
Waikanae North Developments Fast Track Application - Comments

From [REDACTED]

Date Fri 24/07/2026 15:45

To FastTrack Substantive <substantive@fasttrack.govt.nz>

Hello,

I understand questions may not be the forum for solely comments. If the questions are not permitted can they be taken for considerations on change or good will, and can you please confirm that I have sent this commentary to the correct address, thank you.

Here are the comments and questions from the owners of [REDACTED] regarding the **Waikanae North Development**.

1. Property Recognition in Development Plans

- Our property and dwelling at [REDACTED] which is a **one-bedroom, one-bathroom home**, does not appear to be accurately represented on the master plan (for example, Plan 175) or consistently across other development plans.

2. Impact of Proposed Two-Storey Homes

- 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.
- As a **2.14-hectare rural lifestyle property**, they are concerned that the introduction of multiple two-storey homes would change the area's character from a premium rural setting to a more suburban environment, potentially affecting the property's resale value and attractiveness to future buyers.

Questions:

Has any compensation been considered for neighbouring rural lifestyle property owners who may experience a loss of rural outlook and potential impacts on property value?

Would Waikanae North Developments consider replacing the proposed 8-metre, two-storey homes adjacent to [REDACTED] with single-level dwellings to reduce visual and privacy impacts?, based on the following concerns quote *"These properties [REDACTED] have similar southern views towards the site that would change from open, rural pasture into an urban development of a higher density than anticipated by the underlying General Rural Zone. There are ten standalone dwellings proposed along the boundary. All are limited to no taller than two storeys, are required to use low reflectance materials, and are required to use rural-style fencing and screening planting along the external boundary. These development controls, in conjunction with the anticipated amenity planting within streets and on private properties, aims to soften the transition between rural and urban development and generate positive visual effects over time. Initially, effects on these properties would be moderate but reduce to low-moderate over time as planting matures and biodiversity increases."*

3. Future Building Plans at [REDACTED]

- The owners are planning to build a larger home on the elevated portion of their property, closer to the proposed development boundary.
- Given that [REDACTED] **are among the closest neighbouring properties**, they request that serious consideration be given to replacing the proposed two-storey homes with single-level homes along this boundary.

4. Questions Regarding Construction and Mitigation

Land Parcel 5124

What is the purpose of land identified as **5124**, and are any structures proposed within this area?

Construction Impacts

- The owners understand their property will be approximately **100 metres from construction activities**.

Questions:

Is there a plan to provide house washing services for properties directly affected by dust and earthworks during construction?

What compensation or mitigation measures are proposed for neighbouring properties that are directly impacted by construction activities associated with the development?

5. Boundary Setbacks

Question:

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.

6. Assumptions Regarding Future Character Change

- 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 ([REDACTED]) 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.

Question:

What evidence, analysis, or planning rationale supports the assumption that the area will transition from a rural lifestyle environment to a more residential character over time?

7. Wetland wildlife

Question:

What plans are in place to protect wetland wildlife from a likely increase in domestic pets?

8. Fencing

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

Thank you for taking the time you've taken to read this and Debbie and I look forward to hearing from you. This email is private and confidential and intended for waikanae north developments limited and The Panel.

Kind Regards Bryn Edwards

Tel: