecosystem.
- A network of paths and public transport to support the local centre.
- A focus on connectivity and public realm.

Housing Typologies



Waikanae North will contribute a range of housing types, providing choice and meeting the needs of various segments across the community

- Range of residential typologies from coastal housing, traditional detached, detached housing and affordable housing
- Flexibility for consolidation at later stages of development

Supporting Tangata Whenua Aspirations - a partnership



Partnership with Ātiawa ki Whakarongotai Charitable Trust to:

- Co-design ecological restoration
- Reconnect riparian streams
- Reconnect native wildlife and species
- Reconnect native forest and other non-wooded
- Provide for riparian access to all riparian resources
- Implement cultural inputs and practices into design and place creation
- Economic and educational opportunities



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A profound ecological restoration opportunity



Ecological restoration outcomes

- 14.1M ecological outcomes
- 1.1M ecological outcomes in the riparian wetland (1.1M) and other (1.1M)
- 1.1M ecological outcomes in the riparian wetland (1.1M)
- 1.1M ecological outcomes in the riparian wetland (1.1M)
- 1.1M ecological outcomes in the riparian wetland (1.1M)



1. To Hekeke Wetland

- Manage an ecologically rich wetland
- Manage an ecologically rich wetland
- Manage an ecologically rich wetland
- Manage an ecologically rich wetland
- Manage an ecologically rich wetland



2. Cultural Area

- Preserve and protect the area
- Preserve and protect the area
- Preserve and protect the area
- Preserve and protect the area
- Preserve and protect the area



3. Wetland Sanctuary

- Manage an ecologically rich wetland
- Manage an ecologically rich wetland
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- Manage an ecologically rich wetland
- Manage an ecologically rich wetland



4. Riparian Area

- Manage an ecologically rich wetland
- Manage an ecologically rich wetland
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- Manage an ecologically rich wetland
- Manage an ecologically rich wetland



Design Principles:

Connectivity

Open spaces are linked together to form a continuous network

Equity

Open spaces are equitably distributed across neighbourhoods

Multifunctionality

Open spaces serve a variety of purposes

Sustainability

Protecting and enhancing the ecological integrity, and ensuring their long-term viability for future generations

5. Wetland Sanctuary

- Manage an ecologically rich wetland
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Local Centre and Community Hub



Encourage social interaction

- Maximize outdoor spaces that attract foot traffic and where social interaction occurs.
- Including amenity facilities, community rooms, green spaces, walkable streets.

Encourage ease of movement to and around the centre

- Pedestrian, wheelchair, baby, stroller, high-quality public realm.

Optimal amenities & layout to the centre

- A clear corridor line between built & green space with appropriate green open spaces.
- Multiple opportunities for recreation and improving of outdoor space to the south of the centre.
- Potential mixed use supporting diversity of activity and activity growth.
- Community facilities integrated into public realm.

Managing Reverse Sensitivity



Working with Transpower and NZTA to manage reverse sensitivity and the effects of existing strategic infrastructure.

- Adherence to mandated setbacks from key infrastructure
- Noise contour consideration for Kāpiti Expressway
- Interface with neighbouring sites will be carefully managed

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Well Functioning Urban Environments



Waikanae North will create a well-functioning urban environment by:

- Supporting targets when migration
- Providing abundant ecological benefits
- Providing an outstanding living environment
- Supporting a low carbon lifestyle
- Enhancing water management and resilience
- Providing generous community facilities
- Contributing positively to regional housing deficit
- Providing housing choices to serve a broad demographic

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Appendix 3 - Consultation Booklet dated 2 April 2025 provided by email to NHoŌ 19 June 2025