

Your Comment on the Waikanae North Development application

Please include all the contact details listed below with your comments and indicate whether you can receive further communications from us by email.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant): N/A			
First name: Ron and Jane			
Last name: Woodrow			
Postal address			
Home phone / Mobile phone: [REDACTED]		Work phone: N/A	
Email (a valid email address enables us to communicate efficiently with you):		[REDACTED]	
We will email you draft conditions of consent for your comment			
X	I can receive emails and my email address is correct	☐	I cannot receive emails and my postal address is correct

To whom it may concern,

1. Introduction

- 1.1. We write to provide comments on the Waikanae North Developments Limited proposal submitted under the Fast-track Approvals Act. Our comments are based on the substantive application material uploaded to the Fast-track website¹.
- 1.2. We are the owners of [REDACTED], Waikanae which is held in title [REDACTED]. Our comments focus on residential amenity impacts and impacts the project may have on ecological values. We do not oppose the development but are concerned that some of the effects of the proposed development progressing in its current state will not be adequately mitigated resulting in residual effects.

2. Rural/residential amenity

- 2.1. When we purchased our property at [REDACTED] we were drawn to the seclusion, privacy and rural nature of the surrounding land use. Our property provided us with the ability to quietly enjoy our land without being overlooked by neighbouring properties which is of significant value to us.
- 2.2. A permitted baseline for development of rural zoned land in Kapiti, which the proposed development site is currently zoned, would see a low level of development adjoining our boundary. Conceivably this could easily be done in such a manner where we would be none the wiser of this permitted land use occurring adjacent to our primary residential dwelling.
- 2.3. The proposed development will introduce multiple residential dwellings along our northern boundary which is a significant departure away from the permitted baseline. This level of development also represents a significant departure away from the values which drew us to our property and significantly impact on our future enjoyment of the property. To us, these represent unmitigated effects on our amenity, privacy and quiet enjoyment as a result of this project if it were to progress.
- 2.4. The applicants landscape plan set² provided with the substantive application proposes no edge treatment between our property and the proposed development. The applicant actually proposes to remove planted vegetation³ along our shared boundary which if retained would have positively contributed to mitigating the effects of the development on us.
- 2.5. We would like to see some form of mitigation provided by the developer between our property and the proposed development to address these effects. We consider that mature mass planting

¹ <https://www.fasttrack.govt.nz/projects/waikanae-north-development/substantive-application>

² Appendix 11 – Combined Landscape Drawings Part 1

³ Appendix 11 – Combined Landscape Drawings Part 2, Existing Vegetation Plan, Sheet 1 of 1

of natives along the shared boundary between the two properties would mitigate these effects on us. This mass planting could be secured through a condition of consent on the development.

3. Ecological values

3.1. Our property also contains a natural inland wetland which is protected by an Open Space Covenant pursuant to Section 22 Queen Elizabeth the Second National Trust Act 1977. Whilst the adjacent wetland system in the land proposed to be developed by Waikanae North Developments Limited is not protected by a similar covenant, we consider that our wetland system is intrinsically linked to the wetland system in the adjoining development property. This is supported by the fact that the wetlands (both in our property and the applicants) are identified as being part of the Te Harakeke Swamp which is a protected ecological area under the KCDC District Plan⁴. Figure 1 below shows our natural wetland area, including pond which provides habitat for species identified in paragraph 3.2 below, and then Figure 2 shows the wider context identifying the applicants wetland system with our wetland also identified. Figure 2 is depicted from the KCDC District Plan with the extent of K066 identified. Figure 3 shows the open water habitat which supports the Te Harakeke Swamp located on our property⁵.



Figure 1: Wetland and pond system (circled in red) located on our property at No. 59 End Farm Road.

⁴ Kapiti Coast District Plan, Schedule 1 – Ecological Sites, District Plan ID K066.

⁵ We have uploaded more images of the swamp as viewed from our property at this link <https://teharakekewetlands.nzcity.co.nz/>

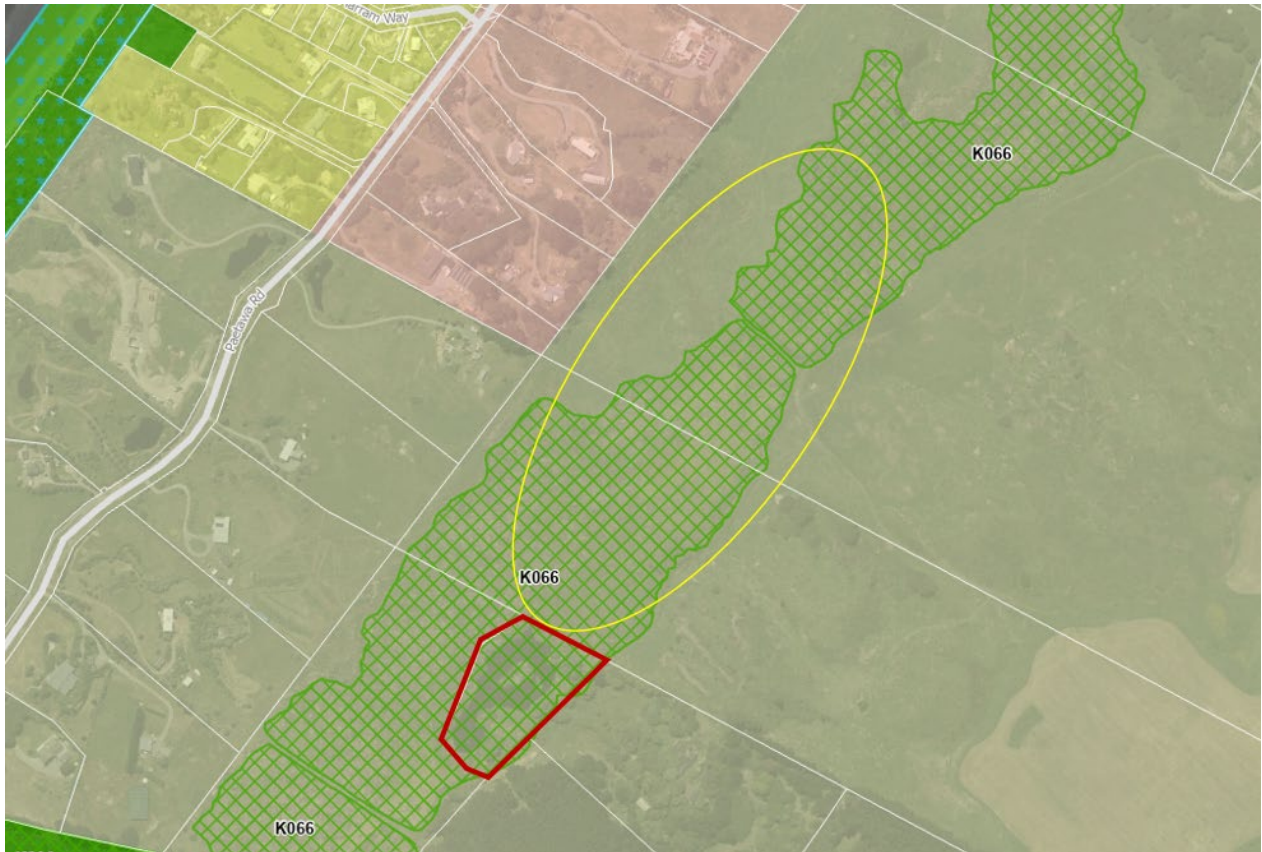


Figure 2: Our wetland and pond system (circled in red) in the wider context of the applicants wetland system (circled in yellow) within the wider wetland system identified and protected under the KCDC District Plan K066



Figure 3: Photo taken from our property looking towards open water which supports the Te Harakeke Swamp complex.

- 3.2. We consider that the continued healthy functioning of our wetland system relies on the adjoining wetland system continuing to be maintained in a natural and healthy state. The progressive positive ecological development of this wetland system, whilst dominated by predominantly exotic

plant species, has benefitted from little disturbance and human intervention. The district plan identifies the significance of this wetland to a large number of species including Kahikatea, pukatea, toe toe, cabbage trees, manuka occur in the wetland. The second largest area of harakeke flaxland and raupo reedland in the Kapiti District and is an important representation of habitat formally common in the Kapiti Coast District. Wetland habitat is nationally rare and dune forest and swamp forest is rare in Foxton ED (<8% indigenous cover remains in the ED). Features australasian bittern (Threatened-Nationally Endangered) present; At Risk-Declining: long-fin eel, inanga, Wellington green gecko. The importance of this ecosystem cannot be understated, and the ecology of this area is an item we value immensely.

- 3.3. Adjoining the Te Harakeke Swamp to the south is Pharazyn Reserve, which is Significant Natural Area protected under the KCDC District Plan⁶. The district plan identifies the significance of this wetland to a large number of species including 26 indigenous bird species; Threatened-Nationally Vulnerable: Pied shag, red-billed gull, New Zealand dabchick; At Risk-Declining: North Island fernbird, pied stilt; At Risk-Naturally Uncommon: black shag, little shag, little black shag, royal spoonbill; At Risk-Relict: marsh crake, spotless crake. Seven indigenous fish species in the streams including, At Risk-Declining long-finned eel, giant kokopu, inanga, and redfin bully.
- 3.4. Whilst these species are not identified in Ecological Site K066, our ecosystem site is contiguous with Ecological Site K236, and these species will be present within our property as well as the applicants. Site K236 provides these species with open water habitat, and K066 provides them with valuable breeding, nesting, and foraging land. Efforts should be made to preserve and improve this habitat whilst ensuring these species remain free from disturbance.
- 3.5. Whilst the applicant does not propose to reclaim this wetland, we are concerned around the edge/fringe effects that such a significant level of development may have on the healthy functioning of this ecosystem. Development close to, and along the boundary of this system will generate effects associated with the disturbance of this ecosystem. Any effect on the applicant's wetland will in turn have a potential impact on our wetland. As noted in the previous paragraphs this wetland system is home to a variety of significant species.
- 3.6. The level of development proposed could also result in adverse effects on the health and quality of the water in the wetland through stormwater runoff during both construction and then post construction. We would like to see a high quality of stormwater treatment proposed to ensure adverse effects don't arise associated with increased discharges as a result of the development.
- 3.7. Generally, we want to see the applicant propose mitigation and offset measures which promote positive ecosystem health, won't result in the degradation of the wetland and will enable the existing ecology present to thrive. Currently, the applicant has proposed only wetland buffer

⁶ Kapiti Coast District Plan, Schedule 1 – Ecological Sites, District Plan ID K236.

planting⁷ within the wetland system which borders our property, but given the level of development and potential ecological effect the development could have on this wetland system we consider that the applicant should go further to enhance and mitigate effects on this wetland complex. Further offsetting could be delivered within this wetland complex via wetland rehabilitation planting to ensure that the ecological effects of this development on this wetland ecosystem are appropriately addressed, and that no significant residual effects remain.

4. Conclusion

- 4.1. We consider that with the above suggested mitigation and offsetting being incorporated into the development and secured via appropriate conditions the proposal has the ability to be delivered in such a manner where effects are appropriately addressed. We thank the panel for the ability to provide comments on the proposed Waikanae North Developments proposal.

⁷ Appendix 26 – Ecological Restoration Management Plan, Figure 15