

WAIKANAЕ NORTH DEVELOPMENTS LIMITED

SECTION 53 COMMENTS LANDSCAPE ARCHITECTURE RESPONSE

Project	Waikanae North Development
Application reference	FTAA-2603-1194
Site	169-171 Peka Peka Road, Waikanae, Kāpiti Coast
Document	Response to comments received under section 53, Fast-track Approvals Act 2024
Prepared by	Local Landscape Architecture Collective Ltd
Date	7 August 2026
Status	Final

1. Purpose and scope

This report has been jointly prepared by Sam Hendrikse and Dan Males of Local Landscape Architecture Collective Ltd and responds to the comments received under section 53 of the Fast-track Approvals Act 2024 on the Waikanae North Development substantive application (FTAA-2603-1194) that fall within the landscape architecture discipline. Although this document has not been written as a statement of expert evidence, we confirm that at all times we have complied with the Environment Court's Code of Conduct for Expert Witnesses contained in its Practice Note 2023 as well as the NZILA Code of Conduct.

This report forms part of a comprehensive response comprising a covering note addressing planning, legal and conditions matters, individual topic area reports, and a tabulated response covering every comment received.

Comments are grouped by topic. Individual comment numbers and commenters are tagged against each topic.

2. Comments allocated to this discipline

Topic	Comment reference(s)	Commenter(s)
L1 Consistency with the Rural Dunes Precinct and Special Amenity Landscape 19	11.2 16.1 19.1	11 Kevin & Karen Baker; 16 Glynn & Jennifer Cowley; 19 Gail Inglis / Watutsi Trust.
L2 Magnitude of visual effects	11.3 16.3	11 Kevin & Karen Baker; 16 Glynn & Jennifer Cowley.
L3 Visual effects on adjacent properties	1.1, 1.8 11.1, 11.2, 11.3 12.2, 12.5, 12.6 16.1, 16.8 17.1, 17.4, 17.7 30.4 18.2, 18.3	1 Sally & John Killick; 11 Kevin & Karen Baker; 12 Bryan & Debbie Edwards; 16 Glynn & Jennifer Cowley; 17 Dean & Miriam Lewin; 30 Michael Pearson; 18 Ron & Jane Woodrow.
L4 Boundary screening, fencing and planting	1.7 12.7 13.3 14.4	1 Sally & John Killick; 12 Bryan & Debbie Edwards; 13 Kensington Farm Park Ltd; 14 Jo Gilpin & John Urquhart.
L5 Construction-phase amenity and staging	13.3 16.2 17.7	13 Kensington Farm Park Ltd; 16 Glynn & Jennifer Cowley; 17 Dean & Miriam Lewin.
L6 Rural interface planting - conditions to secure the 5 metre buffer	21.16	21 Kāpiti Coast District Council.
L7 Design-led interface measures at the most sensitive boundaries	17.6 18.1 21.15, 21.22	17 Dean & Miriam Lewin; 18 Ron & Jane Woodrow; 21 Kāpiti Coast District Council.
L8 Controls for cut faces and batters	21.17	21 Kāpiti Coast District Council.
L9 Retaining wall assumptions	21.18	21 Kāpiti Coast District Council.
L10 Landscape Management Plan and its relationship with the ERMP	21.19, 21.20	21 Kāpiti Coast District Council.
L11 Transpower Comments	29.5, 29.6, 29.7	29 Transpower.
L12 Screening vegetation alongside walkways	21.1	21 Kāpiti Coast District Council.

3. Topic responses

L1 Consistency with the Rural Dunes Precinct and Special Amenity Landscape 19

Comments: 11.2, 16.1, 19.1 | Commenters: 11 Kevin & Karen Baker; 16 Glynn & Jennifer Cowley; 19 Gail Inglis / Watutsi Trust

Comments:

11.2 - Earthworks as referred to in the WNDP[sic] earthworks plan and, as illustrated by figure 39 of the SA, are extensive covering roughly 90% of the site not classified as wetlands, whilst all but the ridgeline/tops of sand dunes are subject to earthworks and build-out. Meanwhile figure 11 of the SA shows that the site is predominantly designated as Rural Dunes Precinct and a Special Amenity Landscape (SAL).

The report of Local Landscape Architecture Collective Ltd (Appendix 22) commissioned by WND explicitly concludes, 'the proposal presents a high degree of change to the site' and its figure 2 perfectly illustrates that only small elements of the dunes are retained (ridgelines).

16.1 - We consider the project in its current form will impose significant negative impacts on the character of the land specifically the sand dunes designated in that area that make up most of the site.

Excluding the wetland areas the volume and extent of the earthworks intended are huge. Encompassing approximately 90% of the site. This seems at odds with statements in the Building Block planning document 3.4.1.2.1 Rural Dunes Precinct which states that 'land use and development in the rural dunes precinct are anticipated to be carried out in a manner that retains the sensitive landscape and ecological character of the area including the wetlands'

19.1 - Overall, the level of change proposed for the Peka Peka community is substantial in terms of amenity and character of the area. This change could not have been reasonably anticipated by the current residents of this 'beach lifestyle' community.

Response:

The Landscape & Visual Assessment (LVA) was undertaken in accordance with the Te Tangi a te Manu (New Zealand Institute of Landscape Architects) methodology and includes a comprehensive range of viewpoint photographs from publicly accessible locations. While private properties were not accessed as part of the assessment, potential views from those properties were evaluated using aerial imagery, topographic information and analysis of views towards those residences from within the site. The approach taken is considered robust. The peer review of the LVA confirms that the selected viewpoints are representative and sufficient for assessing potential visual effects. (Note: further discussion of potential visual effects for adjacent dwellings and specific private viewpoints is provided under Topic L3.)

The application site, including the dunes, is currently in a degraded state with a history of modification and agricultural use that has diminished the natural elements of the site by altering the landform, vegetation and watercourses, and allowing pest fauna and flora to proliferate. As such, the assessment finds that the landscape has a good capacity for change and is able to accommodate the proposed built development without significant landscape effects. Mapping of the Special Amenity Landscape (SAL) broadly covers the extent of the dune geological feature but does not describe other qualities, such as landcover and the degree of modification.

The proposal will result in a noticeable change to the site and the existing pattern of land use. However, the LVA assessment concludes that this change does not equate to significant adverse landscape effects. In reaching this conclusion, regard was had to the modified and degraded condition of the site, the retention of prominent dune features, the nature and extent of proposed earthworks, the restoration and enhancement of wetland and indigenous vegetation areas that is proposed, and the landscape controls embedded within the structure plan and proposed development framework, secured by consent conditions.

While we acknowledge the submitters' concerns regarding the extent of earthworks and the resulting change in character, we maintain that the proposal appropriately responds to the landscape values of the site and that the proposal is capable of being accommodated without significant adverse landscape effects.

L2 Magnitude of visual effects

Comments: 11.3, 16.3 | Commenters: 11 Kevin & Karen Baker; 16 Glynn & Jennifer Cowley

Comments:

11.3 - The visual impacts are assessed in the SA as low to moderate to neighbours. This significantly understates the position, given the earthworks, landscaping, construction activities and final urban design densification is significant compared to the status quo. The current visual aesthetic is of grasslands, pastures, low, mid and tops of sand dunes. These elements will be replaced by roads, pavements, lighting, fences and residential dwellings. This represents a significant change in visual effect, which can only be adverse, both during the 10–15-year construction period and once completed – not a low to moderate change as contended by WND and its advisers.

The key opportunity to reduce visual effects is to reduce the density of housing on the site, maintain the existing western sand dunes intact, provide for a greater level of open space, and the early planting of a minimum number of mature native trees in strategic locations to minimise future visual impacts. If the WNDP is consented/approved these conditions should be added to the list of conditions.

16.3 - The visual impacts are significant rather than low or moderate and specifically where the development is proposed to build on sand dunes on the Western boundary adjacent the Te Harakeke wetland, building on these higher levels will have a significant and adverse effect on the visual outcome. The building Block planning report 3.4.1.2.1 also states “The rural character of the zone can be adversely affected by the presence of highly visible development and changes to dune landforms which cause disturbance to the natural contours and any significant cultural features of the area” It also states that “The overall density of development should be very low so as to retain the areas sense of openness”

Response:

The LVA was undertaken in accordance with the Te Tangi a te Manu (Aotearoa New Zealand Landscape Assessment Guidelines) methodology and includes a comprehensive range of viewpoint photographs from publicly accessible locations. While private properties were not accessed as part of the assessment, potential views from those properties were evaluated using aerial imagery, topographic information and analysis of views from within the site towards those neighbouring residences. The approach taken is considered robust. The peer review of the LVA confirms that the selected viewpoints are representative and sufficient for assessing potential visual effects.

The LVA acknowledges that development will result in a noticeable change from the existing pastoral, grassland and dune landscape and therefore assesses visual effects during construction as **moderate**. It is clearly acknowledged that the proposal being advanced is an urban development outcome. However, the assessment does not consider these effects to be significant due to the nature of the receiving environment and the mitigation measures proposed.

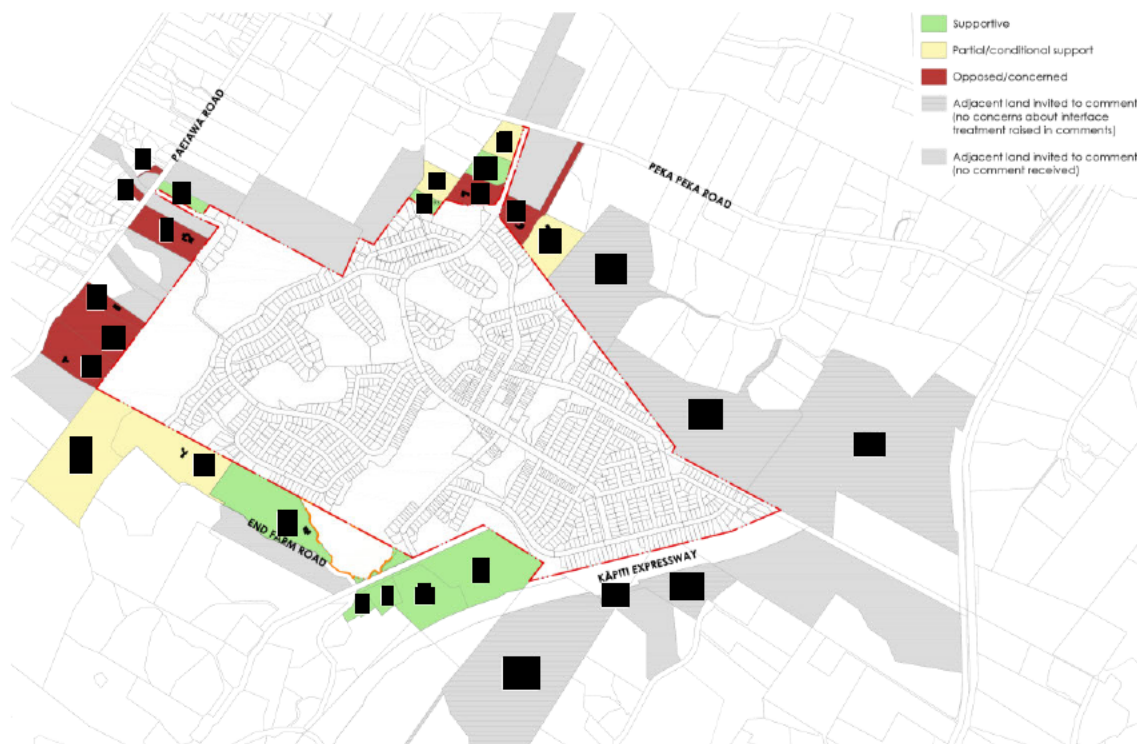
Once completed, visual effects of the development are assessed as reducing to **low-moderate**, with some positive effects arising from extensive restoration planting, wetland enhancement and increased indigenous vegetation cover.

In relation to development on higher dune landforms adjacent to Te Harakeke Wetland, the assessment specifically considered the visibility of proposed built form. Significant adverse visual effects were not identified due to a combination of mitigation measures, including careful lot placement and configuration, careful earthworks design, restrictions on building height, colour and materials, retention of the most prominent dune crests, and the establishment of screening vegetation (as indicated on LA9.00). For these reasons, the LVA and peer review conclude that the visual effects are appropriately characterised as moderate during construction and low to moderate in the longer term, rather than significant.

We have considered the submitter's concerns but maintain that the Landscape & Visual Assessment accurately characterises the anticipated visual effects of the proposal and that the proposed mitigation measures are sufficient to avoid significant adverse visual effects.

L3 Visual effects on adjacent properties

The map below illustrates the properties surrounding the site and the feedback response given:



Drawing SK260729 - Adjacent Landowners Comments Received.



Aerial drone photograph from within the site facing west-northwest towards [redacted] (approximate site boundary shown red dashed).

Comments:

1.1 - We are a rural property. We shoot (rabbits and possums), we burn our prunings in bonfires 5-6 times a year right at the back of the property which would be adjacent to where 7 new houses are proposed, we breed dogs and have 4 at present which at times can bark for various reasons, we chainsaw a lot etc etc. All the normal Rural activities on a lifestyle block. We are therefore concerned about 7 "residential" properties proposed in very close proximity. 5 Squeezed in between us and the swamp. The proposed buffer zone in our opinion is nowhere near enough. Will new homeowners/council/developers demand we behave like residential homeowners rather than rural homeowners? I hope not. People who have no experience or understanding of rural life should not move right next door to a rural property. Ours being a small rural block does not have large paddocks that can be a buffer. Our rural activities would all be close to the proposed residential properties.

1.8 - We would like to ask that the panel consider declining the proposal to put 5 to 7 residential houses at the back (eastern end) of our property and our neighbours. Reason: This totally destroys the rural character and outlook for us.

Response:

The nearest residential lot to [REDACTED] is located approximately 29 m from the boundary and is separated from the property by the access road and proposed mitigation planting (refer LA9.00). In addition, there is an existing paddock and established vegetation on [REDACTED] that provides further separation between the dwelling and the proposed development.

The dwelling at [REDACTED] is oriented predominantly towards the coast, with service and utility areas located on the side adjoining the application site. The dwelling itself is located more than 80 m from the nearest proposed residential lots. Combined with the existing vegetation, proposed landscape planting, building controls and separation distances, these factors substantially reduce the visibility and perceived prominence of development when viewed from the dwelling.

[REDACTED] also already interfaces with residential properties on the opposite side of Paetawa Road. The LVA acknowledges that development of the site will alter aspects of the current rural outlook experienced from [REDACTED] and introduce a more residential character to land that is presently rural in appearance. However, the proposed landscape buffers are considered sufficient to provide an appropriate transition between the proposed development and adjoining rural-residential properties. Having regard to the separation distances, intervening vegetation, dwelling orientation and proposed mitigation measures, the LVA concludes that adverse landscape and visual effects for [REDACTED] are appropriately assessed as low.

We have considered the submitter's concerns but maintain that the proposed mitigation measures are sufficient to ensure adverse landscape and visual effects remain low.

The submission raises concerns regarding residential amenity effects, including the perceived encroachment of urban development on the rural lifestyle enjoyed at [REDACTED], these matters are addressed separately in the planning response.



Aerial drone photograph from within the site facing west-northwest towards [REDACTED] (approximate site boundary shown red dashed).

Comments:

16.1 - The development design is more aligned with an intensified residential – urban model rather than something more aspirational for this unique semi-rural area.

We consider the project in its current form will impose significant negative impacts on the character of the land specifically the sand dunes designated in that area that make up most of the site.

16.3 - The visual impacts are significant rather than low or moderate and specifically where the development is proposed to build on sand dunes on the Western boundary adjacent the Te Harakeke wetland, building on these higher levels will have a significant and adverse effect on the visual outcome. The building Block planning report 3.4.1.2.1 also states “The rural character of the zone can be adversely affected by the presence of highly visible development and changes to dune landforms which cause disturbance to the natural contours and any significant cultural features of the area” It also states that “The overall density of development should be very low so as to retain the areas sense of openness”

Response:

The wider effects of the development on rural and natural character, including the transition from a predominantly rural landscape to a more residential form of development, are addressed under Topic L1 above.

The visual effects experienced from [REDACTED] were considered as part of the Landscape and Visual Assessment (LVA). The dwelling is separated from the application site by approximately 80 m of dense established vegetation located within the [REDACTED] property, which substantially limits views towards the site. As a result, the proposed development, including development occurring on the western dune landforms, is not expected to be readily visible from the dwelling while this vegetation is retained.

In addition, there is a generous separation distance of approximately 130 m between the dwelling and the site boundary, and approximately 375 m between the dwelling and the nearest proposed residential lots at the base of the dunes. These distances are supplemented by Te Harakeke Wetland and associated wetland buffer planting, which provide further visual separation between the property and the proposed development.

Having regard to the existing vegetation, separation distances, intervening wetland landscape and proposed restoration planting, we continue to support the conclusions of the LVA that visual effects experienced from this property are low and that development on the western dunes will not result in significant adverse visual effects for residents of this property.



Aerial drone photograph from within the site facing west-northwest towards [redacted] (approximate site boundary shown red dashed).

Comments:

11.1 - WND propose to develop the site with around 1200 individual properties, with average plot sizes of around 490 square metres (sm), and as low as less than 300sm. This represents a significant change in land use and densification levels more representative of highly urbanised city locations. This intensification level is inconsistent and disproportionate relative to the surrounding largely rural / lifestyle properties in the Waikanae North, Peka Peka and Te Horo areas.

11.2 - Earthworks as referred to in the WNDP earthworks plan and, as illustrated by figure 39 of the SA, are extensive covering roughly 90% of the site not classified as wetlands, whilst all but the ridgeline/tops of sand dunes are subject to earthworks and build-out. Meanwhile figure 11 of the SA shows that the site is predominantly designated as Rural Dunes Precinct and a Special Amenity Landscape (SAL). The Kāpiti Coast District Council (KCDC) district plan states that 'land use and development are anticipated to be carried out in a manner that retains the sensitive landscape and ecological character of the area ... and that the overall density of the development should be very low so as to retain the areas sense of openness'. Figure 11 of the SA overlaid with figures 34 and 39 illustrate clearly the significant and adverse change in the character of this sensitive landscape.

The sand dunes on the western side of the site are designated as having Special Amenity value and generally protected under the Resource Management Act and local authorities are required to have

particular regard to maintaining and enhancing the landscapes because of their unique visual, historical, recreational and aesthetic value.

Despite the designation and requirements under the RMA, WND has chosen to undertake earthworks which destroy the majority of the lower and mid-levels of the sand dunes, and only protect the sand dune ridges/tops, representing a significant adverse breach of the designation status and to the character of the landscape and dunes. The destruction of the lower and mid sand dune areas are justified by WND in order to provide on-site infill for building up soils and earth for the low-lying eastern areas of the site – this justification is only to the benefit of WND to reduce imported infill required on the eastern and low-lying areas of the site, and to maximise the number of lots on the site.

Bulk earthworks are material, significant and adverse to the site covering some 93 hectares of the site (67%) and roughly 90% of the site excluding the wetland: topsoil stripping 139,000 cubic metres (cm), cut volume 1,210,000cm, fill volume 1,145,000cm, peat removal 475,000cm. To put this in context, the cut volume represents in the order of 15,000 – 25,000 truckloads of infill or in the order of 10 to 20 truckloads per lot achieved.

The report of Local Landscape Architecture Collective Ltd (Appendix 22) commissioned by WND explicitly concludes, ‘the proposal presents a high degree of change to the site’ and its figure 2 perfectly illustrates that only small elements of the dunes are retained (ridgelines).

It cannot be anything but the case that the Project which changes the character of roughly 90% of the site, maintains only the dune ridgelines/tops of the SAL dunes, and requires bulk earthworks of such size and magnitude is adverse and significantly adverse.

If the WNDP is consented/approved, such consent should be sympathetic to the Special Amenity Designation by requiring a protection condition from earthworks and build-out for a greater proportion of the natural dunes landscape, including the mid and lower dune sections. Such a condition would still enable a significant proportion of the site to be developed as envisaged by WND. In addition, WND should be required to bring-in soils and other materials to level out or raise the low-lying eastern areas rather than plunder the existing western sand dunes.

11.3 - The visual impacts are assessed in the SA as low to moderate to neighbours. This significantly understates the position, given the earthworks, landscaping, construction activities and final urban design densification is significant compared to the status quo. The current visual aesthetic is of grasslands, pastures, low, mid and tops of sand dunes. These elements will be replaced by roads, pavements, lighting, fences and residential dwellings. This represents a significant change in visual effect, which can only be adverse, both during the 10–15-year construction period and once completed – not a low to moderate change as contended by WND and its advisers.

The key opportunity to reduce visual effects is to reduce the density of housing on the site, maintain the existing western sand dunes intact, provide for a greater level of open space, and the early planting of a minimum number of mature native trees in strategic locations to minimise future visual impacts. If the WNDP is consented/approved these conditions should be added to the list of conditions.

Response:

The LVA acknowledges that the proposal will introduce an urban form of development within a landscape that is currently rural in character. The wider effects of the development on rural and natural character, including the transition in landscape character, are addressed under Topic L1 above. The development has been designed to retain important landscape features through the protection of

prominent dune landforms, extensive open space areas, wetland restoration, dune revegetation, rural-edge planting, and the introduction of controls on building height, colours and materials.

In relation to dune modification and earthworks, the most prominent dune peaks, which are considered to have the highest visual amenity and strongest natural character values, have been excluded from development and retained. This approach is consistent with the intent of the Waikanae North Eco-Hamlet Structure Plan contained within the Kāpiti Coast District Plan that identifies visually sensitive ridgelines. Proposed development on and around the dune landforms is also subject to controls on building height, colour and location to reduce its visual prominence.

The outlook from the primary dwelling at [REDACTED] is oriented towards the coast and Kāpiti Island. The dwelling is also nestled within the undulating dune landform, which further limits views of the development from the dwelling. While some views of development on the western side of the dune system may be possible from the property, the intervening dune landforms limit views of the wider development. The property is separated from the nearest proposed residential lots by approximately 260 m and from the lots accessible from Paetawa Road by 280 m. This separation is further reinforced by Te Harakeke Wetland and associated wetland buffer planting, which provide additional visual filtering and reduce the prominence of future development.

Having considered the substantial separation distances, intervening landforms, retained dune features, extensive restoration planting, and controls on building height and appearance, the LVA finds that the visibility and visual dominance of the proposed development will be substantially reduced. The LVA concludes initial effects will be **moderate**, reducing to **low-moderate** over time as planting matures.

The proposed wetland buffer planting along the boundary adjoining [REDACTED] has been designed as an ecological buffer to support wetland restoration outcomes. However, there is scope to consider the inclusion of larger indigenous species within this location to enhance visual screening and soften the interface with the adjoining property, if this is considered necessary by the Panel notwithstanding the findings of our assessment. The final species selection for this area could be refined in consultation with the owner of [REDACTED] to balance ecological objectives and outcomes with opportunities for additional visual mitigation.



Aerial drone photograph from within the site facing north towards 173 Peka Peka Road (approximate site boundary shown red dashed).

30.4 -

- What buffers, planting and setbacks will protect existing residents?
- What will I see from their homes once the development is complete?
- Have visual simulations been prepared?
- Are there proposed three-storey buildings?
- What screening vegetation is proposed? Further, for the land bordering my property, what types of vegetation have been provisioned? How long will landscaping take to mature?
- What building heights are proposed adjacent to existing homes?
- What setbacks apply along existing boundaries?
- What landscape buffers will be provided?
- How will privacy be maintained?
- Will outdoor lighting affect neighbouring properties?
- What visual mitigation is proposed for existing homeowners?
- Will existing rural outlooks be lost?

Response:

The dwelling at [REDACTED] is located on elevated land to the north of the site and is oriented predominantly towards the north and west, with views focused towards the coast rather than the application site. In addition, existing ancillary buildings and water tanks are positioned between the dwelling and the site, with their rear elevations facing the proposed development.

Immediately south of the property, Open Space Lot 5315 provides a substantial buffer between the dwelling and the proposed development. This approximately 13,000 m² open space area rises from the dwelling at [REDACTED] Road before falling away towards the development area to the south, creating additional visual separation. The lot will include approximately 5,850 m² of Dune Top Treeland Planting Community D2 (refer LA5.58 for species composition), which will provide increasing levels of screening as vegetation establishes and matures. This planting will be particularly effective in limiting views towards development located further east. In addition, buildings within the nearest development areas are subject to height restrictions of either 4.5 m (to the east) or 8.0 m (to the south) and must utilise materials with a Light Reflectance Value (LRV) of less than 30% to reduce visual prominence (refer LA9.00).

Additional External Boundary Treatment (mitigation planting) along the boundary with [REDACTED] is not proposed as the intervening open space, topography and proposed planting are considered sufficient to provide physical and visual separation between the dwelling and the development. The proposed native vegetation is anticipated to reach heights of more than 4 m at maturity, further limiting views over time.



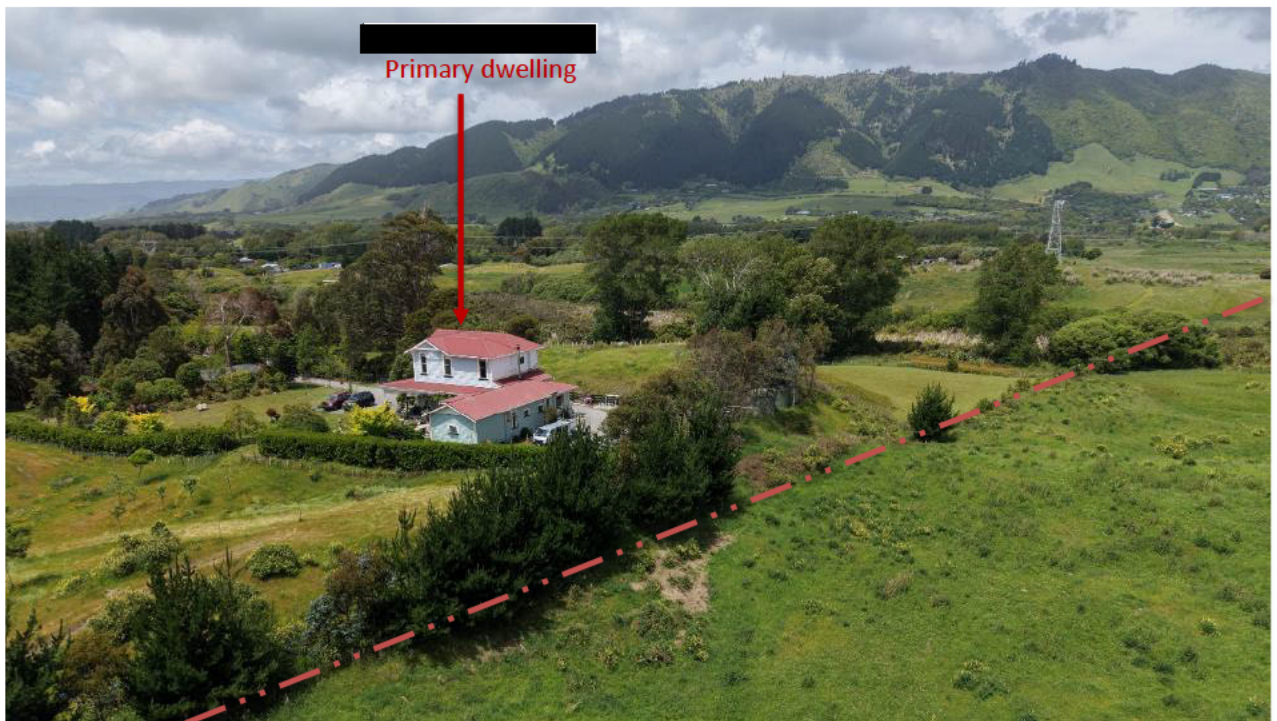
Drawing and aerial photograph showing the relationship between [REDACTED] and the development; note the open space and tree planting separating the dwelling and proposed lots. This drawing is derived from LA2.03 Landscape Plan Sheet Three.

Adverse privacy effects are anticipated to be low due to the orientation of the [REDACTED] dwelling and the combination of elevation differences, intervening landform, separation distances and proposed vegetation. Site observations indicate that only the rear of the ancillary building is readily visible from within the application site, and any longer-range views between properties are expected to be filtered by the proposed Dune Top Treeland Planting.

Lighting effects were not specifically assessed as part of the LVA. However, the development will introduce additional sources of artificial light, including street lighting and residential lighting, when compared with the existing rural environment. Any resulting visual effects are expected to be moderated by distance, landform, building controls and the establishment of screening vegetation.

[REDACTED]

Comments: 17.1, 17.4, 17.7 | Commenters: 17 - Dean & Miriam Lewin



Aerial drone photograph from within the site facing east towards 155 Peka Peka Road (approximate site boundary shown red dashed).

Comments:

17.1 - Our property directly adjoins the proposed development area, and we believe the scale and intensity of the proposal will have significant and irreversible adverse effects on our property, our rural environment, and our quality of life.

For many years our property has existed within a quiet rural landscape characterised by open space, low traffic volumes, privacy, and a peaceful environment. These are the qualities that attracted us to the property and form a significant part of its amenity and value.

The proposal for approximately 1,200 residential sections would fundamentally transform this landscape from rural to urban. Instead of looking across open countryside, our western boundary would adjoin a large residential subdivision with associated roads, houses, vehicles, lighting, noise and

continual human activity. This represents a permanent loss of the rural character and outlook that currently exists.

17.4 - The proposal will also diminish our privacy through the close proximity of residential housing overlooking what is currently an open rural landscape. The visual dominance of a large urban development, together with street lighting and residential activity, will materially affect our ability to enjoy our property as we have done for many years.

17.7 - Should the Panel nevertheless decide to grant approval, we request that it imposes substantially stronger conditions requiring wider landscape buffers, increased setbacks, effective acoustic mitigation, restrictions on lighting spill, and measures to minimise traffic and construction effects on neighbouring properties.

Response:

The LVA acknowledges that development of the site will introduce an urban form of development across a site that is currently rural in character. The assessment's conclusion regarding a transition from a predominantly rural character is based on the scale and nature of the proposed development itself, including the introduction of residential lots, roads, open spaces and associated infrastructure. However, the development has been designed to retain important elements of the existing landscape through extensive open space areas, wetland restoration, dune landform protection, rural-edge planting, and controls on building height, colours and materials in sensitive locations. Together, these measures are intended to manage the transition in character, reduce the visual effects of development, and maintain an appropriate interface with adjoining rural-residential properties.

The submitters' concerns regarding privacy, overlooking, visual dominance, street lighting and residential activity have been carefully considered in the design of the development and the mitigation measures. Lots adjoining rural-residential properties, including [REDACTED], will be subject to the External Boundary Treatment at the Rural Interface (refer LA9.00), incorporating mitigation planting and minimum building setbacks, reflective of those in place for the Rural Zone. The primary dwelling at [REDACTED] is elevated above, and oriented away from, the development site, and benefits from existing vegetation along the boundary. This configuration, together with the proposed boundary planting, building height restrictions, low-reflectivity building materials, will reduce the visibility and perceived dominance of the development. As the proposed vegetation establishes and matures, it will further filter views of residential activity and street lighting. Consequently, there will be no significant adverse effects on the dwelling at [REDACTED], no unreasonable intrusion on privacy, and no visual dominance.

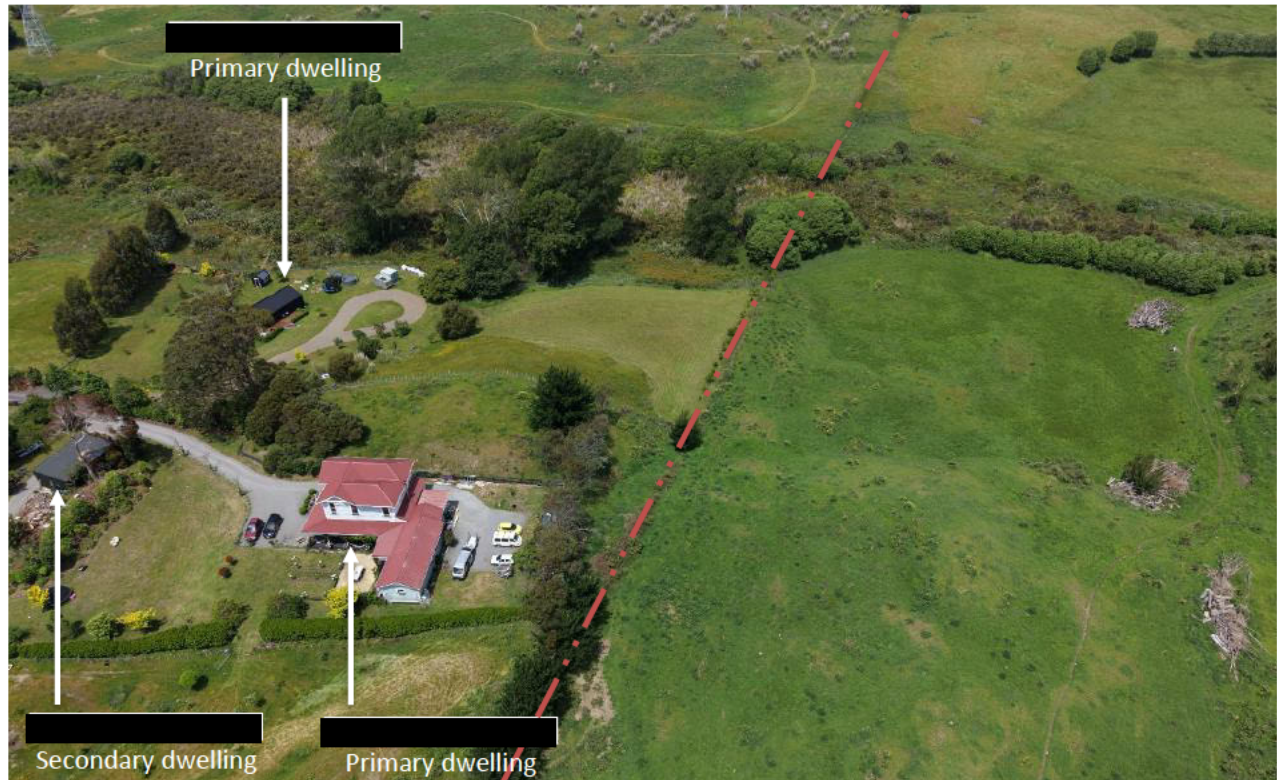
The landscape buffers recommended in the LVA have been peer reviewed and are considered sufficient to provide an appropriate transition between the proposed development and adjoining rural-residential properties.

While the LVA did not identify the need for reduced building heights further in this location, as part of this response to section 53 comments, the applicant proposes that Lots 944, 945 and 955-963 be subject to a maximum building height of 4.5 metres. This proposed reduction in height at this location will provide a lower-scale built form along this portion of the site adjoining [REDACTED]. In our opinion, the effect on the adjoining property along this interface will be no more than minor.

Recommended Condition:

Updated drawing LA9.00 and conditions of consent to secure this matter.

Comments: 12.2, 12.5, 12.6 | Commenters: 12 - Bryan & Debbie Edwards



Aerial drone photograph from within the site facing east-southeast towards [REDACTED] (approximate site boundary shown red dashed).

Comments:

12.2 - The proposed construction of four 8-metre-high homes has the potential to significantly affect the surrounding rural lifestyle environment and landscape character.

Planning documents acknowledge that [REDACTED] has an unrestricted close-range view from the rear of the property into the development site.

The owners believe that locating lots 955, 956, 957, and 958 directly behind their property would have a significant impact on the property's outlook, privacy, and overall rural character.

12.5 - Can you confirm the proposed distance between the rear property boundary and the new dwellings? The owners understand that setbacks within the rural residential zone may generally range between or greater than 6 and 10 metres and would appreciate clarification on the proposed design.

12.6 - We have concerns about statements within the planning documentation that suggest the rural lifestyle character of the area will naturally transition to a more residential environment over time.

Specifically, they refer to the statement:

"At the entrance to the site a cluster of rural residential properties () bound the site access from Peka Peka Road. The nature of Peka Peka Road is currently rural lifestyle, however due to its proximity to the Peka Peka Link Road /Main Road to Waikanae and other rural residential activity in close proximity, it is anticipated that this character will change to a more residential nature over time."

We consider this statement to be an assumption rather than a demonstrated or evidence-based conclusion. They are concerned that it appears to imply neighbouring rural lifestyle property owners should accept a future change in character without sufficient supporting analysis.

Response:

The submitters' concerns regarding outlook, privacy and the retention of a rural interface have been carefully considered in the design of the development and the mitigation measures proposed. While the LVA did not identify the need for all dwellings adjoining to be limited to a single storey, we confirm that as part of this section 53 comments response this request has been incorporated into the proposed design response.

Lots adjoining this boundary will be subject to the External Boundary Treatment at the Rural Interface (refer LA9.00), including mitigation planting, and will also be required to maintain a minimum 5 metre setback from the boundary. In addition, we propose that Lots 944, 945 and 955-963 be subject to a maximum building height of 4.5 m, providing a lower-scale built form along this portion of the site boundary and reducing the visibility of future development from adjoining properties.

The dwelling at is set back approximately 100 m from the site boundary and oriented with its outdoor living area on the northwestern side of the dwelling. There is a substantial amount of established vegetation between the dwelling and development site with evidence of new planting along the boundary parallel to the proposed mitigation planting on the development site.

In regard to rural character, the proposal will introduce a more residential form of development across a site that is currently rural in appearance. The LVA's conclusion on the transition from a predominantly rural character is based on the scale and nature of the proposed development itself, including the introduction of residential lots, roads, open spaces and associated infrastructure. However, the development has been designed to retain important elements of the existing landscape through extensive open space areas, wetland restoration, dune landform protection, rural-edge planting, and controls on building height, colours and materials along sensitive boundaries. Together, these measures are intended to manage the transition in character, soften views of development, and maintain an appropriate interface with adjoining rural-residential properties.



Aerial drone photograph from within the site facing west-southwest towards [REDACTED] (approximate site boundary shown red dashed).

Comments:

18.2 - 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.

18.3 - The applicants landscape plan set provided with the substantive application proposes no edge treatment between our property and the proposed development. The applicant actually proposes to remove planted vegetation along our shared boundary which if retained would have positively contributed to mitigating the effects of the development on us.

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 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.

Response:

The common boundary with [REDACTED] has been designed with only four larger residential lots adjoining the boundary, with the remainder of the interface comprising open space, as outlined in the memorandum response to the Landscape and Visual Assessment peer review (attached). The dwelling

at [REDACTED] is situated at a lower elevation, at the base of an existing retaining wall, with the development site located above and behind the retaining wall. The retaining wall is above window height and, in combination with established vegetation along the boundary, provides substantial visual screening across the interface. The dwelling is oriented away from the site and these existing features largely obscure views of the development site to the north.

The assessment therefore concludes that landscape and visual effects on this property are low. Having reviewed the comment, we maintain this assessment is appropriate.

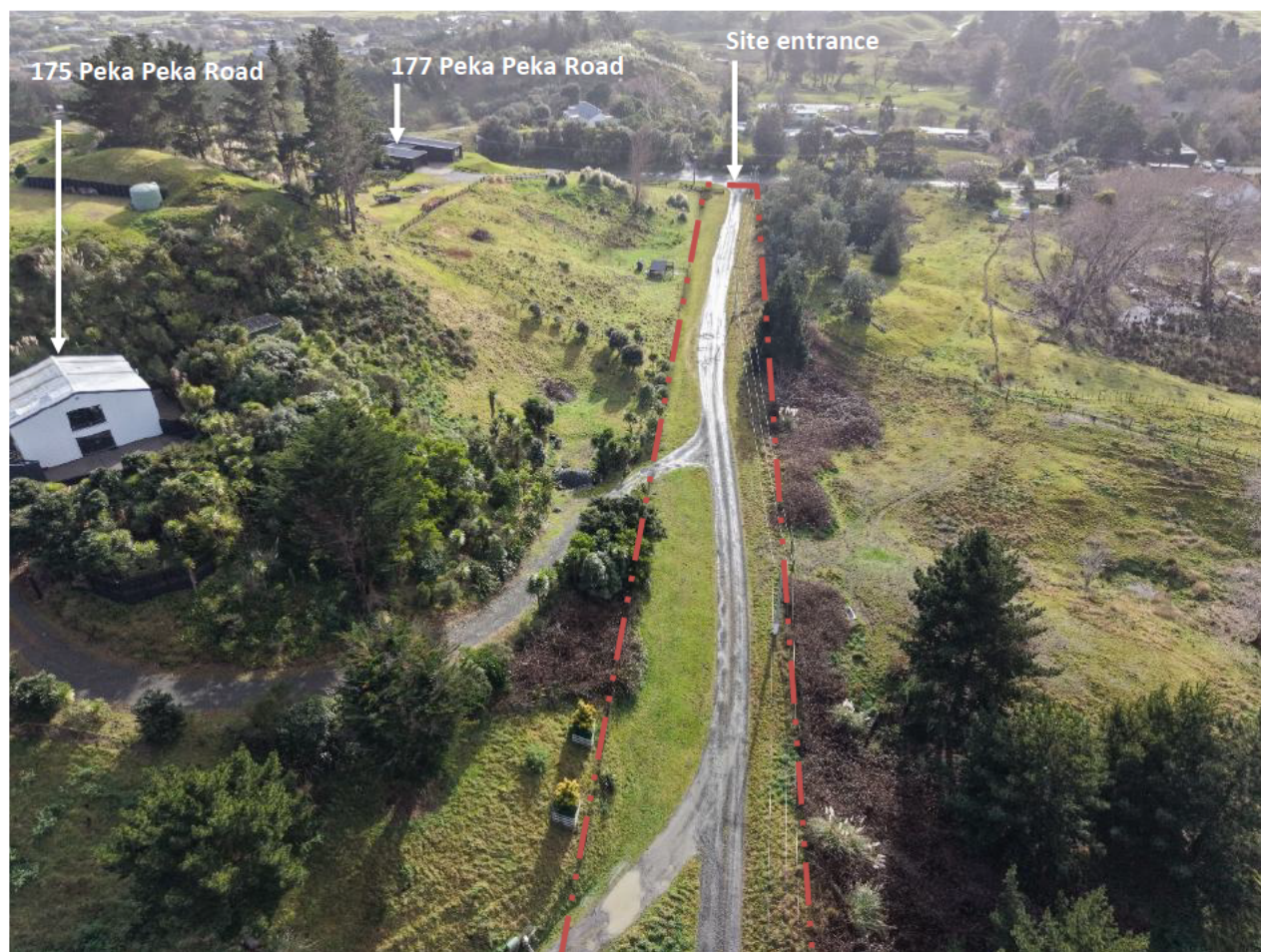


Drawing and aerial photograph showing the relationship between [REDACTED] and the development; note the open space adjoining the boundary. This is drawing is derived from LA2.02 Landscape Plan Sheet Two.

The existing conifer planting along the boundary is largely located on the neighbouring property ([REDACTED]) and in places overhangs the site boundary. This creates practical constraints for establishing substantial additional planting within the development site immediately adjacent to the boundary. However, the adjoining residential lots are of sufficient size to accommodate additional planting if this is considered necessary by the Panel.

L4 Boundary screening, fencing and planting

Comments: 1.7, 12.7, 13.3, 14.4 | Commenters: 1 Sally & John Killick; 12 Bryan & Debbie Edwards; 13 Kensington Farm Park Ltd; 14 Jo Gilpin & John Urquhart



Aerial drone photograph from within the site facing north-northeast towards the site entrance (approximate site boundary shown red dashed).

Comments:

1.7. - Will we have new fencing/screening at the back?

12.7 - We are currently and have been rabbit free for approx 5 years - can fencing at the rear of our section include rabbit mesh to ensure rabbits and stoats do not enter the property at [REDACTED]

13.3 - The scale of the proposal will mean years if not decades of a loss of quiet enjoyment to the existing residents unless mitigation processes are put in place. i.e noise abatement /visual screening etc.

14.4 - We request that consent conditions require:

- new boundary fencing between the public road and adjoining private properties;
- consultation with affected landowners, being us at [REDACTED], and our neighbour at [REDACTED] regarding boundary fencing design, height, materials and location;
- early establishment of landscape planting;

- *evergreen screening to maintain privacy;*
- *replacement of any failed planting during the maintenance period.*

Response:

The proposed development includes specific fencing and landscape planting requirements along the rural boundaries to provide visual screening, maintain rural character, and manage the interface between the development and adjoining properties.

The proposed mitigation planting provides visual screening for adjoining properties assessed as requiring greater privacy and outlook protection. The recommended conditions also require replacement of failed planting to ensure the long-term effectiveness of the screening.

In relation to specific requests regarding boundary fencing:

- We confirm that the existing boundary fence at [REDACTED] will remain unchanged, as shown on Drawing LA3.02. In addition, depending on the pet management approach chosen, a supplementary pet-control fence may be installed on the development side of the mitigation planting area. If it is to be installed, the location and design details of this fence are shown on Drawing LA3.02, with a typical example provided on Drawing LA3.03. This additional fencing would not disturb the existing fence along [REDACTED].
- [REDACTED] adjoin the proposed access road into the development, with the dwellings situated approximately 22 and 13 m above the accessway, respectively. Due to their elevated position, boundary fencing and planting along the accessway would provide limited visual mitigation, as it would not substantially screen views from or of the dwellings, which we note are orientated towards the coast and already limited. The proposed tree planting along the accessway is expected to provide effective and appropriate visual mitigation over time by softening views of the road, screening vehicle movements, and helping to define the interface between the development and adjoining properties. The proposed landscape treatment will result in a well-structured avenue that reinforces the character of the access road and provides an appropriate level of spatial definition. As such, the installation of a new boundary fence to replace the existing fencing is not considered necessary, nor would it materially improve the resulting landscape, visual, or amenity outcomes.

L5 Construction-phase amenity and staging

Comments: 13.3, 16.2, 17.7 | Commenters: 13 Kensington Farm Park Ltd; 16 Glynn & Jennifer Cowley; 17 Dean & Miriam Lewin

Comments:

13.3 - The scale of the proposal will mean years if not decades of a loss of quiet enjoyment to the existing residents unless mitigation processes are put in place. i.e noise abatement/visual screening etc.

16.2 - The size and scale of these earth works will be disruptive and must have a negative effect on surrounding properties for the period of construction.

17.7 - The cumulative impacts during the lengthy construction period, including construction traffic, dust, noise and disruption.

Response:

The LVA acknowledges that construction activities, including earthworks, will result in temporary landscape visual effects for nearby residents. These effects have been assessed and are considered temporary in nature. The LVA rates visual effects as moderate during construction, reducing to low-moderate following completion of the development and establishment of mitigation planting.

Concerns regarding construction noise, dust and other construction-related nuisance effects are acknowledged however, these matters are outside the scope of the LVA, which is limited to consideration of landscape, visual and related amenity effects arising from changes to the physical environment and appearance of the site.

The application includes substantial landscape mitigation and restoration planting, which will provide visual screening and assist in integrating the development into the surrounding landscape over time. In response to concerns raised by submitters, it is proposed that key landscape mitigation planting adjoining existing dwellings be undertaken prior to earthworks in those areas, where practicable. This will assist in reducing construction-phase visual effects and provide earlier establishment of screening vegetation for neighbouring properties. This matter will be addressed through an update to proposed consent conditions.

Recommended Condition:

Landscape mitigation planting within areas where earthworks directly adjoin existing residential dwellings shall, where practicable, be established prior to the commencement of earthworks in those areas. Such planting shall be maintained and any plant failures replaced in accordance with the approved landscape plans.

L6 Rural interface planting - conditions to secure the 5m buffer

Comments: 21.16 | Commenters: 21 Kāpiti Coast District Council

Comments:

21.16 - *The rural interface response remains partly reliant on planting, so conditions should secure the 5m buffer, planting density, species, minimum screening height, timing, maintenance and replacement requirements.*

Response:

We agree that the rural interface planting commitments relied upon in the assessment should be secured through consent conditions. As set out in the memorandum response (dated 15/7/26) to the Landscape and Visual Assessment peer review, the applicant supports this condition.

The Applicant will review the proposed consent condition(s) to ensure the intended outcome is secured.

Recommended Conditions:

Redraft Conditions 83-90 to secure the 5 m buffer with planting at 1.5 m centres using eco-sourced native species, achievement of a 4 m functional screening height within five years, ongoing maintenance and replacement requirements, and the preparation of a Landscape Management Plan (as per L10 below) to ensure implementation and monitoring of these measures over time.

L7 Design-led interface measures at the most sensitive boundaries

Comments: 21.15, 21.22, 17.6, 18.1 | Commenters: 21 Kāpiti Coast District Council; 17 Dean & Miriam Lewin; 18 Ron & Jane Woodrow

Comments:

21.15 - *Further consideration is still required as to whether design-led interface measures, such as setbacks, density reduction or transition lots, are needed at the most sensitive residential/rural lifestyle boundaries.*

21.22 - *Increasing the lot size of boundary lots (proposed lots 837 to 845 and 846 to 853 along the northern boundary and lots 204-211 in the vicinity of End Farm Road on the southern boundary) to provide a clearer and more appropriate transition between adjacent rural properties and the boundary lots on the Site.*

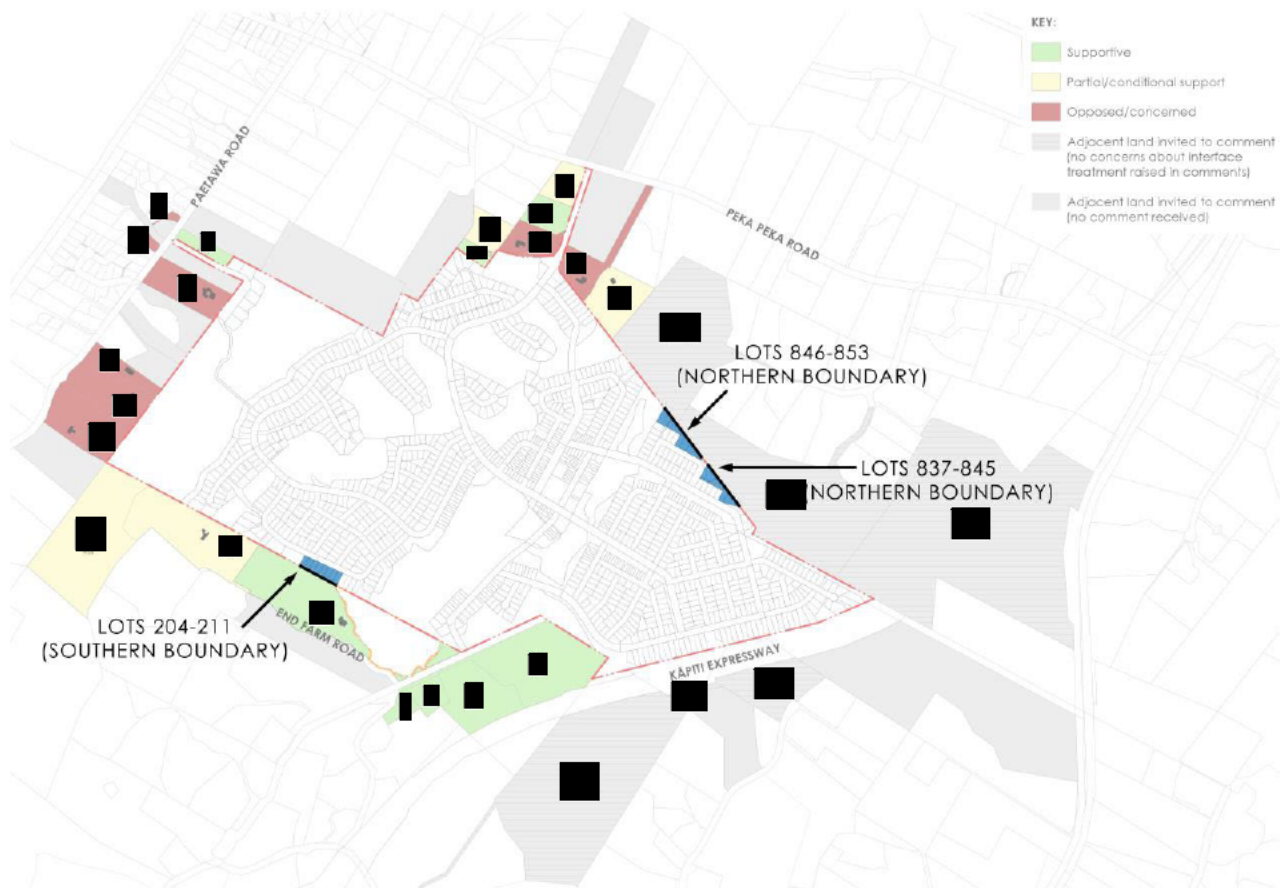
17.6 - *Whether the proposed landscape planting and setbacks are sufficient to mitigate these significant effects.*

18.1 - *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.*

Response:

The proposal has already been refined in response to landscape and urban design concerns relating to the residential-rural interface. As set out in the landscape memorandum dated 15 July 2026 (sent to KCDC and attached), the layout was revised following the pre-application peer review to reduce the number and linearity of residential lots adjoining northern boundaries. In addition, substantial open

space areas and wetland corridors are incorporated along parts of the northern and southern edges of the development, helping to soften the urban edge, increase separation distances, and reduce perceived visual effects.



Extract from Drawing SK260729 - Adjacent Landowners Comments Received with overlay highlighting lots and the associated northern and southern boundaries noted by KCDC.

In relation to the northern boundary, it is noted that the adjoining rural land does not form part of a wider contiguous rural landscape, but instead comprises an isolated pocket of rural land surrounded by the site and existing rural-residential development. The owner of this land (NZTA submission 28) has not raised any concern about the proposed development along this interface in its comment. Notwithstanding this context, the proposal incorporates a combination of setback controls, landscape buffering, open space areas and building controls intended to provide an appropriate transition between the proposed residential development and adjoining rural-residential properties.

Following feedback from the owners of [REDACTED], and as an additional interface mitigation measure, the applicant proposes amended controls applying to Lots 944, 945 and 955-963. As shown on amended Drawing LA9.00, these lots will be subject to a maximum building height of 4.5 m. While the LVA did not identify a need for reduced building heights in this area, this additional control provides a lower-scale built form at the development edge, further reducing visibility, perceived dominance and potential overlooking effects.

In relation to the southern boundary, the proposal incorporates setback controls, landscape mitigation planting and building controls along the southern boundary to provide an appropriate transition between the proposed development and adjoining rural-residential properties. It is also noted that the owners of [REDACTED] have submitted in support of the proposal (Submission 22). This leaves

the site at [REDACTED], which has already been discussed, where the interface comprises of 4 large lots and an open space area, and which does not sit adjacent to the lots that have been noted by KCDC as requiring consideration at the transition interface.

Overall, it is considered that the combination of increased interface planting, boundary setbacks, open space areas, wetland corridors, retained vegetation, lot layout and additional building height controls provides an appropriate and proportionate response to the sensitivity of the residential-rural interface. As such, no further density reduction or increase in lot sizes is considered necessary to achieve acceptable landscape and visual outcomes.

L8 Controls for cut faces and batters

Comments: 21.17 | Commenters: 21 Kāpiti Coast District Council

Comments:

21.17 - Controls for cut faces and batters remain to be incorporated, including maximum steepness, plantability, and a limit on unplanted cut faces, suggested as below 1.5m.

Response:

We acknowledge Kāpiti Coast District Council's recommendation regarding controls for cut faces and batters. The intent of these controls is already reflected in the landscape documentation. We support the inclusion of additional conditions to clarify that cut faces, batters and associated planting or grassing shall be undertaken in accordance with the landscape intent.

Recommended Conditions:

Redraft Conditions as per KCDC request - note planting /grassing should be in accordance with the landscape drawings.

L9 Retaining wall assumptions

Comments: 21.18 | Commenters: 21 Kāpiti Coast District Council

Comments:

21.18 - Retaining wall assumptions should be confirmed through revised conditions, particularly the commitment that retaining structures can be limited to 1 m or less.

Response:

We agree that the retaining wall assumptions relied upon in the assessment should be secured through consent conditions. As outlined in the memorandum responding to the Landscape and Visual Assessment peer review (15 July 2026), additional cross-sections have been provided demonstrating that, through careful building placement and site design, retaining structures can be limited to 1 m in height or less. The applicant notes that consent conditions already limit retaining structures to 1m but commits to a further review of the conditions to ensure that they are appropriate and to ensure consistency with the mitigation measures relied upon in the LVA.

Recommended Conditions:

Review proposed conditions as per KCDC request.

L10 Landscape Management Plan and its relationship with the ERMP

Comments: 21.19, 21.20 | Commenters: 21 Kāpiti Coast District Council

Comments:

21.19 - *A Landscape Management Plan condition is still required, with clear performance standards, implementation timing, maintenance, monitoring and replacement obligations.*

21.20 - *The relationship between the Landscape Management Plan and the Ecological Restoration Management Plan needs to be clarified to avoid duplication or gaps.*

Response:

We agree that the landscape mitigation measures and design controls relied upon in the assessment should be secured through consent conditions. As outlined in the memorandum response to the LVA peer review, the applicant supports the preparation of a Landscape Management Plan (LMP) to guide implementation, monitoring and maintenance of landscape mitigation measures, while recognising the need to avoid duplication with the Ecological Restoration Management Plan (ERMP). The addition of the LMP requirement can be supplementary to already proposed conditions. The memorandum also confirms support for updated conditions addressing the 5 m setback for prominent dune-top lots, the 4.5 m height restriction on those lots, rural interface buffer planting requirements, cut face controls, and related landscape management obligations. These matters will be addressed through the next iteration of the proposed consent conditions.

Recommended Conditions:

Prior to the commencement of any earthworks within a stage, the Consent Holder shall prepare and submit to the Council's Team Leader Resource Consents, for certification, a Landscape Management Plan (LMP) prepared by a suitably qualified and experienced Landscape Architect.

The purpose of the LMP is to provide for the implementation, establishment, maintenance, monitoring and replacement of all landscape mitigation and amenity planting associated with the development, excluding ecological restoration planting managed under the Ecological Restoration Management Plan (ERMP).

The LMP shall include, as a minimum:

- a) Identification of all landscape mitigation planting, rural interface buffer planting, streetscape planting, open space planting, and screening planting required by these conditions;
- b) Planting plans showing species, plant grades, densities, spacings and locations;
- c) Details of implementation timing for landscape works associated with each development stage;
- d) Maintenance requirements for a minimum period of five years following planting, including weed control, pest control, irrigation (where required), staking and mulching;
- e) Monitoring requirements and performance standards, including target survival rates;
- f) Procedures for replacing dead, dying, damaged or diseased plants so that planting is maintained in accordance with the approved plans;
- g) Details of landscape treatment of retaining walls, cut faces, entrances, roads and residential interfaces where landscape mitigation is proposed;
- h) Confirmation of how the LMP integrates with, and avoids duplication of, the ERMP.

All planting and landscape works shall be undertaken in accordance with the certified LMP and maintained thereafter.

L11 Transpower Comments

Comments: 29.5, 29.6, 29.7 | Commenters: Transpower New Zealand Ltd

Comments:

29.5 - Vegetation and landscape planting near the National Grid: new vegetation within the National Grid Yard should be less than 2m at full maturity, and trees outside the NGY must be set back so they cannot fall within 4m of the line (Electricity (Hazards from Trees) Regulations 2003). Planting near support structures must be set back at least 12m for operation and maintenance access. Transpower requests landscape plans be updated to show the BPE-HAY-A and BPE-HAY-B lines and structures — a review of the plant palettes (Appendix 11) shows species such as kahikatea, kōwhai and tōtara, which exceed 2m at maturity, could be planted within the NGY. Requests plans reference the height restrictions and that Transpower receive the final landscape plans for review (Conditions 18, 18a, 18b).

29.6 - Access, walkways and public safety near structures: Transpower recommends walkways/shared paths be set back from support structures as far as practicable to minimise impacts on access for operation and maintenance, noting that directing people near structures increases the risk of climbing or unintended use and creates safety risks. The dog park plan (LA4.03, Appendix 11 Part 1) shows bench seats frequently along the pathway through the park — Transpower requests all bench seats be located outside the National Grid Yard corridor for health and safety reasons and the plan updated accordingly. Access to the structures for operation, maintenance, upgrading and development must be provided.

29.7 - Fencing, Construction Management Plan and Earth Potential Rise: Transpower does not support long lengths of conductive fencing parallel to the lines — fencing should be non-conductive (PVC/timber) or well earthed with timber section breaks, and no conductive fencing within 5m of a support structure. A Construction Management Plan is required before any construction or earthworks within 50m of the BPE-HAY assets, demonstrating compliance with NZECP34:2001 minimum approach distances (including the 4m conductor clearance for mobile plant, i.e. plant within 23m of the lines limited to 4.1m maximum reach height). Transpower has requested amendments to the applicant's proposed Condition 15 to reflect its standard CEMP wording and that the CEMP be provided to Transpower before going to the consent authority for certification. An Earth Potential Rise assessment will be required for all buildings and structures within 50m of support structures (applicant's proposed Condition 19).

Response:

We acknowledge Transpower's comments regarding vegetation management, public access, fencing, construction activities, and ongoing operational access associated with the National Grid assets.

The Transpower transmission lines traverse areas of proposed recreation reserves, local purpose reserves (stormwater) and private open space. The detailed design of these areas has not yet been finalised and will be completed prior to construction. We consider that these matters are best addressed through the detailed design stage, where the final layout and specification of planting, structures and open space amenities can be reviewed in consultation with Transpower and refined as necessary to ensure compatibility with the safe operation, maintenance, upgrading and development of the National Grid assets.

Existing conditions already require Kāpiti Coast District Council (KCDC) certification of detailed open space design prior to works commencing. To address Transpower's concerns, it is proposed that the relevant condition be amended to require that detailed design plans for open space areas within or

adjoining the National Grid Yard identify applicable vegetation height restrictions and be provided to Transpower for review prior to Council certification. This will ensure that the final design appropriately addresses matters relating to vegetation selection and height restrictions, access to transmission structures for operation and maintenance, the location of paths, seating and other public amenities, fencing design, and compliance with applicable National Grid clearance and safety requirements.

In relation to boundary treatments, timber fencing is proposed in areas beneath and adjacent to the transmission line corridor (refer fencing palette LA3.03). This fence type is non-conductive and is consistent with Transpower's preference to avoid long lengths of conductive fencing within the corridor.

Recommended Conditions:

Prior to commencement of landscaping works within any recreation reserves, local purpose reserves (stormwater) and private open space located within or adjoining the National Grid Yard, detailed planting plans shall be provided to Transpower New Zealand Limited for review and comment prior to submission to Kāpiti Coast District Council for certification. Transpower comments on the proposed plans shall be provided to the Council as part of the request for certification, along with a statement addressing how the Transpower comments have been addressed.

L12 Screening vegetation alongside walkways

Comments: 21.1 | Commenters: 21 Kapiti Coast District Council

Comments:

21.1 Provide a 'low ecological impact' design response for walkways, including planting specifications and any other mechanisms that may be suitable to minimise disturbance to birds, such as educational signage along or near the pathways.

We note that this is elaborated on further in the Technical Memorandum on Ecology and Biodiversity Prepared by Dr Sarah Flynn, Senior Principal, Boffa Miskell Ltd

With regards... screening of walkways, the Applicant has specified screening vegetation will be established alongside walkways through or around wetlands to minimise the risk of disturbance to birds in the wetland. From an ecological perspective, the proposed mitigation (a visually impermeable barrier of vegetation at least 3m in height) will address effects on birds. However, we note that the response may not be appropriate from an amenity or CPTED (Crime Prevention Through Environmental Design) perspective. Other options for 3 m tall wetland plants that would provide a permanent, visually impermeable barrier are limited, and this level of screening may not be required along the entirety of the walkway (depending on the habitat characteristics in the adjacent wetland, width of the buffer, etc). To resolve potential conflicts and implementation challenges, we recommend that the Applicant provides a 'low ecological impact' design response for walkways, including planting specifications and any other mechanisms that may be suitable to minimise disturbance to birds, such as signage along or near the pathways.

Response:

We agree that the detailed design of walkways adjoining wetlands should seek to minimise disturbance to birdlife while also appropriately balancing amenity, safety and CPTED considerations. However, it is considered that the specific design response, including the exact location and extent of screening vegetation, signage, and any other measures to reduce potential disturbance to birds, is best addressed at the detailed design stage rather than being settled at the consenting process.

As noted elsewhere, existing conditions already require Kāpiti Coast District Council certification of detailed open space design prior to works commencing. Through that process, the final design can respond to the characteristics of the adjoining wetland environment, user safety considerations, and operational requirements. This will enable the most appropriate combination of measures to be determined.

The Applicant therefore considers that sufficient mechanisms already exist through the detailed design and certification process to ensure these matters are appropriately addressed, and that any specific requirements relating to walkway design, planting and signage should be developed and refined as part of that later stage

Recommended Conditions:

Confirm with Kāpiti Coast District Council through the relevant design certification condition(s) whether any additional requirements are necessary to balance ecological, amenity, safety, and CPTED considerations for walkways adjoining wetlands.

5. Conditions arising

The following condition changes are identified. Drafting of these will be progressed by the planning team.

- L2 - Updated drawing LA9.00 and conditions of consent to secure this matter.
- L5 - Landscape mitigation planting within areas where earthworks directly adjoin existing residential dwellings shall, where practicable, be established prior to the commencement of earthworks in those areas. Such planting shall be maintained and any plant failures replaced in accordance with the approved landscape plans.
- L6 - Review conditions 83-90 to ensure the 5 m buffer with planting at 1.5 m centres using eco-sourced native species, achievement of a 4 m functional screening height within five years, ongoing maintenance and replacement requirements, is appropriately secured. Require the preparation of a Landscape Management Plan (as per L10) to ensure implementation and monitoring of these measures over time.
- L8 - Redraft conditions as per KCDC request in respect of batter faces- Note planting /grassing should be in accordance with the landscape drawings.
- L9 - Review conditions as per KCDC request- retaining wall assumptions relied upon in the assessment should be appropriately secured through consent conditions. Walls limited to 1 m in height or less to ensure consistency with the mitigation measures relied upon in the LVA.
- L10 - Prior to the commencement of any earthworks within a stage, the Consent Holder shall prepare and submit to the Council's Team Leader Resource Consents, for certification, a Landscape Management Plan (LMP) prepared by a suitably qualified and experienced Landscape Architect.
- L11 - Prior to commencement of works within any recreation reserves, local purpose reserves (stormwater) and private open space located within or adjoining the National Grid Yard, detailed design plans shall be provided to Transpower New Zealand Limited for review prior to KCDC certification.
- L12 - Confirm with Kāpiti Coast District Council through the relevant design certification condition(s) whether any additional requirements are necessary to balance ecological, amenity, safety, and CPTED considerations for walkways adjoining wetlands.

6. Attachments

Attached to this response are:

- LA9.00 LVA Mitigation Measures,
- SK260806 Adjacent Landowners Comments Received, and the
- Landscape Memorandum (July 15 2026) and associated drawings.

Kind regards,



Sam Hendrikse
Bachelor of Landscape Architecture (Honours) Member of the NZILA
Landscape Architect



Dan Males
BA (Hons) Grad.Dip. L.A., Registered Fellow of the NZILA
Landscape Architect Director