

Fast-track Approvals Act 2024

MINUTE 8 OF THE EXPERT PANEL

Requests for information

Waikanae North Development [FTAA-2603-1194]

27 August 2026

[1] Under section 67 of the Act, the Panel may request further information from certain parties at any time before the final decision on the application is made.

Request for information from Kāpiti Coast District Council

[2] The Panel requests the following information from the Kāpiti Coast District Council (KCDC):

- a) A number of commenters considered that a potential mitigation measure to address the adverse effects of traffic generated by the development would be to complete the 4-way interchange for the Expressway i.e. the addition of a south facing offramp and onramp. The Panel request KCDC's traffic advisors to provide a peer review of the Applicant's traffic reports and modelling with respect to adverse effects on users of local roads including pedestrians, horses and cyclists, and proposed mitigation. The Panel is particularly interested in receiving advice on the following aspects:
 - i) Whether the predictions of the transport model are reasonable.
 - ii) Whether the mitigations proposed by the Applicant to address traffic effects are appropriate.

iii) What the effects of completing a 4-way interchange of the Expressway would have on traffic effects generated by the development.

b) Regarding a possible future connection to Ngarara Road to the south of the proposed development, the Stantec memo dated 30 January 2026 within the Integrated Transport Assessment dated 24 March 2026 (Appendix 15 of the application), notes that WNDL have provisioned for this connection, with KCDC responsible for completing the connection via the existing paper road, in connection with development of adjoining land. The Panel notes that the existing paper road connects a bend in End Farm Road with the south east corner of the WNDL site where a future road connection is provided for. This distance is approximately 220 metres. Can KCDC advise:

- i) Whether End Farm Road is a public road with capacity to accept some future additional traffic from the proposed WNDL site.
- ii) If the answer to i) above is yes, should this possible connection be pursued by WNDL as part of providing mitigation of adverse effects on existing local roads users and intersections arising from the proposed WNDL.

[3] The Panel sets a timeframe of 5 working days for KCDC to respond, with a response due on **3 September 2026**.

Request for information from the Applicant

[4] The section 53 comments from the Department of Conservation (**DOC**) dated 28 July 2026 included the following view regarding the three options proposed by the Applicant to manage the expected increased predation of

Threatened and At-Risk species by cats:

“It is DOC’s view that none of the proposed options provide for protection against predation in perpetuity, as all options only propose a limited duration of trapping and maintenance of fencing, but the threats of cats to wetland birds will persist beyond this period. The Department also queries whether the extent of the covenanted exclusion area in Option C is large enough to effectively protect wetland birds as it appears to be concentrated to manage effects on just the Te Harakeke swamp, failing to address risk to Peka Peka swamp and other wetlands on the site.”

[5] It is the Panel’s view that the Applicant’s response on this matter by way of their memo on updated conditions dated 21 August 2026 does not adequately address the matters raised by DOC. In particular, the issues regarding cat behaviour which were substantiated by a number of references in Ms Thurley’s report for DOC.

[6] The Panel accordingly request that the Applicant provides a response to the following:

- a) Whether the gain in restoring wetlands will be undermined by the creation of ecological traps whereby the attracted birds are vulnerable to predation by domestic cats.
- b) Whether the proposed length of a possible fence as shown in Figure 28 of the Ecological Restoration Management Plan (Appendix 26 of the application) would be sufficient to reduce predation to acceptable levels for the Harakeke and Peka Peka wetlands given the distances that cats typically travel.
- c) How the proposed predation reduction options would address predation in the created and enhanced wetlands.

[7] The Panel sets a timeframe of 5 working days for the Applicant to respond, with a response due on **3 September 2026**.



Sue Simons

Waikanae North Development Expert Panel Chair