
Waikanae North Developments Ltd.

From [REDACTED]
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To FastTrack Substantive <substantive@fasttrack.govt.nz>

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[REDACTED]
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I write today to express my partial support for the WND proposal. I am the current owner of [REDACTED]
[REDACTED]
as well as the past owner of the farm to the north of the WND land at 343 State Highway One. This land was acquired under the Public Works Act for the construction of the M2PP RONS in 2013. The Act provides for the land to be offered back once declared surplus following the road construction and as such the WND has a material effect on this parcel of land.

Having carried out subdivisions in this area I am aware of the restrictions both of a physical nature as well as KCDC district plan requirements .
The WND proposal is a major shift away from the Planning intentions for the area.
Whilst I am not against progress and further development in the area the scale and intensive nature of the proposed development raises issues serious concern. Some of which I list below.

Transport infrastructure : Peka Peka road would appear be the only access and as such would be unable to cope with the volume of traffic

Construction and Topography: A lot of the land is primarily peat and sand requiring major and invasive works to be carried out in order to
provide building platforms. Changing the nature of the land with dominant sand dunes being used to replace the peat.

Disruption : 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.

Hydrology : This is a very ecologically sensitive area and changes to the watercourses and ponding effects caused by the construction of the Expressway have already been noted

Yours faithfully

Blair McCardle.