

5 February 2026

Waikanae North Development Limited
C/-Mitch Lewandowski, Resource Management Consultant
Hope Gibbons Building
Level 2/7 Dixon Street
Wellington 6011

Attention: Mitch Lewandowski

Request Notice under Section 30 of the Fast Track Approvals Act 2024 – Waikanae North Development Limited – 169-171 Peka Peka Road, Peka Peka, 55 End Farm Road, Waikanae and 107 Paetawa Road, Peka Peka.

We refer to your correspondence dated 16 December 2025 pursuant to Section 30(2) of the Fast-track Approvals Act 2024 (FTAA) notifying us in respect of the impending lodgement of the 169-171 Peka Peka Road development proposed project under the FTAA that this now includes the properties at 55 End Farm Road, Waikanae and 107 Paetawa Road, Peka Peka.

Following a search of Council's records, we advise under section S30(2) of the FTAA 2024, there are no existing resource consents to which sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 would apply.

Yours sincerely



Kris Pervan
Group Manager Strategy & Growth
04 296 4896
kris.pervan@kapiticoast.govt.nz

By email

26 March 2026

File No: PRE250051

Andrew Beatson
Waikanae North Developments Limited
PO Box 28032,
Wellington 6150
By email: Andrew@beatson.co.nz

100 Cuba Street
Te Aro, Wellington 6011
PO Box 11646
Manners Street
Wellington 6142
T 04 384 5708
F 04 385 6960

Tēnā Koe

Notice under section 30(3) of the Fast-track Approvals Act 2024

Thank you for your emails dated 20 March 2026, 25 March 2026, and 26 March 2026 providing notice under section 30(2) of the FTAA, and detailing the relevant rules and consents required for consent. These emails relate to an upcoming substantive application for resource consents under the Fast-track Approvals Act 2024 (FTAA) for the Waikanae North Development at 169-171 Peka Peka Road, Kāpiti.

Your email received 20 March 2026 is your fourth notice to us under section 30(2) of the FTAA. There have not been changes to the proposed development since the previous section 30(3) was issued on 17 December 2025.

Section 30(3) of the FTAA requires that Wellington Regional Council, by written notice, advise you:

(a) of any existing resource consent to which section 124C(1)(c) or 165ZI of the Resource Management Act 1991 would apply if the approval were to be applied for as a resource consent under that Act; or

(b) that there are no existing resource consents of that kind.

The table below identifies whether either section 30(3)(a) or section 30(3)(b) of the FTAA applies to each activity that you have advised us in your Section 30(2) notice that you will be seeking resource consent for:

Table 1

Proposed activity	Natural Resources Plan (NRP) rule or NES regulation	Part of FTAA section 30(3) that applies to the proposed activity
Discharge of stormwater from a new urban subdivision or new urban development into water, or onto or into land where it may enter water.	NRP Rule R50	Section 30(3)(b)
The use of land, and the associated discharge of sediment into water or onto or into land where it may enter water, from earthworks.	NRP Rule R107	Section 30(3)(b)
Activities in natural wetlands under Rule R117 and R118 of the NRP, including any associated disturbance or deposition in, on, or under a river or lake bed that forms part of a natural inland wetland, diversion of water, and discharge of sediment to water.	NRP Rule R117 NRP Rule R118	Section 30(3)(b)
Activities in outstanding natural wetlands under Rule R120 of the NRP, including the discharge of water, the diversion of water and the placement of new structures with an area greater than 10m ² in area.	NRP Rule 120	Section 30(3)(b)
Reclamation of the bed of a river and damming or diverting water from within or from a river.	NRP Rule R142 NRP Rule R147 NES-F Regulation 57	Section 30(3)(b)
Dewatering	NRP Rule R160	Section 30(3)(b)
Construction of a wetland utility structure.	NES-F Regulation 42	Section 30(3)(b)
Earthworks within a natural inland wetland.	NES-F Regulation 53	Section 30(3)(b)
Earthworks and/or vegetation clearance within a 10 m setback of a natural inland wetland.	NES-F Regulation 54	Section 30(3)(b)
Placement of culverts in, on, over, or under the bed of a river	NRP Rule R145 NES-F Regulation 71	Section 30(3)(b)

Attachment 1 demonstrates our understanding, based on your notice, of the application site.

Attachment 2 details the existing resource consents we have considered when providing the advice set out in Table 1 above.

Should you have any questions about this notice, please contact Joshua Knowles on 0211919275.

Ngā mihi



Richard Percy
Team Leader
Environmental Regulation

Encl:

Attachment 1 – Proposed application site.

Attachment 2 – Existing resource consents.

Attachment 1 – Proposed application site.

Figure 1 is taken from the email provided 26 March 2026 and shows the site boundaries inclusive of the easement area of 55 End Farm Road, Waikanae.




Figure 1 Taken from the email received 26 March 2026.

Attachment 2 – Existing resource consents

Note: the existing resource consents identified in this table have been identified based on the information contained in the notice provided by the authorised person for the Waikanae North Development on 23 and 25 September 2025 and 16 December 2025.

Consent reference	Consent holder	Activities for which consent has been granted	RMA sections under which consent was granted	Purpose for which consent was granted	Commencement date	Expiry date	Comments
WGN140051 [32475]	[REDACTED]	Land Use Consent – Bores	Section 9	To construct and maintain a bore (BP32/0034) for stock and domestic water supply.	6 September 2013	Granted in perpetuity	Consent authorises land use component of bore only and does not authorise water take. Bore is to be used for stock and domestic water only, so water take must either occur as a permitted activity or under section 14(3)(b) of the RMA.
WGN80-0005 (identified in GIS as WGN80000501 [4827])	[REDACTED]	Water Permit – Surface Water Diversion Discharge Permit – Discharge to Water	Section 14 Section 15	Variation of current Water Right to enable swamp drainage to be diverted and discharged into an alternative drainage system to Hadfields Stream for control of water table in a swamp area to be converted into a blueberry farm and as detailed on Drawing No.1 as attached.	15 April 1980	1 October 2026	Consent applies to the parcel of land included within the site identified in Attachment 1 as Lot 3 DP 587727, however the diversion and discharge authorised by the consent does not occur on this parcel of land.

Consent reference	Consent holder	Activities for which consent has been granted	RMA sections under which consent was granted	Purpose for which consent was granted	Commencement date	Expiry date	Comments
WGN150028 [33094] [33095]	Waka Kotahi NZ Transport Agency	Land Use Consent – Bridge	Section 13	Installation of a temporary bridge.	11 September 2014	11 September 2018	Expired.
		Discharge Permit – Discharge to Land	Section 15	The discharge of sediment laden stormwater to land where it may enter water.	11 September 2014	11 September 2018	Expired.
WGN150235 [33463]	Kapiti Coast District Council	Land Use Consent - Culvert	Section 13	To install a culvert in the bed of the Paetawa Drain, including any associated disturbance, discharge, and deposition of material onto the bed of the Paetawa Drain during construction.	1 May 2015	1 May 2050	This replacement culvert was constructed 2015.
WGN140178 [32769]	Waka Kotahi NZ Transport Agency	Land Use Consent - Culvert	Section 13	To provide for a temporary stream crossing associated with the MacKays to Peka Peka Expressway; including the installation of a 9-10m long culvert, the temporary diversion of water, and any associated disturbance of bed material and deposition of	5 March 2014	5 March 2016	Expired.

Consent reference	Consent holder	Activities for which consent has been granted	RMA sections under which consent was granted	Purpose for which consent was granted	Commencement date	Expiry date	Comments
				material onto the bed of the stream during construction.			
WGN130103	Kapiti Coast District Council		Section 14	To take and use up to a maximum of 30,700m ³ /day of groundwater from bores within the Waikanae Borefield for the purpose of supplementary public water supply through river recharge or emergency public water supply.	13 September 2013	13 September 2048	One of the 8 bores associated with WGN130103 is located on the site of the proposed development. Under this consent groundwater can be taken from this bore for 'river recharge' or emergency public water supply.
WGN050085 [23988]		Land Use Consent for the construction of a bore.	Section 9	Construction of a Bore. Bore diameter: 25 mm Bore depth: 4 metres Screen length: 0.5 metres	22 October 2004	22 October 2006	Expired