

Fast-track Approvals Act 2024

MINUTE 12 OF THE EXPERT PANEL
Request for information
Waikanae North Development [FTAA-2603-1194]

29 September 2026

Request for information from the Applicant

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

[2] Accordingly, the Panel requests that the Applicant provide the information set out in Appendix 1 to this Minute.

[3] As processing of the application is currently suspended, any associated timeframes are effectively paused (section 60(2) of the Act). A response from the Applicant is therefore due in 1 working day, noting that this timeframe will not apply until processing of the application recommences.



Sue Simons
Waikanae North Development Expert Panel Chair

Appendix 1 – Request for information from the Applicant

Social impacts

[1] Clause 7(a) of Schedule 5 of the FTAA requires:

“The assessment of an activity’s effects on the environment under clause 5(4) must cover the following matters:

- a. *any effect on the people in the neighbourhood and, if relevant, the wider community, **including any social, economic, or cultural effects.**”* [emphasis added]

[2] The substantive application does not include a social impact assessment, yet page 203 of the Substantive Application report (March 2026) states:

*“The proposal satisfies the purposes and principles of Part 2 of the Resource Management Act 1991, enabling the sustainable management of the Site’s natural and physical resources **while providing for the social, economic, and cultural wellbeing of future residents and the wider community.**”* [emphasis added]

[3] Please provide an assessment of the social effects of the proposed development upon the existing and future community which informs this conclusion.

Effects on and mitigations for other modes of transport

[4] In Minute 8, the Panel requested further information from Kāpiti Coast District Council in the form of 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. Kāpiti Coast District Council’s response is available on the fast-track website, here: <https://www.fasttrack.govt.nz/projects/waikanae-north-development/reports-and-advice>

[5] In summary, Kāpiti Coast District Council advised:

- a) Pedestrians - there is limited/no data on pedestrian movements on the local roads so it is difficult to quantify the impacts could be on pedestrians. This is an information gap in the Application which should be looked into to ensure the impact on pedestrians on the Coast Roads is assessed and any necessary mitigation measures are appropriately attached to the proposed development.
- b) Cyclists - all of these roads are on Council's Kāpiti Coast Cycle Route and on 'quieter roads - recommended by cyclists'. There is limited/no data on cycle movements on these roads, so it is difficult to say whether cyclists will be impacted. Council do not consider that the surrounding road network of Peka Peka Road, the Coast Roads to Te Moana Road or Main Road currently provide a safe and attractive active mode connection. This could be compounded with the increased traffic from WNDL and should be reviewed by the Applicant and mitigation measures identified.
- c) Horses – there is limited/no data on horse rider users of the local roads so it is difficult to say whether these movements will be impacted. This is an information gap in the Application which should be looked into to ensure the impact on horse riders use of Peka Peka Road and the Coast Roads is assessed and any necessary mitigation measures are identified.

[6] In addition, this matter was discussed in the recent expert conferencing for transport (dated 7 September 2026). Mr Shields on behalf of Kāpiti Coast District Council advised that there had been community concerns regarding pedestrians, cyclists and horse riders where increased traffic from WNDL could worsen safety for these users. He observed that the Applicant did not provide any baseline data on these users of the local road network.

[7] The Panel wish to understand the following:

- d) How baseline data on pedestrians, horses and cyclists can be obtained;
- e) The effect of the proposed development on these existing users of the transport network given the increase in vehicle movements; and
- f) Additional mechanisms or opportunities outside the application site to mitigate any potential effects on these existing users and create a safe network for alternative modes of transport.