
comments on Waikanae North Development FT project

From [REDACTED]
Date Tue 28/07/2026 09:49
To FastTrack Substantive <substantive@fasttrack.govt.nz>

Good morning

I am providing comments on this application on behalf of Watutsi Trust and Gail Inglis, owner and occupier of [REDACTED], Peka Peka respectively.

The proposed development will have significant adverse impacts on the environment in Peka Peka as it changes this from a rural to urban environment with a substantial change to the traffic environment in both Peka Peka and Paetawa roads.

The development plan includes 2 unformed road links proposed to be vested in Council. One of these provides an opportunity to link to the unformed end of Ngarara road. If this linkage was formed as part of the development (rather than simply being enabled in the future as someone elses cost) this would distribute the traffic effects of this large scale development wider across the traffic network. This distribution would be highly desirable and should be built into the initial development.

The traffic assessment suggests public transport may be available to service this development, which would be desirable but is actually highly unlikely, especially as the development has only the single access in and out of Peka Peka road. I consider that the concept of public transport at the site, and the suggestion of lower than standard trip generation in this peri urban location is fanciful. The site is very poorly connected to shops and services and will generate substantial trips in spite of the Transport Assessment.

The proposed T intersection with Peka Peka road, with right turn lanes on Peka Peka road, will require significant localised road widening and will, alongside the increased traffic, change the character of Peka Peka permanently. Peka Peka road is a rural road with frequent use by horses, pedestrians with dogs and cyclists going between the beach and Harrisons cafe.

Overall, the level of change proposed for the Peka Peka community is substantial in terms of amenity and character of the area. This change could not have been reasonably anticipated by the current residents of this 'beach lifestyle' community.

the owners and occupiers of [REDACTED] urge you to minimise the disruption to the Peka Peka community by distributing the traffic effects and building the proposed future road link to Ngarara road as part of the initial development

Alternatively as this is a fast track proposal (i.e. supported by the NZ government) relief could also be provided to this community by providing south bound ramps to the Kapiti expressway at Peka Peka as currently the quickest access to the expressway going south (the dominant direction at peak times for work and schools) is via Paetawa road to the Waikanae Beach interchange.