

# WAIKANAЕ NORTH

## Masterplan Design Report

Waikanae North Developments Ltd



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# 1

# Introduction

Waikanae North Developments Limited ('WNDL' or 'the Applicant') owns a 141 hectare property at 169-171 Peka Peka Road and 107 Paetawa Road, Kāpiti ("the Site"). This land is situated at the northern edge of Waikanae.

WNDL proposes a master-planned urban development containing approximately 1,181-1,201 houses, a local commercial centre of 3,900sq.m (GFA) and a range of open space and recreation amenities. The development includes significant ecological restoration of wetlands and dunes.



Figure 2. District Plan Zones in the vicinity of the site



Figure 1. Extract from Te Tupu Pai / Growing Well with growth at Waikanae North identified in yellow.

- Zones**
- General Residential Zone
  - High Density Residential Zone
  - General Rural Zone
  - Rural Production Zone
  - Rural Lifestyle Zone
  - Local Centre Zone
  - Mixed Use Zone
  - Town Centre Zone
  - Metropolitan Centre Zone
  - General Industrial Zone
  - Natural Open Space Zone
  - Open Space Zone
  - Airport Zone
  - Future Urban Zone
  - Hospital Zone
  - Ngārara Development Area
  - Waikanae North Development Area

# 1.1 The Project

The Waikanae North Masterplan demonstrates the potential for high-quality residential development to contribute to Kāpiti Coast District Council's growth plans. The project aligns with the Council's Infrastructure Strategy, contributing to regional housing capacity and economic activity.

The development is a natural extension of Waikanae and provides the critical mass required to enable new local services and transport links. These improvements will service the existing urban area as well as the proposed development. In this way, the development acts as a catalyst for building additional infrastructure, for densification and for extension of the existing urban area.



Figure 3. Images of existing site

## 1.2 Our Vision

*To create an exceptional urban environment that celebrates culture, fosters community, enhances ecological and freshwater systems, and promotes a high quality of life through connectedness to the land, its people and places.*



# 1.3 Cultural Opportunities

*“The landscape is imbued with meaning, mapping out collective memories of historical events and abundant natural resources. It also gives Te Ātiawa uri a sense of belonging and identity.”*

## Mana Whenua Values in Design

The Waikanae North landscape carries whakapapa connections that bind people to place. Every dune, wetland and stream holds intergenerational memory and identity for Te Ātiawa ki Whakarongotai. Embedding these values within the masterplan requires more than consultation. It means weaving iwi narratives, names, pou and tohu directly into the design, so the whenua itself reflects mana whenua identity.

## Opportunities for Partnership

The development is an opportunity to strengthen partnerships. Ecological restoration of wetlands, streams, and dunes revives traditional mahinga kai practices. By incorporating mātauranga Māori in planting, stormwater treatment, and landscape design, the project can achieve ‘abundance outcomes’ ki uta ki tai - from the mountains to the sea.

## Wairua and Wellbeing

Natural landscapes are spiritual sanctuaries. Wetlands, rivers, and dunes provide calm, healing, and reflection, reinforcing wairua and strengthening the connection between people and place. Protecting these areas sustains both cultural practice and collective wellbeing for future generations.



**ĀTIAWA KI WHAKARONGOTAI CHARITABLE TRUST**

RESTORATION RECOMMENDATIONS TO GUIDE THE DEVELOPMENT OF 169 PEKA PEKA ROAD, PEKA PEKA

## Kaitiakitanga in Practice

Mana whenua have a responsibility to ensure the taiao remains abundant and resilient. Restoring taonga species such as tuna, harakeke, pīngao, and watercress sustains both ecological health and cultural practice. Te Ātiawa-led monitoring during earthworks ensures tikanga is upheld, protecting wāhi tapu and restoring mauri where it has been diminished.

## Pathways for Abundance

Development should not only avoid harm but actively restore abundance. Cultural narratives can be embedded through street names, interpretation panels and carved markers that honour iwi history. Restoration planting, supplied and led by iwi nurseries, creates both ecological resilience and economic opportunities, showing partnership in action.

***“The thoughtful dune, wetland, and stream restoration... will have strong cultural benefits and the proposed works are anticipated to deliver positive outcomes for te taiao.”***

- Ātiawa ki whakarongotai, Interim Cultural Impact Assessment, Section 5.4 Kaitiakitanga of te taiao

# 2

# Site and Context Analysis

## 2.1 Wider Context

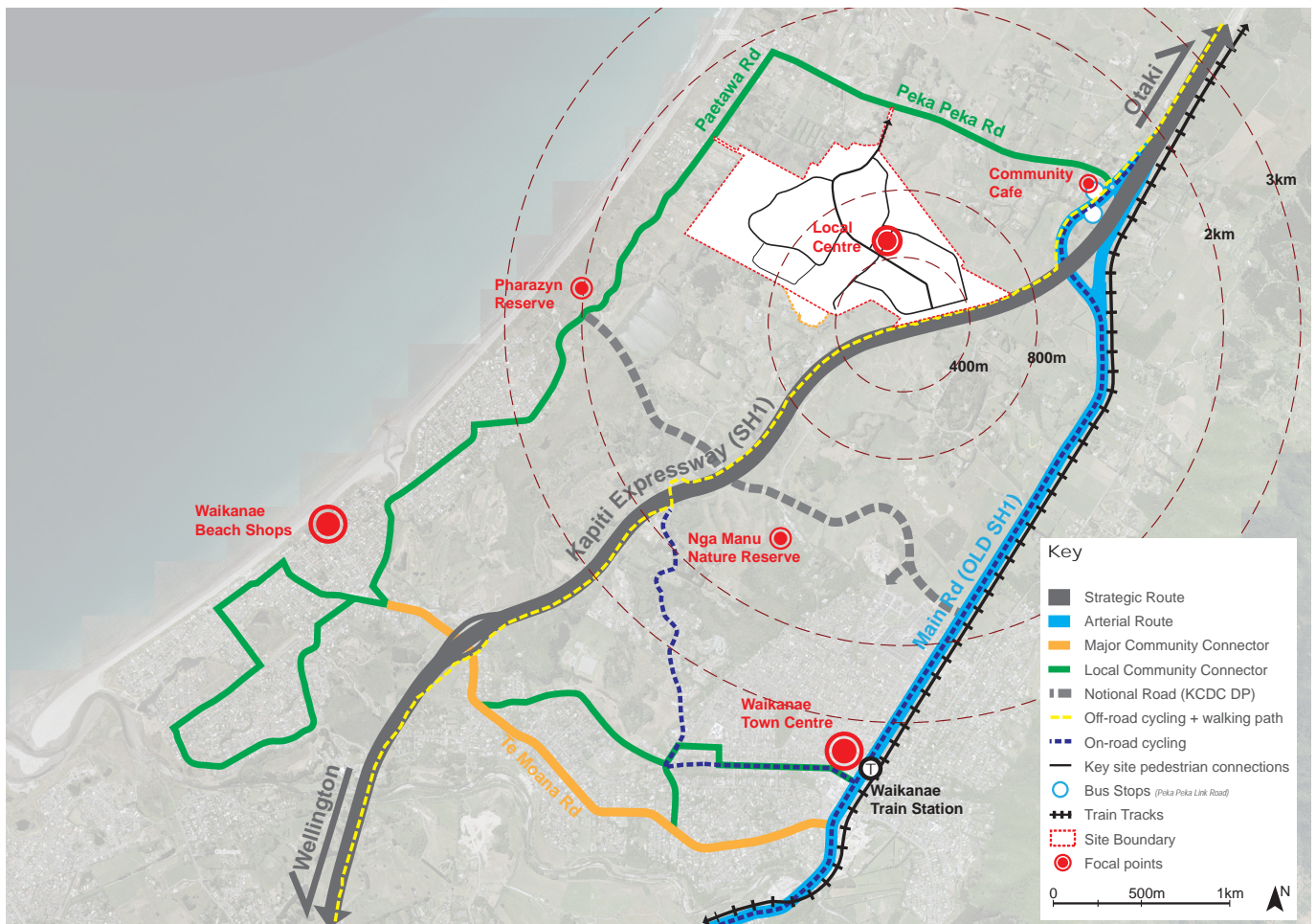


Figure 5. Site in relation to wider growth area

## 2.2 The Site



Figure 6. Site in context

### Location

Centred 3.5km north of Waikanae, the Site connects north to Peka Peka Road and extends east as far as the Kāpiti Expressway and Cycleway, Walkway Bridleway (CWB). A pocket of development connects to Paetawa Road and provides active mode connection to the rest of the site. The eastern edge of the Site is approximately 1.1 km from Peka Peka Road and Harrison's Country Gardenworld via the CWB. From here, Peka Peka Link Road and Main Road lead 4.9km south to Waikanae's train station and town centre.

### Land uses

To the north and west, adjacent land is zoned for rural residential use. To the south and east, land is zoned General Rural. A large portion of the Site remains open and undeveloped. Open spaces include significant wetlands that help to store flood waters. The Site is crossed by a pair of high voltage transmission lines.

### Land ownership

Single ownership allows for coordinated planning and delivery of residential growth. These outcomes are harder to achieve where ownership is fragmented.

### Land character

The Site contains two main existing landscape character areas:

- Western Dunes and Te Harakeke Wetland: a dune-wetland relationship to the north-west portion of the site.
- Eastern Flats: large cohesive areas of flat land where wetland restoration can occur.

## 2.3 Site Constraints

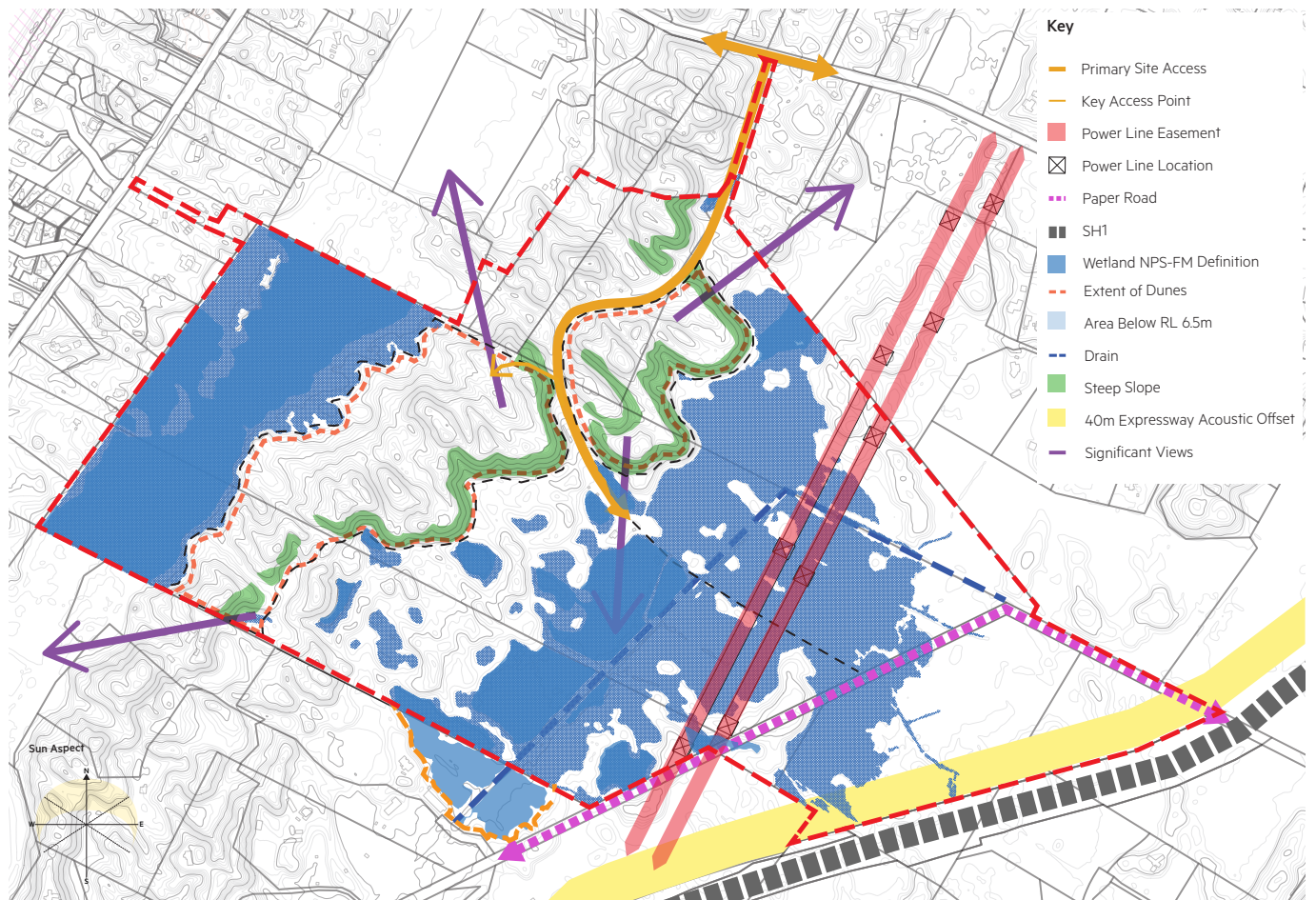


Figure 7. Factors of constraint

The primary access for the site is via an existing farm access to Peka Peka Road. This road passes through the dunes towards the lower terrace. Smaller tracks connect to other parts of the site but are less significant than the main access.

Across Te Harakeke wetland an access has been formed through 107 Paetawa Road.

The south-eastern edge of the site is defined by the Kāpiti Expressway. This acts as a major physical barrier, and introduces visual and acoustic implications for the development of residential activity within the site. The District Plan requires acoustic treatment for buildings built within an 80m setback from edge of the Expressway carriageway.

Active mode connections are possible into the expressway shared path (CWB) and to the west. Links into Te Harakeke Wetland create further opportunities for access points, reinforcing ecological and recreational integration at the site's edge.

Trans Power high voltage transmission lines run north-south through the site. This corridor restricts development under the lines and creates an effective 'no-build' zone. An existing paper road runs through the site. Provision is to be made for future implementation of a connection from the south of the site and continuing along this alignment.

The dune systems form an important cultural and ecological

layer of the landscape. Preserving their form and character is important, and proposals aim to work with the topography. The dune crests provide elevated points offering significant views of the wider context as well as being highly visible from outside the site. Topography across the site naturally defines a series of wetland systems.

Some areas of low lying land are prone to flooding and require careful integration into the drainage network, with design responses, including earthworks that manage and enhance, rather than constrain, these natural processes.

## 2.4 Access and Movement

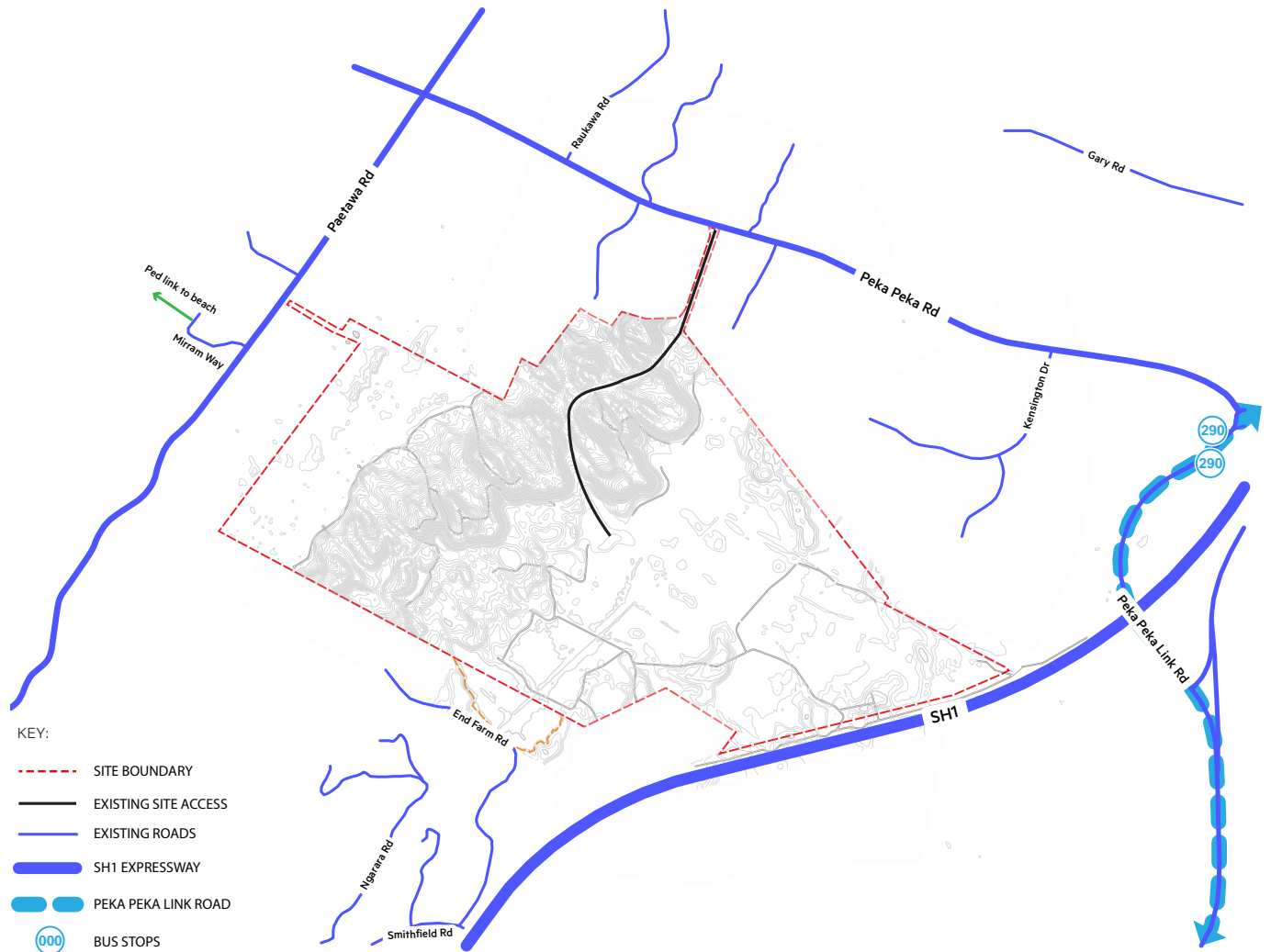


Figure 8. Accessibility and connectivity to site

The most significant elements of roading infrastructure are the Kāpiti Expressway (SH1), Peka Peka Road, Paetawa Road and Peka Peka Link Road. These border the northern, western and eastern edges of the Site, with Peka Peka Link Road providing access across the Expressway onto the old SH1.

The Expressway and its associated CWB can support residential development by providing strategic links to the wider region. Complementing these, the Main Road (previously SH1) provides an efficient local link to Waikanae's town centre and train station.

These destinations can be accessed by motorists in approximately five minutes. The same journey takes approximately

12 minutes for high-speed cyclists and 15-20 minutes for those cycling at a gentler pace.

Currently, the Site is accessed from Peka Peka Road via a private, metalled road. This is a wide, well-graded corridor that extends south through the centre of the property. An access has been opened up from Paetawa Road to access a small area of developable land and provides active mode connections into the wider site.

Existing roads access adjacent rural, rural residential areas, and the residential area along Paetawa Road. These routes include Kensington Drive to the north as well as End Farm Road, Ngarara Road and Smithfield Road to the south.

A paper road traverses the eastern

portion of the Site and connects with Ngarara Road. This unformed route provides a corridor for infrastructure.

No other existing roads connect directly to the Site. However, the generally open and undeveloped nature of the surrounding landscape suggests that additional thoroughfares should be anticipated and provided for.

The site is well-positioned to benefit from any future public transport initiatives north of Waikanae. Existing services operate between Waikanae and Ōtaki with bus stops located to the east of the Site along Peka Peka Link Road.



# 2.6 Site Boundary Interfaces



Figure 15. Understanding site interfaces and edge conditions along the boundary

Understanding how the site interfaces with its immediate rural zoned neighbours is critical to achieving a sensitive and well-integrated development.

The relationship with adjoining land and dwellings will influence the potential for future development. The study also accounts for the presence of the Kāpiti Expressway, ensuring edge treatments and design responses address its impact while shaping how the new neighbourhood grows alongside this significant road.



Figure 14. Paetawa Road



Figure 12. Site from Kāpiti Expressway



Figure 13. Existing Site entrance from Peka Peka Road

## 2.7 Landscape and Open Space

### Landform and topography

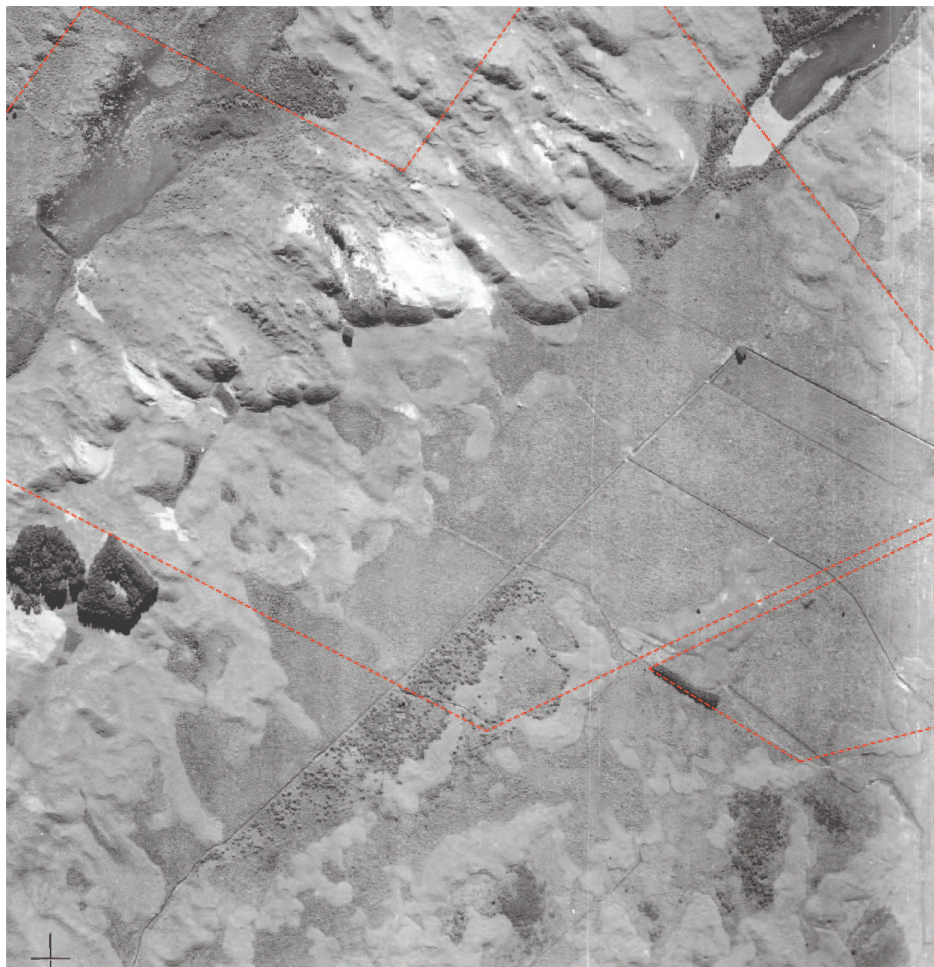


Figure 16. This 1948 aerial photograph demonstrates the long-term use of the site for agricultural purposes (Sourced from KCDC).

Topography across the site is varied and changes from swamp and dunes near the sea, to flat pastures further inland. The vast wetland, Te Harakeke Swamp, occupies the westmost portion of the site nearest the ocean and has a flatness that contrasts strongly with the surrounding, undulating sand dunes.

The sand dunes, named Ngārara Dunes, are a sequence of dune ridges and intervening wetlands and dune lakelets that span from Waikanae Park in the south to the development site in the north. These dunes cover a significant portion of the western side of the site and protect the adjacent pastureland from offshore winds. Ngārara Dunes evoke a sense of enclosure from within and provide expansive views from dune tops to Kāpiti Island.

# Landscape and vegetation

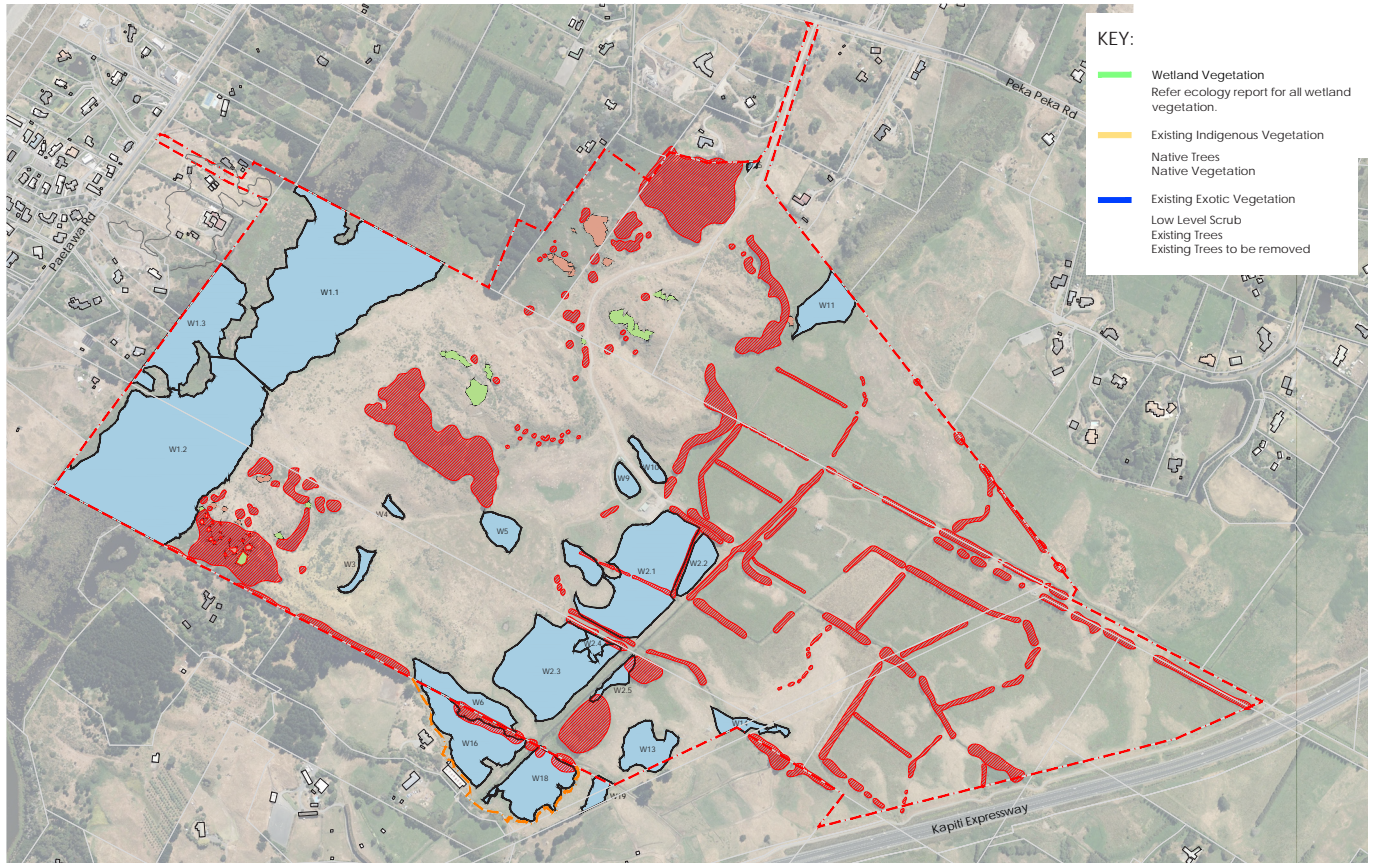


Figure 19. Existing Vegetation Plan

Streams, drains, wetlands, flood retention areas and overland flow paths are critical ecological and hydrological features that place limitations on where and how any development may occur. They also present opportunities for a sophisticated, site-specific design response that will contribute to creating an attractive residential neighbourhood with a strong ecology, landscape, and open-space related identity.

There is an overlay of an imposed agricultural and field boundary landscape elements and drains over the pre-existing natural environment. Some of the current, exotic planting contribute to the amenity of development drawing in a transitory stage, eventually giving way to native vegetation. Several of these features such as the utilitarian field drains compromise ecological and biodiversity outcomes. The development of the site provides an opportunity for the re-naturalisation of the stream corridors.

The potential treatment of this landscape and open space as a place for regeneration could significantly enhance ecological and biodiversity outcomes and is likely to provide an important means of responding to mana whenua values.

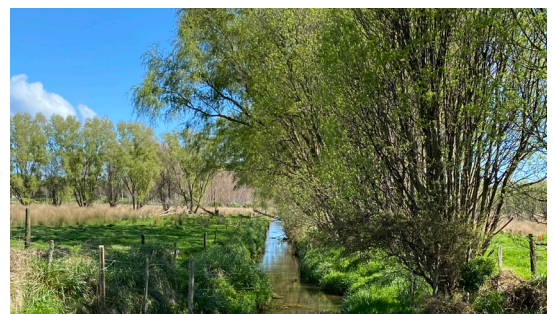


Figure 17. Existing drains and trees.



Figure 18. Pasture and emerging wetland.