

Your Comment on the Waikanae North Development

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

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	Josephine and John		
Last name	Gilpin and Urquhart		
Postal address	[REDACTED]		
Home phone / Mobile phone	[REDACTED]	Work phone	-
Email (<i>a valid email address enables us to communicate efficiently with you</i>)	[REDACTED]		

2. We will email you draft conditions of consent for your comment			
☒	I can receive emails and my email address is correct	☐	I cannot receive emails and my postal address is correct

Please provide your comments below, include additional pages as needed.

Please see attached for feedback.

Thank you for your comments

Submission on the Waikanae North Development

Property: [REDACTED]

Introduction

Thank you for the opportunity to provide feedback on the Waikanae North Development.

We ask that the Expert Panel ensures that any approval includes clear, enforceable conditions covering construction traffic, road safety, boundary treatment, utility protection, access to new infrastructure, and ongoing communication with directly affected neighbours.

Ours is an adjoining property directly affected by the proposal. We recognise the need to provide additional housing on the Kāpiti Coast and are not opposed to development in principle.

We have long enjoyed the character and amenity of a quiet rural environment. It currently adjoins a lightly used private access road, with low traffic volumes, minimal noise and a high degree of privacy.

The proposed development represents a significant and permanent change to the environment surrounding our property. The existing private access road is proposed to become the principal public entrance to a large residential development of approximately 1,000 dwellings. We understand there may be potential for this number to increase in future, which makes it particularly important that the effects of the access arrangements are properly assessed at the outset.

Our submission is therefore not intended to oppose the development itself. Rather, it seeks to ensure that the direct effects on neighbouring landowners are appropriately recognised, assessed and mitigated through robust consent conditions. Given the unique relationship between our property and the proposed main access road, we believe it is reasonable that the Expert Panel gives careful consideration to measures that protect our safety, privacy, amenity, access to services and enjoyment of our property, while also ensuring the development can proceed in a manner that is fair and sustainable for both new and existing residents.

Our property will experience significant impacts during both the construction and operational phases of the development. We are uniquely affected because our property:

- directly adjoins the development;
- borders the proposed main public access road;
- has an electricity connection within the proposed road corridor; and
- will experience a permanent change from adjoining a lightly used private access to a public road serving the development.

Our comments focus on ensuring that the effects on neighbouring landowners are appropriately avoided, remedied or mitigated.

We are concerned that the owner of [REDACTED] did not receive the invitation to comment. We forwarded the invitation to him and request confirmation that all parties entitled to comment on the proposal have been identified and invited to do so.

Construction traffic

The proposed development is expected to involve several years of construction activity, including significant heavy vehicle movements along the private road bordering our property.

We request clarification regarding:

- the expected number of daily truck movements during each stage of construction;
- the duration of construction adjacent to our property;
- construction vehicle operating hours;
- whether construction traffic will be restricted during weekends and evenings;
- mitigation of dust and dirt movement;
- how resident access will be maintained throughout construction.

We also request that a Construction Traffic Management Plan be prepared in consultation with directly affected neighbours before construction commences.

Suitability of the existing private road

The proposed new public access road follows the alignment of the existing private road adjoining our property. We request clarification on:

- whether the existing road has sufficient width to safely accommodate the future traffic volumes;
- whether independent road safety audits have been undertaken;
- whether the final road width is sufficient for the intended provision of footpaths and cycle facilities;
- drainage design;
- street lighting;
- intersection design and safety measures.

Given that this road will become the primary access to a development of approximately 1,000 dwellings, we consider these matters to be critical.

Permanent effects of the new public road

The proposal fundamentally changes the environment adjoining our property. Our property currently adjoins a lightly used private access. Under the proposal, it will border the principal public access road serving the new development.

The application should specifically address the effects on neighbouring properties, including:

- increased traffic noise;
- any anticipated road closures and disruptions when the intersection work is underway;
- headlight glare;
- street lighting;
- loss of privacy;
- visual effects;
- road runoff and stormwater;
- long-term maintenance responsibilities.

Boundary fencing and landscaping

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.

These measures should be installed before the road becomes operational.

Property access, road designation and future property rights

The proposal will fundamentally change the relationship between our property and the adjoining road corridor. Our property currently adjoins a lightly used private access road. Under the proposal, this corridor is intended to become the principal public access road serving the Waikanae North Development.

Given the permanence of this change, we request that the Expert Panel and the applicant clearly address how the proposed road designation may affect the ongoing use and future development of neighbouring properties.

We seek clarification on the following matters:

- Will the proposed public road create any restrictions or requirements that could affect the future use of our property, including fencing, landscaping, utility services, easements or the ability to establish vehicle access if required?
- Will any land be required from adjoining properties to create the road reserve, or will all road widening occur within land already owned by the applicant? It seems the intended inclusions in the road including separated cycle lanes and generous footpaths would need more room than is currently available.
- Will the proposed road reserve affect the location of our existing legal boundary, easements, utility services or any future development potential of our property?
- How will ongoing maintenance responsibilities be managed where the new public road interfaces directly with existing private properties?

These matters have the potential to affect neighbouring landowners for many decades after construction has been completed. We therefore request that these issues be clearly addressed before any approvals are granted, and that any changes affecting adjoining landowners are communicated transparently and, where appropriate, undertaken in consultation with the affected property owners.

Where necessary, we request that appropriate consent conditions be imposed to ensure that existing property rights are protected and that adjoining landowners are not disadvantaged because of the proposed road designation.

Protection of existing utility services

Our property's electricity connection is located within the corridor proposed for the new road.

We request confirmation that:

- our electricity supply will be protected during construction;
- any relocation of infrastructure will be undertaken at no cost to us and other affected landowners;
- adequate notice will be provided before any planned outages;
- future maintenance access to utility services will be preserved.

We also request confirmation that all underground services will be accurately identified and protected throughout construction.

Opportunity to connect to new infrastructure

As neighbouring landowners directly affected by this development, we seek clarification regarding future access to any new public infrastructure installed as part of the project.

Specifically:

- Will adjoining properties have the opportunity to connect to any new reticulated town water supply?
- Will connection to public wastewater services be available?
- Will fibre broadband infrastructure be extended to existing neighbouring properties?
- Will electricity network upgrades improve supply capacity and reliability for adjoining properties?
- If additional utility services are installed in the future, will neighbouring properties be eligible to connect?

Existing residents should have the opportunity to benefit from infrastructure investment occurring immediately adjacent to their properties, subject to the normal requirements of the relevant utility providers.

Future state highway access

The development will generate a substantial increase in traffic. We request clarification regarding:

- whether NZTA Waka Kotahi has considered the long-term need for a southbound SH1 on-ramp and northbound off-ramp to accommodate future growth;
- whether cumulative traffic effects from other planned and in-progress developments (e.g. the Old SH1 Waikanae development) have been incorporated into the transport modelling;
- whether the proposed road layout could constrain future transport improvements.

Consultation with Neighbouring Properties

We are concerned that other nearby landowners who will experience increased traffic and construction effects on both Peka Peka Road and Paetawa Road do not appear to have been directly consulted. Many people we have spoken to know nothing of this intended development, which seems illogical given the size and scale of it. All these residents enjoy the quiet, rural character of this area, which will be affected by the development, particularly in the building stages.

We request clarification regarding:

- what consultation has occurred with residents in the wider Peka Peka area;
- whether further engagement is proposed as the project progresses.

Requested consent conditions

We respectfully request that the Expert Panel consider conditions requiring:

- Independent pre-construction condition surveys of neighbouring properties.
- Independent post-construction condition surveys.
- Developer-funded repair of any damage attributable to construction activities.
- A Construction Traffic Management Plan developed in consultation with affected residents.
- Dust suppression and road cleaning measures.
- Noise and vibration monitoring during construction.
- Advance notification of significant construction activities.
- Boundary fencing designed in consultation with adjoining landowners.
- Landscape screening established before road opening.
- Protection and uninterrupted supply of existing utility services.
- Clear processes for neighbouring properties to enquire about future infrastructure connections.
- Appointment of a dedicated community liaison contact to respond promptly to issues raised by neighbouring landowners.

Conclusion

We support well-planned growth in Waikanae. However, the effects on directly adjoining landowners should not be underestimated. We ask the Expert Panel to ensure that the final approval includes robust conditions that protect neighbouring properties during construction and provide appropriate mitigation for the permanent effects of the new public road and associated infrastructure.

We appreciate the opportunity to provide feedback and hope our submission assists the Expert Panel in understanding the practical implications of the proposal for directly affected neighbouring landowners, and in identifying appropriate conditions to avoid, remedy or mitigate those effects.