

**Appendix A: Consultation responses received from local authorities and administering agencies, including s 30(3) confirmations.**



Waikanae North Developments Limited  
PO Box 28032  
Wellington 6150  
Attention: Andrew Beatson

3 March 2026

Tena koe

RE: Waikanae North Developments Limited

Kāpiti Coast District Council (Council) recognises and is supportive of high-quality development to meet the needs of rapid population growth across the Kāpiti Coast District (Kāpiti), while balancing the impact of development on the environment.

We expect Kāpiti to grow by up to 24,800 residents over the next 30 years and Council acknowledges that our community's growing and evolving needs will require a diverse range of additional housing to accommodate our growing population. The Council's *Long-Term Plan 2024-2034* (the LTP) includes housing as a Top 10 Priority for Kāpiti. The priority 'Making the most of our land so that we meet the needs of current and future residents in a sustainable way' provides a clear mandate for Council to support the provision of housing in our district.

In 2024, Council commenced the first stage of *Vision Kāpiti*, a district-wide vision developed through engagement with the community. Feedback was received from a statistically significant portion of the community indicating that greater access to a range of affordable housing is a priority for existing residents. Strong emphasis was also placed on Kāpiti delivering 'A diverse range of affordable housing options, catering to different ages, incomes and lifestyles'. Another important focus for the community was work and income opportunities, with the feedback emphasising the importance of having a variety of accessible career pathways and opportunities for current and future residents that did not require them to commute outside the district to access.

In line with community needs and aspirations, the proposed Waikanae North Developments Limited (WNDL) development would help to increase the range of housing choices in the Waikanae and Peka Peka communities, by delivering a greater volume and mix of housing typologies to the market. The variety of proposed lot sizes within the development will significantly increase housing and lifestyle choices in Kāpiti. The development would also significantly increase the number of lots available, reducing the current pressure on the housing market.

Another important focus of the community during the Vision Kāpiti engagement was work and income opportunities. Feedback emphasised the importance of having a variety of accessible career

opportunities and pathways for current and future residents, that did not require them to commute outside the district. In addition to the housing benefits, the proposed development will provide significant opportunities for the local construction sector and supporting industries. The construction sector is already a key contributor to the Kāpiti economy, with over 16% of jobs in the sector. It is also the second highest contributor to Gross Domestic Production (GDP), making up 11% of GDP in the district. (Source: Infometrics February 2026).

Recent engagement with Iwi, developers, business leaders, and domestic and international investors has identified an estimated **\$2 billion pipeline of housing, commercial, retail, and infrastructure projects** across the district. Council recognises that this development along with the other developments proposed in Kāpiti will contribute to wider economic benefits for the districts as outlined in the project's economic assessment.

As part of our regulatory function, Council requires all new development to be adequately serviced to ensure that the built environment is safe and healthy for future generations. Council and the community are conscious of the impacts of climate change, natural hazards, and pressure on the development community to build faster and cheaper than before. These factors require Council and other consenting authorities to ensure that future development is fit for purpose both now and in the future.

Council has worked proactively with the developer to ensure that the proposal can be serviced with quality infrastructure. Council will continue to work with WNDL through the Detailed Design and Engineering Approval processes to achieve the desired outcomes of both WNDL and Council. A Private Developers Agreement has been drafted to ensure reserve land will be provided for as part of this proposed development.

It is important to note that while this letter expresses our support for the development's alignment with community needs, any regulatory considerations will continue to be made through the Regulatory Team as part of Council's regulatory function.

Should there be any questions in relation to matters discussed in this letter, please do not hesitate to contact Kris Pervan at [REDACTED]

Ngā mihi nui



Darren Edwards  
Chief Executive

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



## By email

26 March 2026

File No: PRE250051

Andrew Beatson  
Waikanae North Developments Limited  
PO Box 28032,  
Wellington 6150  
By email: [REDACTED]

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

<b>Proposed activity</b>	<b>Natural Resources Plan (NRP) rule or NES regulation</b>	<b>Part of FTAA section 30(3) that applies to the proposed activity</b>
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 <sup>2</sup> 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 <sup>3</sup> /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

**Appendix B: Record of engagement with other parties (adjacent landowners, community, infrastructure providers).**

## Waikanae North Developments Ltd (WNDL) Neighbour Consultation Record

Plan Ref	Owners	Deposited Plan No	Site Address	Initial Contact Method	Date first Letter Sent	Summary of issues raised	Owner is occupier ?	Contact Person	Phone contact	Email	Owners Address	Follow-up March 2026 (booklet and email)	Contact (booklet and email)
	Sent, either by email or in person												
	Crown, consulted in other ways												
1	[Redacted]	Lot 29 DP 85460	171 Paetawa Road	Email	11-Dec-25	None	Yes					Yes	
2	[Redacted]	Lot 30 DP 85460	155 Paetawa Road	Delivered by hand	13-Dec-25	None	Yes					No email, posted	
3	[Redacted]	Lot 1 DP 81060	149 Paetawa Road	Delivered by hand	13-Dec-25	None	?					No email, no address, hand delivered to property	
4	[Redacted]	Lot 3 DP 81060	133 Paetawa Road	email	13-Dec-25		?					Yes	
5	[Redacted]	Lot 4 DP 81060	129 Paetawa Road	Delivered by hand	13-Dec-25	Stormwater, flooding, traffic, sand blow	Yes					Yes	
6	[Redacted]	Lot 1 DP 526457	123 Paetawa Road	Email	13-Dec-25	Looking forward to more information	Yes (vacant land)					Yes	
7	[Redacted]	Lot 2 DP 70026	121 Paetawa Road	Email	13-Dec-25	Road safety, flooding in wetland	Yes					Yes	
8	[Redacted]	Part Lot 1 DP 70026	109 Paetawa Road	Email	13-Dec-25	Timing, long grass at 107 Paetawa	Yes					Yes	
9	[Redacted]	Lot 1 DP 512055	108B Paetawa	Email	13-Dec-25	No contact possible (Possibly Estate?)	Yes					No email, posted	
10	[Redacted]	Lot 1 DP 82434	107 Paetawa Road			WNDL - no need to send							
11	[Redacted]	Lot 25 DP 26200	101 Paetawa Road	Delivered by hand	13-Dec-25	Looking forward to more information						Yes	
12	[Redacted]	Lot 2 DP 25435	N/A	Email	11-Dec-25	Looking forward to more information	Yes					Yes	

13	[REDACTED]	Lot 4 DP 587727	203 Peka Peka Road	Email	11-Dec-25	Looking forward to more information	Yes	[REDACTED]	Yes
14	[REDACTED]	Lot 1 DP 587727	193 Peka Peka Road	Email	11-Dec-25	Happy with earthworks near their property	Yes	[REDACTED]	Yes
15	[REDACTED]	Lot 5 DP 424296	191 Peka Peka Road	Email	12-Dec-25		Yes	[REDACTED]	Yes
16	[REDACTED]	Lot 1 DP 360851	177 Peka Peka Road	Email	13-Dec-25	Interested in seeing the application.	Yes	[REDACTED]	Yes
17	[REDACTED]	Lot 3 DP 360851	173 Peka Peka Road	Email	13-Dec-25	None	Yes	[REDACTED]	Yes
18	[REDACTED]	Lot 2 DP 360851	175 Peka Peka Road	Delivered by hand	13-Dec-25	None	Yes	[REDACTED]	Yes
19	[REDACTED]	Lot 1 DP 530391	155 Peka Peka Road	Email	13-Dec-25	May be selling his house	Yes	[REDACTED]	Yes
20	[REDACTED]	Lot 23 DP 25326	163 Peka Peka Road			None	?	[REDACTED]	No email, hand delivered
21	[REDACTED]	Lot 2 DP 530391	153 Peka Peka Road	Delivered by hand	13-Dec-25		?	[REDACTED]	Yes
22	Her Majesty The Queen	Lot 14 DP 89418	N/A				NZTA	[REDACTED]	
23	Her Majesty The Queen	Lot 2 DP 422572	N/A				NZTA	[REDACTED]	
24	Her Majesty The Queen	Lot 1 DP 84983	N/A				NZTA	[REDACTED]	
25	[REDACTED]	Lot 3 DP 589363	265 State Highway 1	Email	11-Dec-25	Looking forward to more information	Yes	[REDACTED]	Yes
26	Her Majesty the Queen	Section 11 SO 505444	155 Greenhill Road				NZTA	[REDACTED]	
27	Her Majesty the Queen	Section 15 SO 505443	62 Smithfield Road				NZTA	[REDACTED]	
28	[REDACTED]	Lot 100 DP 611090	51 End Farm Road	Email	11-Dec-25	Looking forward to more information	Yes	[REDACTED]	Yes
29	[REDACTED]	Lot 6 DP 87994	55 End Farm Road	Email	11-Dec-25	Looking forward to more information	Yes	[REDACTED]	Yes

30	[REDACTED]	Lot 1 DP 87993	59 End Farm Road	Post	12-Dec-25	Looking forward to more information	Yes	[REDACTED]	Yes
31	[REDACTED]	Lot 2 DP 87993	64 End Farm Road	Email	12-Dec-25	Asked for ecological studies, and had no further queries after reviewing them	Yes	[REDACTED]	Yes
32	[REDACTED]	Lot 28 DP 85460	179 Paetawa Road	Delivered by hand	15-Dec-25	Visual effects from his property, silouetting on ridgeline, visual effects from public places, limited access to beach from Paetawa Rd, traffic safety on Peka Peka Road	Yes	[REDACTED]	Yes
<b>Other Organisations</b>					<b>Meeting date (most recent)</b>				
	Minstry of Education		School		16-Jul-25			[REDACTED]	
	Electra		Electricity		6-Dec-22			[REDACTED]	
	Chorus		Telecommunications		19-Sept-25			[REDACTED]	
	Tuatahi First Fibre		Telecommunications		25-Mar-26			[REDACTED]	
	NZTA/Waka Kotahi		Roading/Neighbour	Meeting	19-Mar-26			[REDACTED]	
	First Gas		Gas	Email	16-Mar-26			[REDACTED]	
	Metlink		Public Transport	meeting and email	7-Oct-25			[REDACTED]	
	QEII		As a neighbour, above					[REDACTED]	
	Dept of Conservation		Via					[REDACTED]	
	Heritage New Zealand		Heritage Protection	Meeting zoom	16-Sept-25			[REDACTED]	
								[REDACTED]	



[REDACTED]  
123 Paetawa Road  
WAIKANAĒ

13 December 2025

Kia ora [REDACTED]

I am Paul Turner from Landlink in Waikanae. I am helping with the planning work for a proposed development of the land between Peka Peka Road, Ngarara Road and Paetawa Road. I'm contacting you as a neighbour, in respect of your property at 64 End Farm Road, part of the Harakeke Wetland.

**What's planned — in brief**

The landowner intends to develop the area over time, adding new homes and a small local centre, as well as open space and ecological restoration.

**What this development brings to the area**

Drawing from the masterplan and ecological studies, here are the key benefits for existing neighbours:

*Ecology & landscape*

A major wetland sanctuary with realigned and restored streams and drains, dune planting, and new and improved habitat for native species. The proposal includes ecological corridors to enhance biodiversity, cultural plantings, and enhanced buffer zones around wetlands.

*Connectivity & public access*

New walking and biking trails through the development and connecting to the expressway cycleway. A well-connected street and path network designed for safe active transport into Waikanae and connection to existing bus services. Provision for public transport, should services be extended in the future.

*Local amenities*

A small local centre with a café, green space, community rooms and everyday services. Neighbourhood parks, play areas and open space spread across the site, designed to be flood-resilient and multifunctional.

*Cultural collaboration*

The project is being developed in collaboration with local iwi, with shared work on ecological restoration, mahinga kai, cultural plantings, and education opportunities.



*Urban quality and housing choices*

A range of housing types, high-quality street environments, and careful edge treatments to reduce visual effects for neighbours. Staged delivery (around 120 lots at a time), meaning gradual, managed change.

*Infrastructure uplift*

Fibre broadband extended to Peka Peka. Modern, resilient water management and integrated infrastructure planning. Larger projects like this tend to trigger greater Council attention on local upgrades.

*Flooding and Stormwater management*

The project has been carefully designed to ensure there are no adverse offsite flooding effects. All building platforms will be raised above modelled flood levels.

**Why we're contacting you**

The Environmental Protection Agency (EPA) will want to contact adjacent neighbours to obtain their feedback once the application is lodged. If you are comfortable, please send your name, email and phone number to [REDACTED]

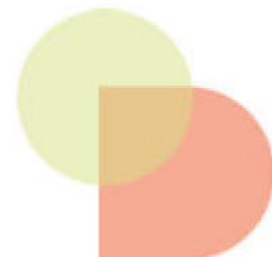
You are under no obligation to provide this information, but providing your contact details will make it easier for the EPA to reach you.

If you want to talk, see the plan or provide feedback I am available to walk you through the masterplan and hear any thoughts you have, or matters you would like to see incorporated as we progress through the planning process.

Nga mihi,

A handwritten signature in blue ink, appearing to read "Paul Turner".

Paul Turner  
Principal



**Paul Turner**

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**From:** Nick Carter - [REDACTED]  
**Sent:** Tuesday, 6 December 2022 12:51 pm  
**To:** Paul Turner  
**Subject:** RE: [#LL-2911] Peka Peka development

Hi Paul,

I hope you are well and thank you for your patience.

The Peka Peka Farm development is significant for Electra and falls outside our normal scale and processes for infill development within existing already-zoned residential areas, but can be managed in terms of larger scale greenfield development. Clearly, having an understanding of the timings of the uptake of load on the development and others in the vicinity is critical to growth and to our network's contribution to well-functioning urban environments. When we understand timing and a refined location for the initial stages, we can then work to co-ordinate any new 11kV feeders accordingly.

The nature of any modern development is of great interest to us for network planning. The variability of potential use creates a high level of risk in our planning as the range of maximum demand has the potential to range by many MW. So, on bottom end of the scale all the dwellings could have PV and battery storage and the demand on the Electra network would be low (say 2kVA per dwelling) or they could be highly specified with say 2No. 7kW EV chargers and the demand per dwelling could be say 7-8kVA. Ordinarily we accommodate this with an expectation of around 3.5kVA per dwelling which is what I will assume is the case for these developments. Our recent discussions indicate that the use of EV's and on-demand transport options aims to reduce the demand on private vehicles, and this has an effect on the electricity demand in growth areas such as Peka Peka Farm. We applaud the initiatives to reduce greenhouse gas emissions and to guide urban environments to lowering their emissions. As you can see, with 1,000 dwellings the usage expectations need to be carefully planned.

A further consideration is we are experiencing growth across our residential 11kV feeders (from EV & heat pump uptake and small-scale infill due to the MDRS etc) which annually further erodes capacity by ~150kVA on each feeder per year. While the capacity on the 11kV feeder in the vicinity of this development is already capacity constrained, it is clear that during the planning and approval process the demand caused by other nearby projects can also affect the manner in which our network grows.

So, the best I can advise is that we will need to closely co-ordinate with you as the timings of your project crystallises to ensure our available capacity stays ahead of expected demand.

We will continue to focus our efforts on this development and look forward to working with you on this.

I also welcome continued engagement with you on sharing utility network routes to this development.

I hope the above information is of use and if there is value in meeting with you again soon please let me know.

Kind regards



Nick Carter  
Network Planning and Development Manager

[REDACTED]  
25 Bristol St, Levin | [www.electra.co.nz](http://www.electra.co.nz)



PO Box 27050  
Garnett Avenue 3257  
0800 Fibre LTD  
tuatahifibre.co.nz

30<sup>TH</sup> April 2025

**CONDITIONAL ACCEPTANCE BY TUATAHI FIRST FIBRE LIMITED AS TELECOMMUNICATIONS OPERATOR**

**Development:** Peka Peka Farm – 169 & 171 Peka Peka Road  
**Legal Name:** Lots 2, 3 and 5 DP 587727, Lot 1 DP 589363, Lot 2 DP 589363,  
Part Kukutauaki 1B1 Block, Section 15 SO 505444, Section 14 SO 505444,  
Section 1 SO 545508, Ngarara West A46A Block, Lot 1 DP 21514.

1. Tuatahi First Fibre Limited (TFF) confirms that a TFF telecommunications connection will be made available for each lot in the development, **providing the developer was to sign a TFF Installation Agreement**. Upon approval of this agreement, TFF will undertake to become the telecommunications operator of the telecommunications reticulation in the proposed development (the "**Subdivision**"), to provide network connections to the lots, in the Subdivision (the "**Reticulation**").
2. The Reticulation will be installed in accordance with:
  - (a) the requirements and standards set by the Kapiti Coast District Council and advised to TFF via the Council's website; and
  - (b) the requirements of the Telecommunications Act 2001 and all other applicable laws, regulations and codes (as amended).
3. The Reticulation will be installed by our preferred provider to TFF's satisfaction.
4. TFF will be the owner, operator and maintainer of the Reticulation.
5. One or more retail service providers will be available to supply telecommunications services over the completed Reticulation when service is available, provided that TFF shall not be responsible if the retail service provider's offer to supply such telecommunications services or the number of such providers varies from time to time.

**SIGNED** for and on behalf of **TUATAHI FIRST FIBRE LIMITED** by:

Signature: *JCampbell*

Name: Jonathan Campbell  
Business Development Manager

Connect Better



Chorus NZ Ltd  
4 Graham Street  
Auckland CBD  
Auckland

Waikanae North Developments Limited  
1 Ngaio Road  
Waikanae

19<sup>th</sup> September 2025

Hi Paul,

Thank you for providing an indication of your development plans in the Waikanae area. I can confirm that we have infrastructure in the general land area that you are proposing to develop situated from Ngarara Road to Pekapeka Rd, Waikanae.

Chorus will be able to extend their network to provide connection availability. However, please note that this undertaking would of course be subject to Chorus understanding the final total property connections that we would be providing, roll-out of property releases/dates and what investment may or may not be required from yourselves and Chorus to deliver the infrastructure to and throughout the site in as seamless and practical way as possible.

The cost can only be finalised at the time that you are ready to proceed.

Chorus is happy to work with you on this project as the network infrastructure provider of choice. What this ultimately means is that the end customers (business and homeowners) will have their choice of any retail service providers to take their end use services from once we work with you to provide the physical infrastructure.

Please reapply with a detailed site plan once you are ready to proceed.

Kind Regards,

Margaret Singh  
**Group Account Manager**  
Chorus NZ Ltd  
[REDACTED]

Chorus New Zealand Limited

**Paul Turner**

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**From:** Paul Turner  
**Sent:** Friday, 18 July 2025 10:34 am  
**To:** Nicky Morrison; Andrew Beatson  
**Cc:** Deb Taylor; Susan Hendersoy; Donna Sibley; Carey Clark; Mitch Lewandowski  
**Subject:** RE: [#LL-2911] Waikanae North + MoE discussion

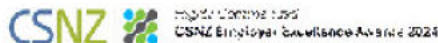
Hello Nicky, Deb and team

Thank you for engaging with us. We will explain in our Fast Track application document that we have engaged with MoE and are committed to keeping each other in the loop as the project progresses. Including in the event that MoE determines it would be desirable to locate a school in the development.

Once we've settled on our masterplan layout, we will be in touch to provide an update.

Have a great Friday!

Ngā mihi



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**From:** Nicky Morrison [redacted]  
**Sent:** Thursday, 17 July 2025 2:27 pm  
**To:** Andrew Beatson [redacted]; Paul Turner [redacted]  
**Cc:** Deb Taylor [redacted]; Susan Hendersoy [redacted]  
Donna Sibley [redacted]; Carey Clark [redacted]  
**Subject:** Waikanae North + MoE discussion

Kia ora Andrew and Paul, thanks for your time online yesterday. As discussed, please find our 1-pager outlining MoE's basic indicative school site requirements for greenfield developments.

Ngā mihi nui,

Nicky

**Nicky Morrison** | Project Manager, Land Investment & Planning  
School Property

[redacted]  
Tauranga Office  
[education.govt.nz](http://education.govt.nz)

*He mea tārai e mātou te mātauranga kia rangatira ai, kia mana taurite ai ōna huanga*  
*We shape an education system that delivers equitable and excellent outcomes*



# WAIKANAĒ NORTH DEVELOPMENTS LIMITED

Waikanae North, Kāpiti Coast

## TRANSPower NATIONAL GRID

RFI Response & Draft Consent Conditions

<b>Client</b>	Waikanae North Developments Limited (WNDL)
<b>Project</b>	Waikanae North Residential Development
<b>Document Title</b>	Transpower National Grid — RFI Response & Draft Consent Conditions
<b>Purpose</b>	Fast-Track Approvals Application - Consultation
<b>Date</b>	26 March 2026
<b>Status</b>	For Release

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## PART 1 — RFI RESPONSE

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This document sets out the applicant's response to Transpower's Request for Information (RFI) in relation to the proposed Waikanae North subdivision and its interaction with the National Grid transmission corridor. The response addresses each of the six matters raised by Transpower in turn.

### 1. Location of Proposed Residential Lots (Blowout / Height Controls)

The subdivision layout positions all residential lots outside of the National Grid Yard (NGY).

An indicative blowout envelope plan has been prepared to identify lots potentially affected by conductor swing under high wind conditions. This envelope is based on:

- Transpower's advice that conductors may extend up to 23 m from the transmission line centreline, and
- a conservative plan-based envelope derived from the outer conductor position at each structure transitioning to this maximum extent at mid-span.

This provides a refined identification of affected lots, beyond a simple centreline offset.

It is agreed that lots identified within this envelope should be subject to a consent notice condition relating to building height and location, requiring demonstration of compliance with NZECP34:2001 clearance requirements prior to building consent.

This approach ensures that:

- applicable height restrictions are clearly understood at subdivision stage, and
- future development on affected lots is appropriately managed.

We have drafted a proposed condition to give effect to this approach, for Transpower's feedback.

### 2. Access to the National Grid

The proposed design provides for practical and compliant access to all transmission structures, consistent with Transpower's requirements.

Access is achieved via:

- adjacency to proposed road reserves, and
- provision of minimum 6 m wide grassed / maintenance corridors through reserve and open space areas.

Specifically:

#### **BPE-HAY-A0244**

Accessible directly from the adjacent road reserve via a grassed corridor exceeding 6 m width.

#### **BPE-HAY-B0230**

Accessible from both north and south via open space corridors incorporating grassed planting areas, providing continuous access exceeding 6 m width.

#### **BPE-HAY-A0245 (within stormwater / attenuation area)**

Access is provided via the stormwater reserve corridor, which incorporates maintenance access provisions associated with the bioretention system (refer LA1.95 and LA5.12). A minimum 6 m wide trafficable corridor is provided through this area. These areas are designed to be trafficable under normal conditions, with temporary inundation only during larger storm events.

#### **BPE-HAY-A0246**

Located approximately 15 m from the road reserve. Access will be provided via the stormwater reserve corridor. Landscape plans will be updated to clearly provide a minimum 6 m unplanted grass corridor.

#### **BPE-HAY-B0231**

Accessible via multiple routes from the road network, with continuous grassed corridors exceeding 6 m width.

This demonstrates that all structures are accessible from the road network via suitable corridors, with sufficient space allowed for compliant access. Detailed track formation will be confirmed at detailed design stage.

### **3. Ground Levels, Earthworks and Ponding**

Ground levels at and around all transmission structures are proposed to remain generally consistent with existing levels, as shown on Transpower Coordination Plans (2911-P1-055 & 056).

Importantly:

- no ground level modification is proposed at tower bases, and
- earthworks will be undertaken such that tower stability is not compromised.

Earthworks in proximity to structures will:

- comply with NZECP34:2001 requirements, including excavation limits
- maintain stable batters (minimum 1V:3H) where required
- avoid any works that could undermine tower foundations

For structures located within the proposed stormwater attenuation areas (notably BPE-HAY-B0230 and BPE-HAY-A0245):

- These areas are only activated during larger rainfall events and are not permanently inundated.
- Existing and proposed conditions are comparable, with the site already located within a mapped flood storage area.

Key points:

- Council flood mapping identifies this area with a recommended building level of RL 6.6 m (NZVD2016).
- Existing ground levels at these structures are approximately RL 6.2–6.3 m, meaning inundation already occurs under existing conditions.

Under the proposed development:

- Under the 10% AEP + climate change event, flood levels are approximately RL 6.3 m (NZVD2016), which is comparable to existing ground levels at these structures, indicating minimal depth of inundation under this event.
- Under the 1% AEP event, shallow inundation may occur, consistent with the site's existing flood storage function. Modelled flood levels in the vicinity of these structures are in the order of RL 6.7–6.8 m (NZVD2016), which is consistent with the site's existing flood regime.

Overall:

- no permanent ponding is proposed at tower bases,
- drainage patterns will not adversely affect tower foundations, and
- access is improved for the majority of events, with flood-free access provided up to the 10% AEP event.

#### 4. NZECP34 Compliance and Construction Management

The development is designed to comply with NZECP34:2001 requirements, with compliance to be managed through a certified Construction Environmental Management Plan (CEMP).

The CEMP will address:

- minimum approach distances (including 4 m clearance to conductors)
- plant height restrictions (maximum 4.1 m beneath lines)
- earthworks controls near structures
- prohibition of stockpiling beneath transmission lines
- protection of conductor-to-ground clearances

We agree that a consent condition requiring preparation and certification of the CEMP prior to construction is appropriate to ensure these requirements are met. We have drafted a proposed condition to give effect to this approach, for Transpower's feedback.

#### 5. Vegetation

Vegetation within the corridor will comply with Transpower's requirements.

Specifically:

- vegetation within the NGY will not exceed 2 m in height at maturity
- planting will maintain required setbacks from towers and conductors
- access to structures will be maintained

We are comfortable for these requirements to be secured through a consent condition, with final compliance confirmed through certification of the detailed landscape planting plans.

#### 6. Earth Potential Rise (EPR)

It is accepted that an EPR assessment will be required for buildings and structures within 50 m of transmission towers.

We are comfortable for this requirement to be secured through a consent condition, requiring EPR assessment and confirmation of compliance prior to building consent. We have drafted a proposed condition, for Transpower's feedback.

## **Supporting Material**

The response is supported by the following material:

- Transmission Corridor Constraints Plan — Blowout Envelope & Flood Levels
- Landscape Plans (LA5.12 and LA1.95)
- Proposed finished ground level CAD models (supplied separately due to file size)
- Draft conditions for review by Transpower.

## **Summary**

The proposed development:

- appropriately manages building height restrictions through subdivision-stage identification
- provides compliant access to all transmission structures
- maintains stable ground conditions and avoids adverse effects on tower foundations
- and enables full compliance with NZECP34 through construction management
- Ensures the issues raised by Transpower are addressed through proposed conditions which are provided for Transpower's review and feedback

## PART 2 — DRAFT CONSENT CONDITIONS

The following draft conditions have been prepared to give effect to the matters agreed between the applicant and Transpower as set out in Part 1 of this document. These conditions are provided for Transpower's review and refinement as appropriate.

### Condition 1 — Building Clearance / Blowout (Consent Notice)

The Consent Holder shall ensure that:

- (a) all lots identified within the transmission line blowout envelope shown on 2911-P-055-A are subject to a consent notice;
- (b) the consent notice shall require that, prior to the construction of any building or structure on those lots, plans and elevations demonstrating compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) are provided to the Consent Authority (with a copy to Transpower);
- (c) no building or structure shall be constructed unless compliance with NZECP34:2001 has been demonstrated to the satisfaction of the Consent Authority.

### Condition 2 — Access to National Grid Structures

The Consent Holder shall ensure that:

- (a) vehicle access is maintained to all National Grid transmission line support structures at all times for maintenance and emergency purposes;
- (b) access routes shall be a minimum of 6 metres in width and suitable for large mobile plant;
- (c) no structures, earthworks, fencing, planting or other works shall impede access to the support structures;
- (d) access routes shall be maintained in a trafficable condition under normal operating conditions.

### Condition 3 — Earthworks Near Transmission Structures

The Consent Holder shall ensure that:

- (a) all earthworks undertaken near transmission structures shall be designed and carried out to avoid any adverse effects on structure stability, in accordance with NZECP34:2001;
- (b) no excavation shall undermine or adversely affect the stability of any transmission structure;
- (c) earthworks shall be designed and constructed to maintain stable batters (minimum 1V:3H unless otherwise certified by a suitably qualified engineer);
- (d) no works shall result in ponding of water around transmission structure foundations;
- (e) any changes to ground levels or drainage patterns shall not adversely affect the integrity of transmission structures.

### Condition 4 — Construction Environmental Management Plan (CEMP)

The Consent Holder shall submit a Construction Environmental Management Plan (CEMP) to the Consent Authority for certification at least [10] working days prior to the commencement of works within 50 metres of any National Grid asset.

The CEMP shall be prepared by a suitably qualified and experienced person and shall include, as a minimum:

- (a) procedures to ensure compliance with NZECP34:2001;
- (b) minimum approach distances for plant and machinery;
- (c) restrictions on plant height (including maximum 4.1 m beneath transmission lines);
- (d) earthworks controls in proximity to transmission structures;
- (e) procedures to prevent stockpiling beneath transmission lines;
- (f) measures to maintain conductor-to-ground clearance;
- (g) emergency and contingency procedures.

No works shall commence until written certification of the CEMP has been received.

All works shall be undertaken in accordance with the certified CEMP.

#### **Condition 5 — Vegetation Management**

The Consent Holder shall ensure that:

- (a) all vegetation within the National Grid Yard does not exceed 2 metres in height at maturity;
- (b) vegetation planted outside the National Grid Yard is located such that it cannot fall within 4 metres of any transmission line;
- (c) all vegetation is setback a minimum of 2 metres from the outer edge of transmission structure foundations;
- (d) at least one side of each transmission structure is kept free from vegetation to allow access.

#### **Condition 6 — Earth Potential Rise (EPR)**

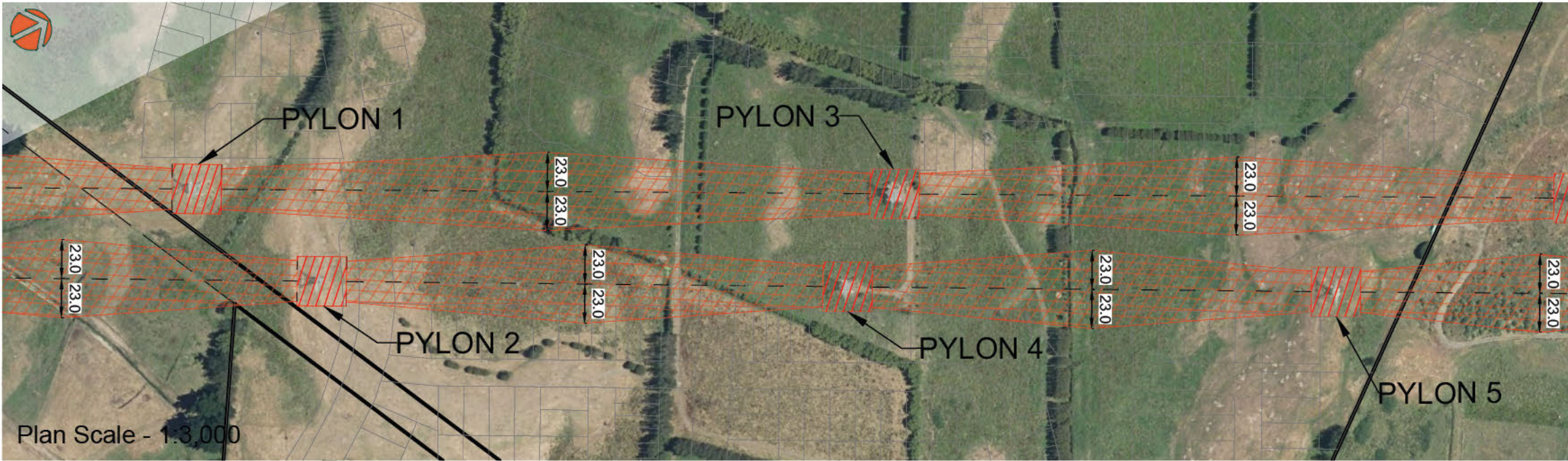
The Consent Holder shall ensure that:

- (a) an Earth Potential Rise (EPR) assessment is undertaken for any building or structure located within 50 metres of a transmission line support structure;
- (b) the assessment is prepared by a suitably qualified person;
- (c) the assessment demonstrates that risks associated with EPR are appropriately managed;
- (d) no building consent shall be issued until compliance with this condition has been demonstrated to the satisfaction of the Consent Authority.

#### **Condition 7 — General Compliance with National Grid Requirements**

All works shall be undertaken in a manner that:

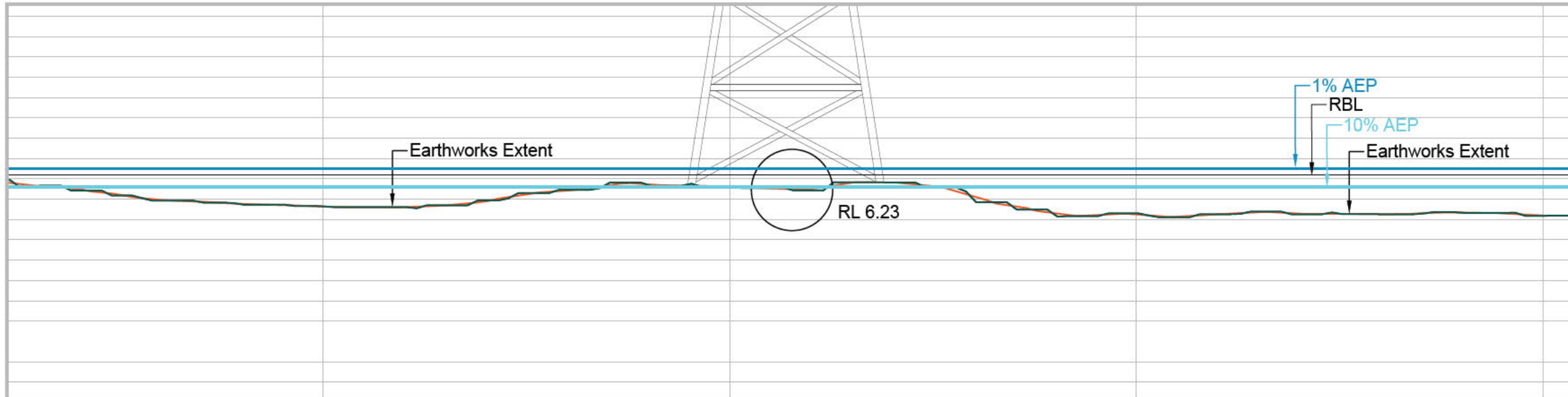
- (a) does not compromise the operation, maintenance, upgrading or development of the National Grid;
- (b) maintains safe separation distances in accordance with NZECP34:2001;
- (c) does not create any safety risk to persons, property or infrastructure associated with the National Grid.



**NOTES**

1. Plan is in terms of NZGD2000 (Whanganui Circuit).
2. Areas and dimensions are subject to cadastral survey.
3. Grids are 10m horizontal & 0.5m Vertical increments
4. Pylon locations are indicative only.

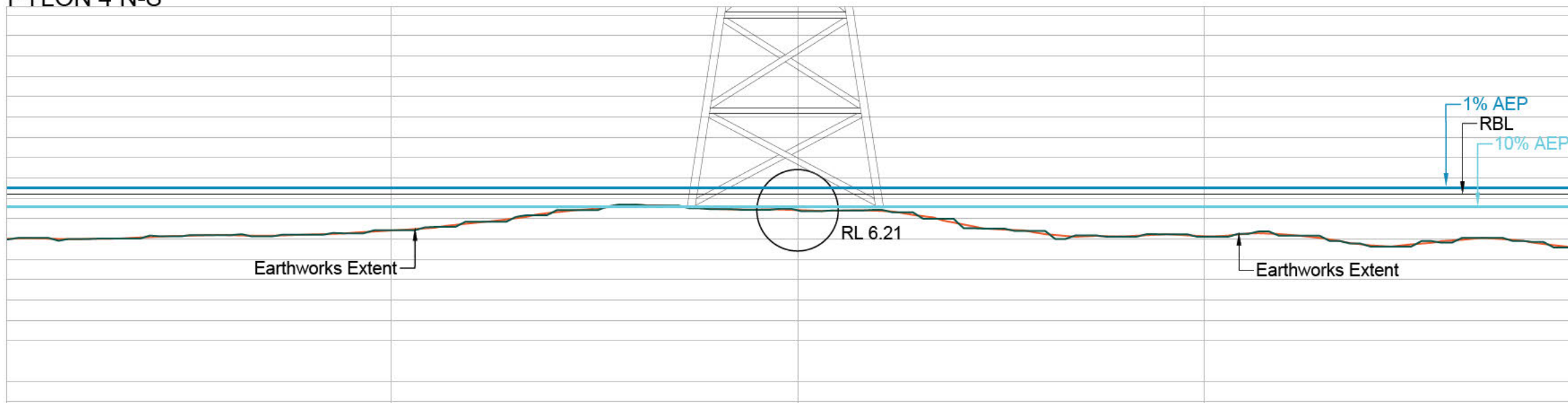
PYLON 3 N-S



**KEY**

- PROPOSED GROUND PROFILE
- EXISTING GROUND PROFILE
- 10% AEP - 6.30m
- 1% AEP - 6.75m
- KCDC RECOMMENDED BUILDING LEVEL (RBL) - 6.6m
- XXXXX CABLE BLOW OUT EXTENTS - TRANSPOWER

PYLON 4 N-S



REVISION	<b>A</b>	ORIGINAL	
-	-	JH	JJH
SURVEYED	DESIGNED	DRAWN	CHECKED

DATE **26/03/2026**

SCALE **1:500**

TITLE **Transpower Coordination Plans**  
TRANSPOWER - QUERY RESPONSE

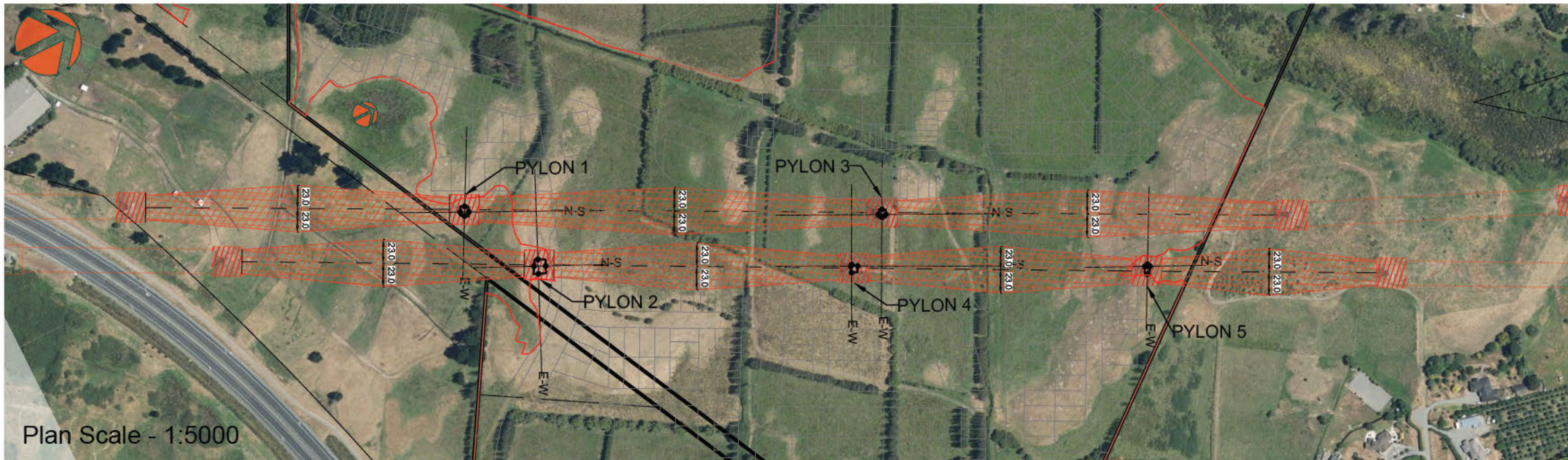
CLIENT **Waikanae North Developments Ltd**

PROJECT **171 Peka Peka Rd**  
Peka Peka

JOB STAGE SHEET REV  
**2911- P0-100 -A**

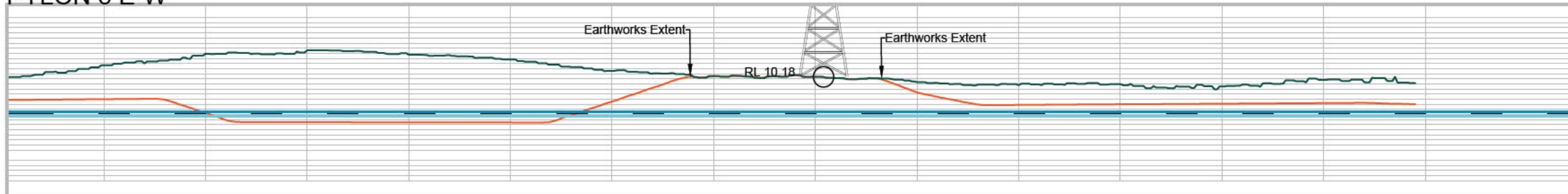
**NOTES**

1. Plan is in terms of NZGD2000 (Whanganui Circuit).
2. Areas and dimensions are subject to cadastral survey.
3. Grids are 10m horizontal & 0.5m Vertical increments
4. Pylon locations are indicative only.

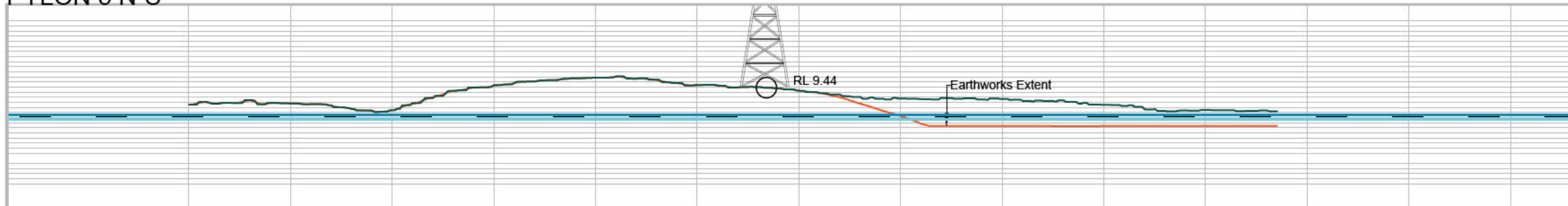


Plan Scale - 1:5000

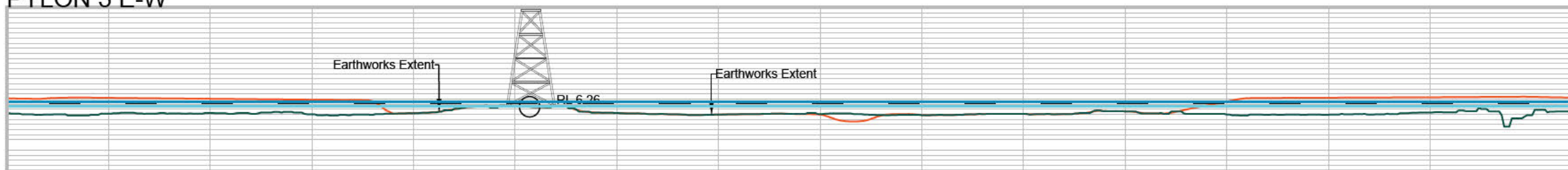
**PYLON 5 E-W**



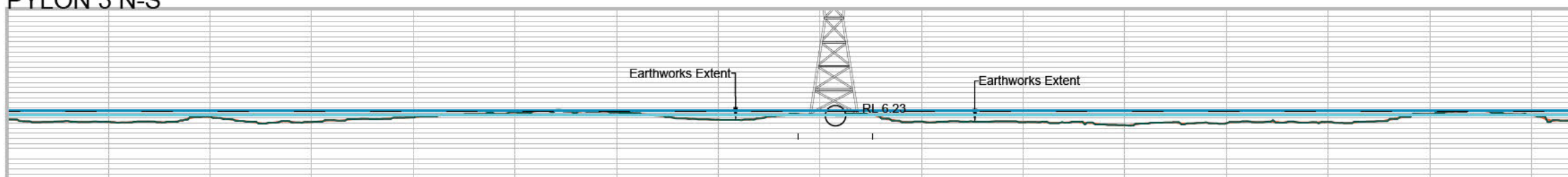
**PYLON 5 N-S**



**PYLON 3 E-W**



**PYLON 3 N-S**



**KEY**

- PROPOSED GROUND PROFILE
- - - EXISTING GROUND PROFILE

REVISION	A	ORIGINAL	
-	-	JH	JJH
SURVEYED	DESIGNED	DRAWN	CHECKED

DATE **07/11/2025**

SCALE **1:500**

TITLE **Transpower Coordination Plans**  
PYLON CROSS SECTION (1 OF 2)

CLIENT **Waikanae North Developments Ltd**

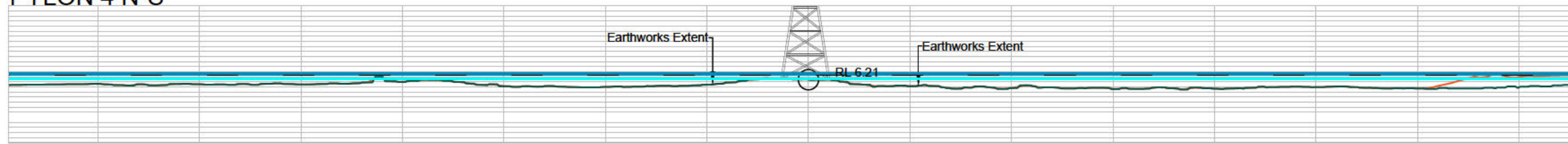
PROJECT **171 Peka Peka Rd**  
Peka Peka

JOB STAGE SHEET REV  
**2911- P0-055 -A**

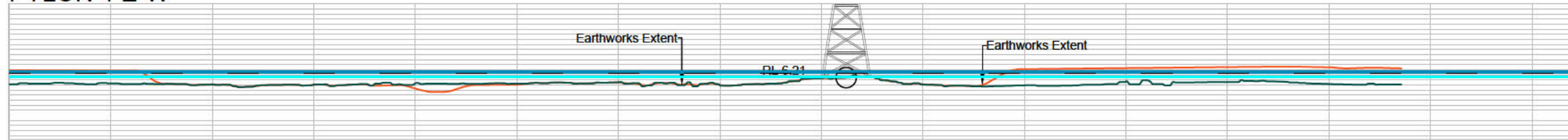
**NOTES**

1. Plan is in terms of NZGD2000 (Whanganui Circuit).
2. Areas and dimensions are subject to cadastral survey.
3. Grids are 10m horizontal & 0.5m Vertical increments
4. Pylon locations are indicative only.

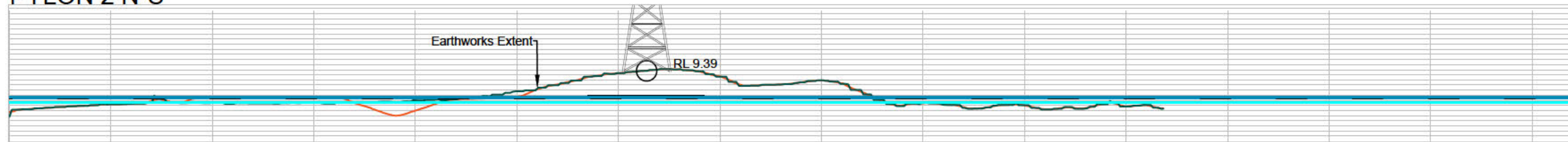
PYLON 4 N-S



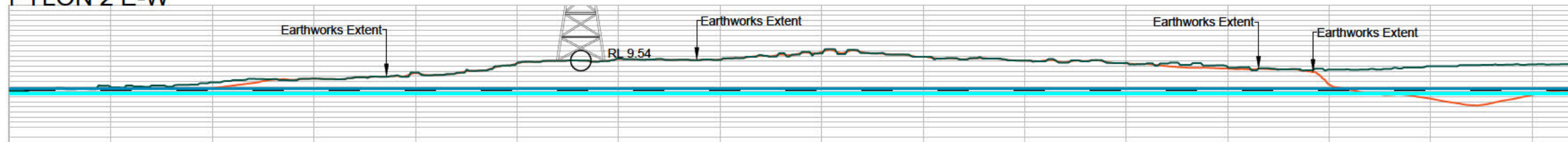
PYLON 4 E-W



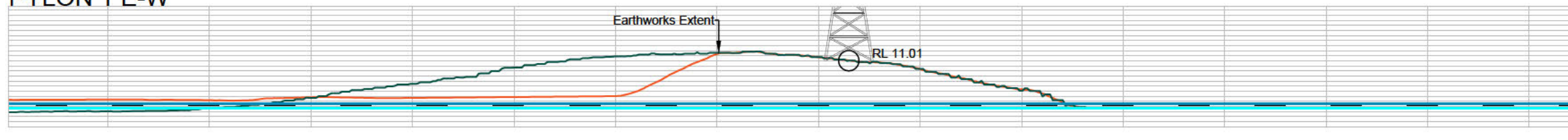
PYLON 2 N-S



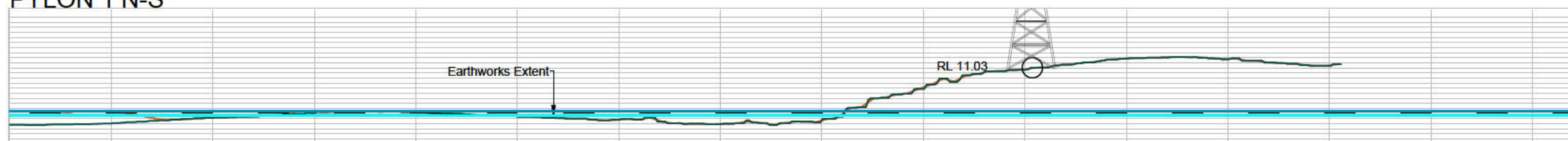
PYLON 2 E-W



PYLON 1 E-W



PYLON 1 N-S



**KEY**

- PROPOSED GROUND PROFILE
- EXISTING GROUND PROFILE

REVISION	A	ORIGINAL	
-	-	JH	JJH
SURVEYED	DESIGNED	DRAWN	CHECKED

DATE **07/11/2025**

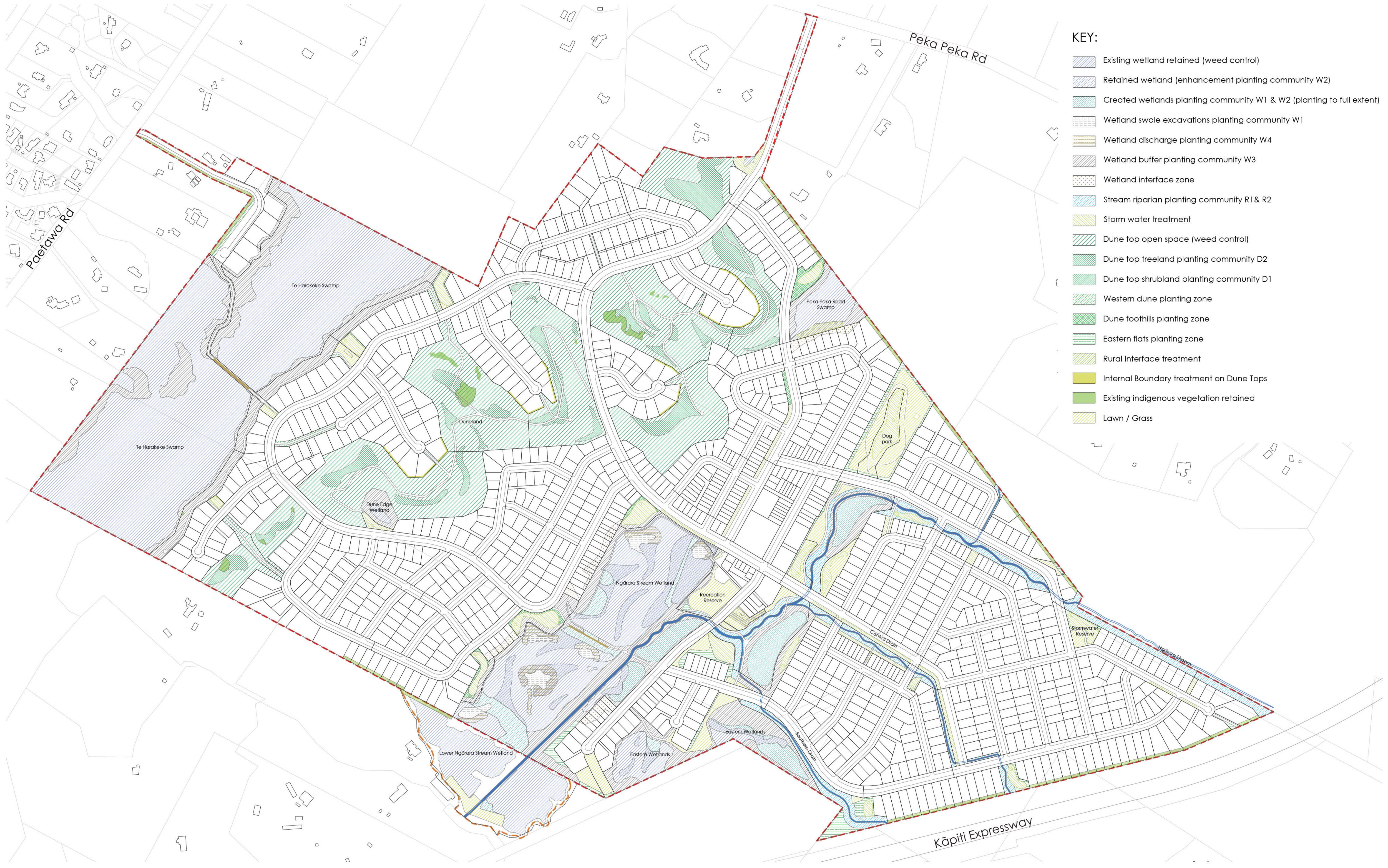
SCALE **1:500**

TITLE **Transpower Coordination Plans**  
PYLON CROSS SECTION (2 OF 2)

CLIENT **Waikanae North Developments Ltd**

PROJECT **171 Peka Peka Rd**  
Peka Peka

JOB STAGE SHEET REV  
**2911- P0-056 -A**



- KEY:**
- Existing wetland retained (weed control)
  - Retained wetland (enhancement planting community W2)
  - Created wetlands planting community W1 & W2 (planting to full extent)
  - Wetland swale excavations planting community W1
  - Wetland discharge planting community W4
  - Wetland buffer planting community W3
  - Wetland interface zone
  - Stream riparian planting community R1 & R2
  - Storm water treatment
  - Dune top open space (weed control)
  - Dune top treeland planting community D2
  - Dune top shrubland planting community D1
  - Western dune planting zone
  - Dune foothills planting zone
  - Eastern flats planting zone
  - Rural Interface treatment
  - Internal Boundary treatment on Dune Tops
  - Existing indigenous vegetation retained
  - Lawn / Grass

Do not scale. Verify dimensions on site before commencing work.

No.	Revision Notes	Date
D	Resource Consent	13.03.2026
C	Resource Consent	13.03.2026
B	Resource Consent DRAFT	30.01.2026
A	DRAFT For COORDINATION	23.01.2026

**Not For Construction** DRAFT

**local**

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North:   
 Scale: 1:6000 @A3  
 1:3000 @A1  
 Issued For: Resource Consent

Job Number:  
**2109-1238**  
 Revision:  
**D**

Project:  
**Waikanae North**  
 Drawing Title:  
**General Planting Zones**  
 sheet 1 of 1

Drawing No:  
**LA5.12**

**Landscape Plans - KEY:**



**Site Boundary**



**Stream / Drain**



**Trees**

Trees for graphical purposes only, refer to LA8.01-07 for street tree planting & community planting palettes for species mix



**Lawn / Grass**



**Decking / Boardwalk**



**Existing Fencing**

Existing fences to be retained



**General Fencing**

Refer Plant Palette LA3.02 & LA3.03 for details



**Site Specific Fencing**

Refer Plant Palette LA3.02 & LA3.03 for details



**Pet Control Fencing**

Refer Plant Palette LA3.02 & LA3.03 for details



**Existing wetland retained**

Wetland subject to maintenance and pest control as set out in the ecological report.



**Retained wetland (enhancement planting community W2)**

Refer to the ecological report for details. Plant Palette LA5.54



**Created wetlands planting community W1 & W2 (planting to full extent)**

Refer to the ecological report for details. Plant Palette LA5.54



**Wetland swale excavations planting community W1**

Refer to the ecological report for details. Plant Palette LA5.55



**Wetland discharge planting community W4**

Refer to the ecological report for details. Plant Palette LA5.55



**Wetland buffer planting community W3**

Refer to the ecological report for details. Plant Palette LA5.56



**Wetland interface zone**

Areas on residential lots with a vegetation covenant to prevent planting of willows or weed species listed within the National Pest Plant Accord (NPPA), Doc and GWRC pest species list.



**Stream riparian planting community R1 & R2**

Refer to the ecological report for details. Plant Palette LA5.59



**Storm water treatment**

Areas are to be 80% planted (excluding maintenance /accesses areas) Grade and location of plants to be agreed with KCDC prior to construction. Plant Palette LA5.61



**Dune top open space**

Dune tops subject to maintenance and pest control as set out in the ecological report.



**Dune top shrubland planting community D1**

Nodes of shrub planting to be included within this zone. Refer to the ecological report for details. Plant Palette LA5.57



**Dune top treeland planting community D2**

Nodes of tree planting to be included within this zone. Refer to the ecological report for details. Plant Palette LA5.58



**Western dune planting zone**

50% of area to be planted. Grade and location of plants to be agreed with KCDC prior to construction. Plant Palette LA5.51



**Dune foothill planting zone**

50% of area to be planted. Grade and location of plants to be agreed with KCDC prior to construction. Plant Palette LA5.52



**Eastern flats planting zone**

50% of area to be planted. Grade and location of plants to be agreed with KCDC prior to construction. Plant Palette LA5.53



**Rural Interface treatment**

5m of visual mitigation planting along rural interface refer to Landscape assessment for further details. Plant Palette LA5.60



**Internal Boundary treatment on Dune Tops**

2m of visual mitigation planting refer to Landscape assessment for further details. Plant Palette LA5.60



**Existing indigenous vegetation**

Existing vegetation subject to protection during earthworks and construction. No works to be carried out within drip lines of any trees without KCDC approval.

Do not scale. Verify dimensions on site before commencing work.

A	Resource Consent	13.03.2026
No.	Revision Notes	Date
<b>Not For Construction</b>		

**DRAFT**

McIndoe  
Urban local

North:  
Λ  
Scale:  
NTS @A3  
Issued For: Resource Consent

Job Number:  
2109-1238  
Revision:  
A

Project:  
Waikanae North  
Drawing Title:  
**Landscape Plan - Key**  
sheet 1 of 1

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Drawing No:  
**LA1.95**

## **PATAI000541 169 Peka Peka Road – Transpower’s Response**

Thank you for your enquiry. Transpower’s BPE-HAY-A and BPE-HAY-B National Grid transmission lines cross the eastern portion of the site. These spans are supported by multiple single steel circuit structures (towers) located on the site (BPE-HAY-A0244 - BPE-HAY-A0246, and BPE-HAY-B0230 – NPE-HAY B0231). The attached Transpower plan of the site and National Grid assets identifies the *National Grid Yard (NGY)* as a blue corridor 12m from the outer most edge of the tower foundation, and 12m either side of the centreline of the National Grid transmission line, which is a line drawn from the centre of one line support structure to the next.

Please note that the 12m setback from the closest visible edge of the support structure foundations is not shown on this plan and needs to be physically identified and measured on site. Additionally, this portion of the site is subject to the ‘High Voltage Power line within 50m’ overlay as identified on Operative Kapiti Coast District Plan 2021 (KCDP).

Land use and development close to National Grid assets must not create safety risks or compromise the operation and maintenance of the National Grid. In particular, Transpower requires all sensitive activities (such as houses) to be located outside the NGY. Safe separation between land use activities is required by the [New Zealand Electrical Code of Practice for Electrical Safe Distances \(NZECP34:2001\)](#). Compliance with the code is mandatory and enforced by Worksafe New Zealand. It is the responsibility of the person undertaking the activity to comply.

### ***Specific Comments***

Transpower understands that the proposal involves Waikanae North Development, which consists of LOTS 1 and 2 DP 589363, LOT 4 DP 360851, LOT 1 DP 21514, PT KUKUTAUAKI 1B1 BLK, NGARARA WEST A46A BLK, SECS 14 15 SO 505444 and SEC 1 SO 545508. The proposed development is part of the Waikanae North Development, which is a listed project in Schedule 2 of the Fast-track Approvals Act 2024. The development seeks to establish a master-planned urban development comprising of over 1000 residential dwellings of diverse typologies, a local centre and capacity for complementary activities such as a retirement village and a school.

Drawings showing this development were provided with this enquiry (Transpower Coordination Plan, sheets 2911-P-51 – 2911-P-54, dated 13/10/2025, Transpower Coordination Plans, sheets 2911-P0-055 – 2911-P0-056, dated 07/11/2025 and Pylons and Offsets sheet 2911-P-55, dated 14/10/2025 prepared by Landlink. Updated Draft Masterplan, drawing number SK250828, dated 28/08/2025 was also prepared by McIndoe Urban Local.

It is noted that Transpower has provided prior advice regarding the proposed Waikanae North Development via responses to PATAI001344 and PATAI001488.

Transpower makes the following comments with respect to the proposed land use, the NGY and NZECP34:2001 based on the drawings provided with this enquiry.



## **1. Location of proposed residential lots**

Based on the drawing sets provided, the proposed private lots (assumed to be residential lots) will be located outside of the NGY. All future dwellings must comply with the building to conductor clearance requirements set out in NZECP34:2001. Given the longer span lengths of the transmission lines traversing the site, the conductor blowout extent (the area where the conductors (wires) are physically present as the lines can swing out this far in high wind conditions) extends beyond the NGY.

Transpower's engineers have identified that lots located within 23 metres of the centreline of the BPE-HAY-A and BPE-HAY-B National Grid transmission lines will be within the conductor blowout extent of the transmission lines. Future buildings / structures in this area (including dwellings) will be subject to height restrictions as follows to comply with the required building to conductor clearance requirements.

Transpower request a consent notice condition is registered on the title of the proposed lots within 23 metres of the centreline that requires plans of the location and elevations of future buildings and structures demonstrating compliance with the NZECP34:2001 building to conductor clearance requirements be provided to Council (with a copy to Transpower) prior to the commencement of construction.

## **2. Access to the National Grid**

We understand that the land underneath, and in proximity to, the National Grid assets is proposed to be used as a combination of Recreational Reserve, Local Purpose Reserve Stormwater and Local Purpose Reserve (Ecological Site). Information provided to Transpower with prior enquiries has indicated that wetland areas / stormwater ponds will be established within the proposed reserve.

As per prior advice, Transpower does not oppose the establishment of green space and recreational reserve within the National Grid corridor, provided the space is appropriately designed and managed, so as to avoid adverse effects on the operation, maintenance, development and upgrading of Transpower's National Grid assets located within the site.

Transpower has a right to access its existing assets under s23 of the Electricity Act 1992. Any future buildings, structures or vegetation planting must be located to ensure vehicle access is maintained to the National Grid transmission lines and National Grid support structures, for maintenance at all reasonable times, and emergency works at all times. National Grid support structures BPE-HAY-A0244 - BPE-HAY-A0246, and BPE-HAY-B0230 – BPE-HAY B0231 will be located within the proposed reserve area noted above, and it is important that access is provided through the reserve to these structures.

Transpower require access to the National Grid assets to be at least 6 metres in width to allow for access by large mobile plant (such as a crane) required for tower operation and maintenance activities, or in the event of an emergency. Similarly, any fences or gates proposed at the site shall not impede Transpower's access to the National Grid assets. Where gates provide access to the National Grid assets, they shall be at least 6 metres wide to allow access for large mobile plant.

From a review of the Transpower Co-ordination Plan (drawing reference 2911-P), Transpower is concerned that access to the National Grid support structures could be impacted by the proposal, in particular access to National Grid support structure BPE-HAY-A0245. The Plan shows this structure as being located within a wetland / stormwater pond that will be intermittently wet; however no further detail has been provided on water levels in relation to the structure. Transpower also understands that earthworks will be undertaken to form the wetland / stormwater ponds, which could further impede access if the support structure were elevated on an 'island' or land around the structures filled, resulting in the structures being at a lower level than the surrounding ground.

To inform this response, Transpower requested further detail from the enquirer regarding the location of the support structures in the reserve area, including cross sections to show existing and proposed ground levels, along with and cut and fill plans (request dated 31 October). Cross sections (Drawings 2911-P0-055-56 A) were provided to Transpower, showing current and proposed ground levels. Transpower's Engineers have reviewed the cross section drawing provided by the enquirer but do not have sufficient information to assess the impact of the proposed changes to ground levels with respect to the provision of access to the National Grid support structures and the relevant NZECP34:2001 clearance requirements. Transpower's engineers request the enquirer provide a cad file (DXF/DWG) of the proposed final levels. As this cannot be uploaded to Patai, it can be emailed to [Nuala.oneill@lumen.net](mailto:Nuala.oneill@lumen.net).

Transpower also requested a plan showing how access would be provided through the reserve area to the National Grid support structures. This is particularly relevant for support structure BPE-HAY-A0245 located within a wetland / stormwater pond, and with a drain located to the north and west of the structure. From the scheme plan, it is not clear how access to this structure will be gained from the roads proposed to the east and west of the structure, particularly if water ponds around the structure and it is not practicable for vehicles and mobile plant to cross the drain. This information has not been provided to Transpower and remains outstanding.

As per prior advice, Transpower recommend that any walkways / shared paths are setback from the National Grid support structures to the extent practicable, in order to minimise impacts on Transpower's ability to access the structures for operation and maintenance activities. Additionally, directing the movement of people near support structures can result in an increased risk of the structures being climbed on or used for unintended purposes, which can create safety risks.

### **3. NZECP34:2001 Requirements**

Given the proximity of the proposed works to the National Grid transmission lines, construction will need to be managed carefully to avoid any impacts on the National Grid and minimise risks to people and plant. NZECP34:2001 sets out requirements for matters including, mobile plant working near the transmission lines, land disturbance near the National Grid . These matters are detailed below.

#### Mobile Plant operation

In accordance with Section 5 of NZECP34:2001, no mobile plant or large vehicles may come within 4 metres of the conductors of any transmission lines during construction. Accordingly, all machinery,

mobile plant and vehicles operating within 23 metres of the transmission lines, and traversing beneath the lines, shall be limited to a maximum reach height of 4.1 metres.

#### Land disturbance around National Grid support structures

- Earthworks near National Grid support structures need to be carefully managed so as to not adversely impact the stability of the structures. Section 2.2.3 of NZECP sets out the restrictions on excavation within 12 metres of the outer edge of tower foundations. Specifically, no excavation shall:
  - (a) exceed a depth greater than 300mm within 6 metres of the outer edge of the visible foundations of the tower; or
  - (b) exceed a depth greater than 3 metres between 6 metres and 12 metres of the outer edge of the visible foundation of the tower; or
  - (c) create an unstable batter.
- Any earthworks undertaken in proximity to National Grid support structures shall avoid the damming or ponding of water around the tower foundation. Similarly, any changes to the stormwater drainage patterns and runoff characteristics arising from the works shall not result in any adverse effects on the foundations of the tower. From the cross sections through the proposed reserve area, it is not clear how the ponding of water around the towers will be managed. Transpower require further detail in this regard.

#### Ground to conductor clearance

- In order to comply with NZECP34: 2001 conductor to ground clearances, no fill or material shall be stockpiled or deposited so that the conductor to ground clearance is reduced to less than 8 metres (7.5 metres in accordance with Table 4 of NZECP34:2001 plus a 0.5 metre tolerance as required by Transpower) for the BPE-HAY-A and BPE-HAY-B National Grid transmission lines.

Additionally, Transpower does not support the stockpiling of materials or storage of equipment beneath the National Grid transmission line or within 12 metres of any National Grid support structure.

#### **4. Construction Management Plan**

Given the proximity of the proposed works to the National Grid assets, Transpower will require the preparation of a Construction Management Plan (CMP) prior to commencing any construction works and earthworks within 50 metres of the BPE-HAY-A and BPE-HAY-B National Grid assets. The purpose of the CMP will be to demonstrate how the works will comply with NZECP34:2001 minimum approach distances (i.e., minimum required distance between wires/conductors and mobile plant and any earthworks undertaken within 12m of the tower). Transpower will request the CMP forms a condition of the resource consent for the works and a consent condition will be provided by Transpower once the aforementioned matters have been addressed (refer to Section 7 below).



## **5. Vegetation planted near the National Grid**

It is assumed that landscaping will be undertaken within the proposed area of new reserve land. Any new vegetation planted within the NGY must not exceed 2 metres in height at full maturity and must comply with the Electricity (Hazards from Trees) Regulations 2003, or any subsequent revision of the regulations. Vegetation planted outside of 12 metres either side of the centreline of the transmission line must be setback sufficiently to ensure that trees cannot fall within 4 metres of the transmission lines.

Additionally, any proposed new trees or vegetation must be setback from the outer edge of the visible foundation of National Grid Support Structures by at least 2 metres, with at least one side of National Grid Support Structures to be kept free from vegetation in order to provide access to the tower.

## **6. Earth Potential Rise**

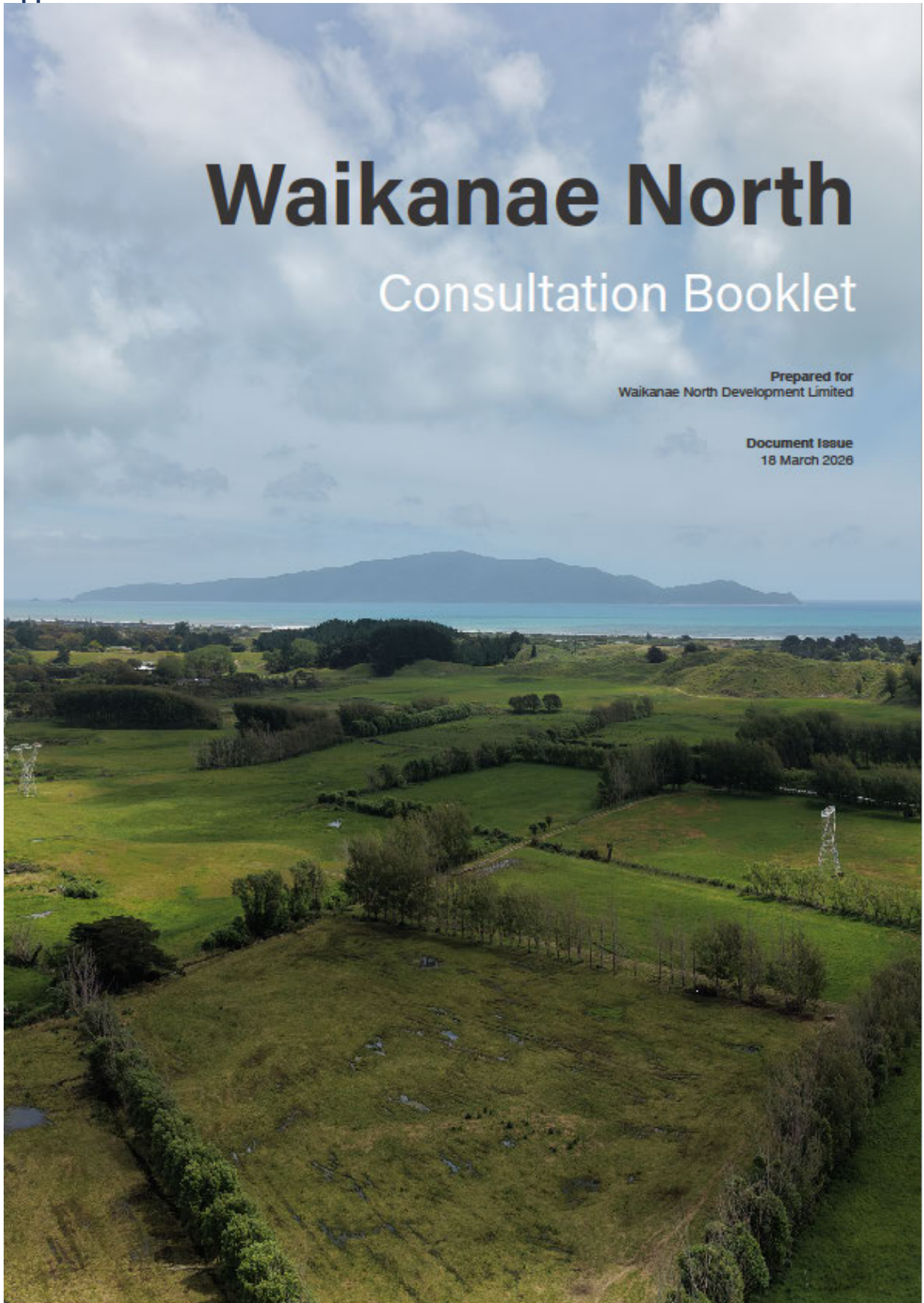
Due to the close proximity of proposed buildings, structures and infrastructure to the National Grid transmission line support structures located within the site, any development within the site may be subject to potential Earth Potential Rise (EPR). EPR is the potential for towers or poles to transfer high voltage and dangerous currents into the ground during a lightning strike or fault on the transmission line. This can affect, among other things, all new installed services such as pipelines, communication cables, fences, streetlights and housing placed in close proximity to transmission towers.

An EPR Assessment will be required for all buildings and structures located within 50 metres of National Grid support structures.

## **7. Consent Conditions**

Transpower will provide a set of requested consent conditions form part of the substantive application once the outstanding matters regarding access to the National Grid support structures and land disturbance around the National Grid support structures have been resolved.

**Appendix C: Consultation Booklet**



## 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.**

## Project Background

Waikanae North Developments Limited ("WNDL" or "the Applicant", formerly Waikanae North Farm Ltd) owns a 138.7-hectare property at 168-171 Waikanae North Road, Kāpiti ("the Site"), situated at the northern extent of Waikanae.

WNDL proposes a master-planned urban development to accommodate approximately 1,150 houses, a local commercial centre, amenities including open space and recreation opportunities, and significant ecological restoration of wetlands and dunes.

WNDL is developing its plans in close consultation with local iwi Ōtiawa ki Whakarongotai, and enjoys the support of Kāpiti Coast District Council.

The Waikanae North Masterplan demonstrates the potential for high quality residential development that will 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 will be a natural extension of Waikanae, will provide critical mass to enable local services and transport links to establish in order to service both the existing urban area at Waikanae as well as the proposed development area. The development will act as a catalyst for additional infrastructure that will also enable densification and logical extension of the existing Waikanae urban area.

McIndoe Urban

local

CGW

ocdl

Stantec



RMA ECOLOGY

Heritage Solutions

Landlink

PIE

BELL GULLY

KPMG

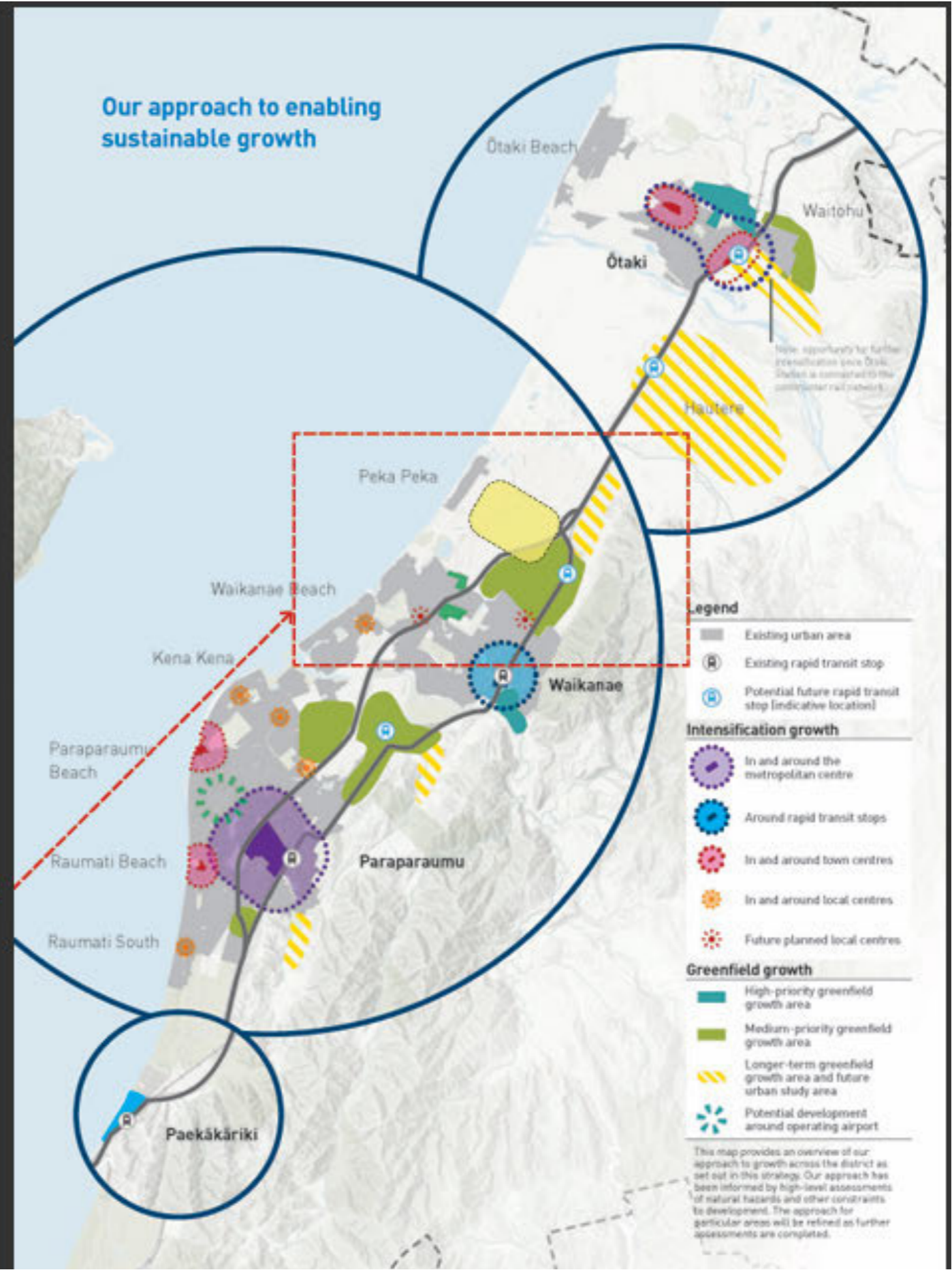
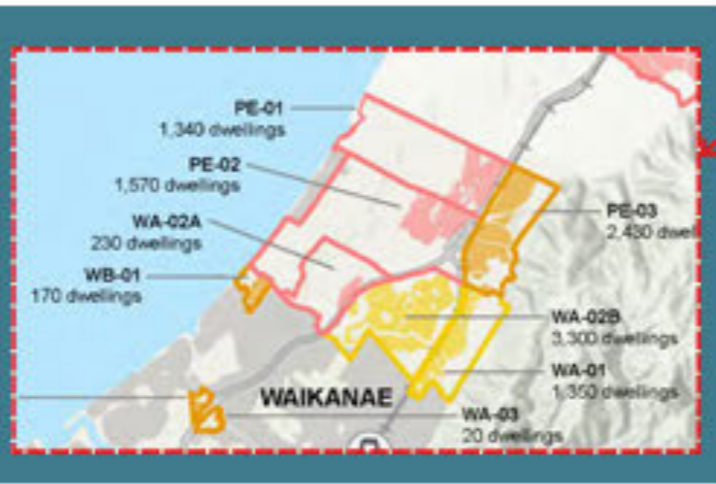


# The Site in Context



- Our plan will be strongly grounded in our six growth principles:**
- supporting Mana Whenua aspirations
  - valuing our environment
  - fostering strong communities
  - encouraging low-carbon living
  - embracing the opportunities of growth
  - enabling choice.

- Contributing to KCDC's capacity requirements
- A logical extension north
  - A connected well-functioning urban environment





## The Site



### Important Considerations

#### Location

Centred 3.5 km north of Waikanae, Waikanae North connects to Waikanae North Road which is to the north. The Kāpiti expressway and the cycleway that is part of that forms its east boundary. The north-eastern corner of Waikanae North is approximately 1.1 km via the expressway cycleway from the end of Waikanae North Road and the Harrison's Country Gardenworld and café. From the roundabout at that point it is approximately 4.9 km via Waikanae North Link Road and Main Road south to the Waikanae Railway station and town centre.

#### Land uses

Existing land uses surrounding the site are primarily rural residential, and a large portion of this land remains open and undeveloped. The site and surrounding areas contain significant wetlands that provide for flood storage. The site is crossed by a pair of high voltage transmission lines.

#### Land ownership

Single ownership and easement allows for coordinated planning and delivery of residential growth in a way that is challenging in areas with more scattered land ownership.

#### Land character

Two key areas have been identified as having distinct characters. This will be reflected in the typologies for lots:

- **Western Dunes** - elevated on the north-western side of the dunes
- **Central Flats** - Larger, more cohesive areas of flat developable lands, situated around the base of the dunes and wetland restoration areas.

## Key Moves

### 1. Distinctive and memorable character

- work with mana whenua and integrate Te Kaupapa Matua
- identify and celebrate the whakapapa of the place
- celebrate the character and quality of the natural setting

### 2. Regenerative ecologies and landscape

- repair and regenerate ecologies
- ecological areas as common amenity features
- introduction of ecological corridors through the site

### 3. Design for community

- new local centre at the heart of the development
- a setting for community to develop and thrive
- opportunities for children's play

### 4. Connectivity

- multiple active-mode connections to surrounding area
- interconnected street network structure
- network of paths and trails connect to Express Way cycle lane

### 5. Comprehensive and integrative planning

- local centre integrated into the development as local point
- open space, landscape and buildings considered together
- land form, natural systems and ecologies integrated

### 6. Variety and choice of housing

- opportunity for higher density housing located around local centre
- high amenity public realm as setting for higher density typologies
- variety of lot size and development type
- flexibility for intensification in line with market demand

*To create a premium yet accessible coastal residential community, connected to nature, that contributes to quality growth in Kāpiti.*

*Waikanae North will be a benchmark for sustainable living, focused on creating a vibrant community and assisting to alleviate New Zealand's housing crisis.*



# The Plan



**Housing**

- Approximately 1,200 houses of diverse typologies to meet the needs of a cross section of the community, from affordable through to larger sites
- Staging of approximately 120 lots per stage
- Lots with street addresses and solar orientation
- 9 lots with access from Pastawa Road

**Community**

- A local centre with retail, café, shared working space, and other commercial activities
- Neighbourhood parks, playing fields, walkways and cycleways (consistent with the HCDC Open Space Strategy)
- Capacity for complementary activities such as a retirement village and a school
- Access to recreational facilities

**Infrastructure**

- Integration with stormwater management
- Active transport infrastructure. Connections to existing multi-modal transport infrastructure adjacent to the Site, connecting to the Waikanae town centre
- Network of pathways and internal connections, including public access to 5.6 km of trails in addition to streets and footpaths

**Ecological Restoration & Enhancement**

- Ecological restoration areas including a 15.5 ha ecological wetland sanctuary, 19 ha of amenity open space interspersed with plantings (with parts also suitable for active recreation)
- Enhancement planting to the existing Te Harakeke wetland located partly within the Site
- Dune restoration and enhancement planting of some 17.5 ha
- The creation of a harakeke harvesting area; and restoration and re-naturalisation of an existing watercourse on the Site



## Housing Choice



**Waikanae North will provide a variety of housing types, ensuring options that reflect the needs of the wider community.**

Waikanae North will provide a range of residential typologies that respond to community needs and future growth, while allowing for flexibility over time.

- **Coastal lifestyle housing** offering larger lots and a relaxed character connected to the natural setting
- **Traditional density neighbourhoods** with familiar suburban patterns that balance privacy and community
- **Terraced housing** to create compact, walkable environments and support vibrant town centre living
- **Affordable housing options** ensuring inclusivity and accessibility for diverse community groups
- **Flexibility for intensification** at later stages of development, enabling higher densities as demand grows and infrastructure evolves

## Open Space



Waikanae North open space network is envisioned as a connected, inclusive, and resilient landscape that supports ecological health, cultural identity, and community wellbeing.

- **Connectivity.** Open spaces are linked together to form a continuous and accessible network.
- **Equity.** Open spaces are distributed across the neighbourhoods, ensuring all residents benefit.
- **Multifunctionality.** Spaces are designed to serve a variety of purposes, from recreation to ecology.



- **Sustainability.** Protecting and enhancing ecological areas and ensuring long-term viability
- **Diversity.** A range of spaces provided, including playgrounds, natural areas, gathering places.
- **Resilience.** Open spaces designed to adapt to flooding, drought, and climate change impacts
- **Engagement.** Active involvement the community in planning, design, and management.
- **Stewardship.** Encouraging a sense of ownership, care, and responsibility among residents and stakeholders.



## Ecological Restoration

Waikanae North ecological outcomes focus on strengthening natural systems and cultural connections. Enhancement planting will be undertaken at Te Harakeke wetland and other existing wetland areas, alongside the creation of a dedicated wetland sanctuary to support biodiversity and habitat resilience.

Dune restoration and further enhancement planting will reinforce coastal ecology and protect against erosion, while a designated harakeke harvesting area will sustain cultural practices and ecological stewardship.

Streams and drains will be realigned and ecologically enhanced to improve water quality and habitat connectivity, and integrated stormwater attenuation within landscape corridors will manage runoff while contributing both ecological and amenity value.



### 1. Te Harakeke Wetland

- Focused management to enhance ecological value and biodiversity.
- Establish and maintain a 10m planted buffer around the wetland for protection and habitat support.
- Ongoing ecological care, including weed removal, and installation of pest and animal control stations.

extensive wetland edges, and dry 'islands' for shrubland planting, forest bird roosting/nesting, and use by fernbird and bittern.

- Specialist habitat creation targeted for native aquatic species such as mudfish and kokopu.
- Dynamic hydrology with regular flooding and large zones that transition seasonally between wet and dry conditions.

- Establish and maintain a 10m planted buffer around the wetland for protection and habitat support.

### 4. Dune Hill Tops

- Manage as ecological restoration areas
- Paths for public access
- Public viewing areas with signage / interpretation

### 5. Stormwater Attenuation Landscape

- Designed to capture, slow, and filter runoff through planted basins and wetlands, enhancing water quality, reducing flood risk, and creating ecological and amenity value.

### 2. Wetland Sanctuary

- Wildlife-focused central area managed primarily for ecological values and biodiversity.
- Habitat design incorporating permanent water, deep pools,

### 3. Enhancements Around Significant Natural Areas

- Focused management to enhance ecological value and biodiversity.

## A New Local Centre and Community Hub



### Key Drivers for the Centre

- **Central amenities and layout.** Thoughtfully designed facilities and spaces form a strong, accessible heart for the community.
- **Integration of built and natural environments.** Seamless connections between architecture and landscape (e.g., cafes overlooking open parkland) enhance amenity and character.

- **Residential diversity.** Opportunities for a mix of housing types and densities around the centre support inclusivity and adaptability.
- **Mixed-use vibrancy.** A blend of uses encourages activity, diversity, and long-term growth, creating a lively and resilient centre.
- **Social interaction and community life.** A rich mix of facilities naturally draws people together, supported by

community rooms, town squares, and shared spaces.

- **Embedded community facilities.** Local services and amenities are integrated into the centre to meet everyday needs and strengthen social ties.
- **Ease of movement and connectivity.** A walkable and permeable layout with safe, attractive, high-quality public spaces encourage accessibility and active lifestyles.



## Neighbouring Sensitivities



Waikanae North is designed to be a respectful and well-integrated community, carefully balancing the needs of residents, neighbouring properties, and existing strategic infrastructure. The approach emphasises collaboration, thoughtful design, and environmental sensitivity to ensure that the development enhances local amenity while mitigating potential impacts.

- Lot arrangements carefully planned to respect neighbouring properties with additional planting, screening, and setbacks proposed to integrate the neighbourhood into its context.
- Working with Transpower and NZTA to manage reverse sensitivity and the effects of existing strategic infrastructure.
- Adherence to mandated setbacks from key infrastructure
- Visual and acoustic mitigation measures, including buffer planting and landscape treatments, to soften views and reduce noise impacts from the Kāpiti Expressway.

## Well Functioning Urban Environments



In summary, Waikanae North is envisioned as a well-functioning urban environment that will:

- Uphold *tangata whenua* aspirations, embedding cultural values and identity into the fabric of the community
- Deliver significant ecological benefits, enhancing biodiversity and natural systems
- Offer an outstanding living environment, balancing amenity, accessibility, and wellbeing
- Support a low-carbon lifestyle, encouraging sustainable choices and reducing environmental impact
- Strengthen water management and resilience, integrating innovative approaches to stormwater and climate adaptation
- Provide generous community facilities, fostering connection, inclusion, and shared experiences
- Address the regional housing deficit, contributing positively to supply and affordability
- Deliver diverse housing choices, meeting the needs of a broad demographic across the community