

Referral application form to use for the fast-track process

Under the Fast-track Approvals Act 2024

About this referral application

This referral application form has been [approved](#) by the Secretary for the Environment in accordance with the [fast-track approvals process](#) of the Fast-track Approvals Act 2024 (the Act). All referral applications under the Act must be submitted using this form.

We recommend you discuss your referral application and the information requirements with us before you lodge the referral application. Please contact the Fast-track support team on 0800 327 875 or email info@fasttrack.govt.nz

Please provide a general level of detail in your application; sufficient to inform the Minister's decision on the referral application.

You must use this form to apply for referral applications and complete all relevant fields, even where you provide supporting attachments that are more detailed. Include attachment or appendix numbers in the relevant fields and list the attachments in section 5 of this form.

If the required information and relevant supporting material is not provided, the application will be returned to you as incomplete.

If your application is determined to be complete, and the Ministry for the Environment (MfE) considers that your project may be capable of satisfying the assessment criteria and does not appear to involve an ineligible activity, and you have paid all related fees, charges and/or levies, then we will provide it to the Minister for Infrastructure (the Minister).

Unless the Minister decides to decline the application before doing so, the Minister will invite comments on the application from relevant local authorities, Ministers, [administering agencies](#), identified Māori groups, owners of Māori land in the project area and any other person the Minister decides is appropriate. The Minister may also request further information from you, the relevant local authorities, or relevant administering agencies before making a decision on the referral application.

If the Minister accepts your referral application, then you may lodge a substantive application with the EPA and the substantive application may be considered by a decision-making panel.

Application fees and Cost recovery

Under the [Fast-track Approvals \(Cost Recovery\) Regulations 2025](#) (the Regulations), applicants lodging a referral application are required to pay a fee (deposit) of \$12,000 (plus GST), and a levy of \$6,700 (plus GST) to the Environmental Protection Authority (EPA). The fees are set in [Schedule 1 of the Regulations](#). These fees must be paid before lodgement of your referral application. If the required amount is not paid the application will be returned as incomplete.

Please note the final costs payable at the referral stage may exceed the referral application fee (deposit) paid. More information about cost recovery under the Fast-track Approvals Act 2024 is available from [Fast-track approvals cost recovery process](#).

Submitting your application

You will need to submit this form through our digital Fast-track portal. You will need to receive a link to register/access the portal.

If you need any help with the form, you can call or email us:

- 0800 327 875 (0800 FASTRK) (from within New Zealand)
- email: info@fasttrack.govt.nz

Ways you can send your completed form to us

By digital portal – you will need to receive a link to register/access: [Fast-track website](#)

By email – info@fasttrack.govt.nz

Your personal information

The Ministry for the Environment (MfE) is collecting your personal information for the purpose of administering your referral application under the Fast-track Approvals Act 2024. We will only use the information for the purposes of contacting you in relation to this application.

MfE may provide your application, or details from your application to other agencies or local authorities for the purpose of administering your referral application. If your application is accepted as complete and progresses through the referral process, the Minister may consult with other agencies and groups on your application. This will require the Minister to share the details of your application with the EPA, the Panel Convener, and those groups.

We will store your personal information securely. You have the right to access the personal information we hold about you and to ask for it to be corrected if it is wrong. If you would

like to access your personal information, or have it corrected, please contact us at referrals@fasttrack.govt.nz

Official information

All information you provide with this application is subject to the Official Information Act 1982 and may be released in accordance with that Act.

Publishing your application

We intend to publish your referral application on the Fast-track Approvals website.

Any personal contact details in application documents will not be made publicly available. Please provide a copy of the application with all personal contact details redacted.

MfE may also redact certain information from publication in accordance with the Official Information Act 1992. If you think your application contains information which should be withheld, please clearly identify it and provide an explanation as to why it should be withheld.

[Click or tap here to enter text.](#)

Section 1: Applicant details

A person or persons may apply to use the fast-track process for a project. Where there is more than one person, the referral application must be lodged jointly by all of the persons who are proposed to be authorised persons for the project.

If the referral application is accepted and referred by the Minister, the person or persons who lodged the referral application will be specified as the person who is, or the persons who are, authorised to lodge a substantive application for the project.

1.1 Applicant(s) – repeat for all applicants

1.1.1 Organisation name: SUMMERSET VILLAGES (PARAPARAUMU) LIMITED

1.1.2 NZBN (optional): 9429037897505

1.1.3 Contact name: Oliver Boyd

1.1.4 Phone: s 9(2)(a)

1.1.5 Email address: s 9(2)(a)

1.1.6 Postal address (if preferred method of contact): Level 27 Majestic Centre
100 Willis St Wellington 6011 New Zealand

Additional Applicants:

1.2 Agent acting on behalf of applicant (if applicable)

1.2.1 Organisation name: Russell McVeagh

1.2.2 Contact name: Daniel Minhinnick

1.2.3 Phone: s 9(2)(a)

1.2.4 Email address: s 9(2)(a)

1.2.5 Postal address (if preferred method of contact): Level 30, Vero Centre 48
Shortland Street PO Box 8 Auckland New Zealand 1140

1.3 Finance – Agent acting on behalf of applicant (if applicable)

1.3.1 Organisation name:

1.3.2 Contact name: Oliver Boyd

1.3.3 Phone: s 9(2)(a)

1.3.4 Email address: s 9(2)(a)

1.3.5 Postal address (if preferred method of contact): Level 27, Majestic Centre
100 Willis St Wellington New Zealand 6011

If you are making this application on behalf of the applicant, please attach evidence that you are authorised to make this application.

1.3.6 Please direct all correspondence relating to this application (including correspondence from MfE) to:

If selecting Applicant and there is more than 1 person who lodged the referral application, please identify 1 person to receive all correspondence on behalf of all applicants.

1.4.1 Compliance and enforcement history – repeat for all applicants

1.4.1 Have there been any compliance or enforcement actions taken against the applicant (or if the referral application is lodged by more than one person, any of those persons) under a specified Act definition for either ‘compliance’ or ‘enforcement’?

Yes

1.4.2 If you answered yes above, please provide a summary of the relevant legislation and provisions, and any compliance or enforcement actions, and the outcome of those actions taken under the [specified Act](#) against the applicant or applicants, if the referral is being lodged jointly.

Please see a summary of the applicant's compliance and enforcement actions attached to the application as Attachment 15.

Section 2: Referral application summary

2.1 Project name

This is the name by which the project will be known publicly. For example - avoid using street addresses, place names, company names.

Otaihanga Retirement Village

2.2 Project description and location

2.2.1 Provide a description of the project and the activities it involves

The project description helps us with inviting comments from relevant parties on the application, and publishing information about the application.

The project is for the construction and operation of a new comprehensive care retirement village on approximately 12.65ha of land in Paraparaumu in Kāpiti. A concept plan is provided as Attachment 4. The project will comprise:

- approximately 250 independent living units consisting of cottages and villas in various configurations;
- a central main building comprising approximately 40 Assisted Living Suites, 40 care suites, and associated staff and administrative functions;
- a range of resident amenities such as a bowling green, pickleball court, pétanque court;
- internal circulation and parking provision;
- extensive site landscaping including a restoration of wetlands on Site and utilisation of stormwater management wetlands;
- earthworks to construct infrastructure and upgrades to the roading network required to serve the Development;

The aim of the project is to provide an increase in the supply of aged care options in Paraparaumu, the Kāpiti District and more broadly the Greater Wellington Region which has an ageing population and limited aged care facilities. The project will also provide for local employment opportunities in a region with relatively low

employment growth.

Property Economics have prepared an Economic Impact Assessment which is attached to this application as Attachment 6. This summarises the economic benefits including a total NPV of \$169 million over 7-years, a total direct employment of 481 FTE years over the development period and the total indirect and induced employment over the development period.

In summary, the EIA finds: "Overall, in light of these economic benefits, in conjunction with the development's quantified economic injection into the regional economy and employment opportunities, Property Economics considers that advancing the proposed development would represent a significant contribution to the Wellington regional economy and senior community, not just the local Kāpiti market and community".

2.2.2 Provide a description or map of the whole project area that identifies its boundaries in sufficient detail to enable consideration of the referral application.

For example, site address(es), certificate of title(s), shape files

The Site is located at 73 Ratanui Road in Paraparaumu and is legally described as Lot 1 DP 617312 RT 124641. This Site was created through an amalgamation of two titles and the new record of title has yet to be issued. We have included a copy of the previous Record of Titles for 65 and 73 Ratanui Road which make up the Site in Attachment 3.

Works are also proposed on the adjacent land at 24 Otaihanga Road, Paraparaumu, legally described as Lot 2 DP 87479 (the Record of Title is included in Attachment 3). Summerset is engaging with the owners of this property on the use of this land for earthworks on the property boundary and for construction access. Whilst the use of this land for these works is preferred if arrangements are not finalised, the works could take place fully within 73 Ratanui Road which is owned by Summerset.

Works are also proposed in the road reserve on Ratanui Road adjacent to the project for the purpose of upgrading the road network to provide a T-intersection with a right turn bay into the main entrance of the project, and for any other infrastructure upgrades required in the road reserve to service the development.

The Site is located approximately 3.2km north of the Paraparaumu Metropolitan Centre with Ratanui Road being a Local Community Connector that provides the main link between the Paraparaumu Metropolitan Centre and urban area of Otaihanga. A shared path is provided to the north of the Ratanui Road carriageway and forms a well utilised link between Paraparaumu and Otaihanga.

The surrounds are predominantly residential in nature and include an area of land recently rezoned from rural lifestyle to general residential.

The Site has an undulating topography with elevations ranging from approximately RL 16.0m down to RL 4.0m (Wellington 1953 local vertical datum).

The Site is currently used as a rural residential lifestyle block, as per the uses enabled by the current zoning. It contains sheds and farm paddocks. The Site contains pockets of both native and exotic vegetation with exotic being the majority and consisting of pine, blackwood, cypress and willow in the paddocks. The few native species observed during the field survey were coprosma, karo, ti koura and pittosporum. The northern boundary's raised sand hill area is largely comprised of blackberry, rank pasture grasses, common weeds and two or three exotic trees.

There is a watercourse running across the middle of the Site, crossed by three culverts in the southern third of the Site. The Greater Wellington Regional Council (GWRC) Regional Highly Modified Streams online maps show the watercourse as being a highly modified stream beginning in the middle of residential dwellings westward of the Site, as opposed to an artificial watercourse. The stream is regularly without surface water and has a damp soil bed with predominantly terrestrial grasses and herbs (dandelion, hawksbeard, clover, chickweed) and few wetland species (creeping buttercup, starwort).

Fourteen natural inland wetlands have been identified totalling an area of 621m². All the wetland features on the Site are small and dominated by exotic species as a result of historic forest clearance and farming.

While the Site does not contain any previously recorded archaeological sites, it is part of a broader archaeological landscape that runs through Kāpiti and the surrounding area contains a number of archaeological sites associated with Māori settlement and occupation, particularly in the form of shell middens and ovens.

A map of the Site and the surrounds is included as Attachment 2.

2.3 Ineligible activity

Your referral application must demonstrate that the project does not involve any ineligible activities as defined in [Section 5](#) of the Act. Please consider each ineligible activity below and where relevant, provide the requested details.

*When providing your response below, where possible, **provide details of any parties involved, the extent of their holding and the activity relevant to their area.***

Where a project involves an activity that may be the subject of a determination under sections [23](#) or [24](#), and you are intending to seek a Ministerial determination for that activity under either section, you must still complete this section in full. Determinations under, and information required in respect of, sections 23 and 24 are covered further under 2.5

Ministerial determinations under sections 23 and 24.

If your application relates to certain mining activities below the surface of the land and meets the other relevant criteria under [section 5\(2\)](#) of the Act then an agreement under [section 5\(1\)\(a\), \(b\), \(j\) or \(k\)](#) may not be required. This should be identified under the relevant questions below, and you must provide the additional information required in respect of [section 5\(2\)](#) under 2.3 Ineligible activity.

2.3.1 Does the project include an activity that would occur on identified [Māori land](#) as defined in section 4 of the Act?

No

a. If yes, please address the following:

- i. identify the land involved and the owner(s) of the land.
- ii. Confirm that the activity on the land has been agreed with the owners of the land and provide evidence of the written agreement; or
 - A. advise whether it is proposed to seek a determination under [section 23](#) and provide the information under 2.5 Ministerial determinations under sections 23 and 24 below; or
 - B. advise whether it is proposed to rely on [section 5\(2\)](#) of the Act and provide the information under 2.3 Ineligible activity below.

2.3.2 Does the project involve an activity that would occur in a customary marine title area?

No

a. Address the following:

- i. Identify the relevant customary marine title area, who the customary marine title group is;
- ii. Provide evidence that written agreement has been obtained from the customary marine title group and provide a copy of the same; **or**
 - A. advise whether it is proposed to rely on [section 5\(2\)](#) of the Act and provide the information under 2.3 Ineligible activity below.

2.3.3 Does the project involve an activity that would occur in a protected customary rights area?

No

a. Address the following:

- i. Identify the protected customary rights area, the group who holds these rights and the nature of the protected customary right(s)
- ii. Explain your proposed activity and identify whether you consider that it would have a less than minor adverse effect on the exercise of the protected customary right(s), and briefly explain why; **or**
- iii. Advise whether you consider that your proposed activity would have a more than minor effect on the exercise of the protected customary right(s), and if so, confirm that the activity has been agreed to in writing by the protected customary rights group and provide a copy of that agreement.

2.3.4 Does the project involve an activity that would occur on:

Māori customary land; OR land set apart as a Māori reservation as defined in section 4 of Te Ture Whenua Māori Act 1993.

No.

2.3.5 Does the project involve an aquaculture activity or an activity that is incompatible with aquaculture activities that would occur within an aquaculture settlement area (under section 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004); or an area reserved under another Treaty settlement for the aquaculture activities of a particular group?

No

2.3.6 Provide details of the aquaculture activity or the activity that is incompatible with aquaculture and the location

2.3.7 Provide details of the relevant aquaculture settlement area or Treaty settlement legislation reserving space for aquaculture and include details of the impacted parties or particular group.

2.3.8 Provide details on whether or not the applicant is authorised to apply for a coastal permit within the aquaculture settlement area, or area reserved under another Treaty settlement for aquaculture activities, including a copy of any such authorisation.

2.3.9 Does the project include an activity that would require an access arrangement under [section 61](#) or [61B](#) of the Crown Minerals Act 1991?

No

a. Provide the following information:

- i. what is the activity that would require the access arrangement; and
- ii. does the project include an activity that would occur on Crown owned land or internal waters and land of the common marine and coastal area described in Schedule 4 of that Act and provide details of the same.
- iii. If so describe how the activity meets the criteria in [section 61\(1A\)](#)(a-e) of the Crown Minerals Act 1991; **or**
- iv. Confirm and provide evidence that the project would not occur in an area for which a permit cannot be granted under that Act:

2.3.10 Does the project include an activity that would be prevented under any of sections [165J](#), [165M](#), [165Q](#), [165ZC](#), or [165ZDB](#) (regarding the management of occupation in common marine and coastal area) of the Resource Management Act 1991?

No

2.3.11 Provide details about which section the project does not comply with and, if relevant, the provisions of the regional coastal plan that are applicable.

2.3.12 Does the project include an activity (other than an activity that would require an access arrangement under the [Crown Minerals Act 1991](#)) that would occur on land that is listed in [Schedule 4](#) of this Act?

No

a. Provide the following:

- i. identify the activity and which clause under Schedule 4 is applicable; and
- ii. **confirm** whether you are seeking that the Minister make a determination under [section 24](#), and if so, whether the determination sought relates to existing electricity infrastructure or new electricity lines and provide the information under 2.5 Ministerial determinations under sections 23 and 24 below.

2.3.13 Does the project involve an activity that would occur on a national reserve held under the [Reserves Act 1977](#) and requires approval under that Act?

No

a. Address the following:

- i. identify the activity and type of national reserve under the Reserves Act

- ii. identify what approval(s) would be required under the Reserves Act.
- iii. Confirm whether you are seeking that the Minister make a determination under [section 24](#) and if so whether the determination sought relates to existing electricity infrastructure or new electricity lines.? If so, provide the information under 2.5 Ministerial determinations under sections 23 and 24 below

2.3.14 Does the project involve an activity that would occur on a reserve held under the Reserves Act 1977 that is vested in someone other than the Crown or a local authority?

No

a. Address the following:

- i. identify the activity, the reserve type under the Reserves Act, and the person in whom it is vested.
- ii. provide evidence that written agreement has been obtained from the person in whom the reserve is vested and provide a copy of the same; or
- iii. advise whether it is proposed to rely on [section 5\(2\)](#) of the Act and provide the information under 2.3 Ineligible activity below.

2.3.15 Does the project involve an activity that would occur on a reserve held under the Reserves Act 1977 that is managed by someone other than the Department of Conservation or a local authority?

No

a. Address the following:

- i. identify the activity, the reserve type under the Reserves Act, and the person or body who manages the reserve.
- ii. Provide evidence that written agreement has been obtained from the person or body responsible for managing the reserve and provide a copy of the same; **or**
- iii. advise whether it is proposed to rely on [section 5\(2\)](#) of the Act and provide the information under 2.3 Ineligible activity below; **or**
- iv. advise whether you consider the activity falls within the scope of [section 5\(5\)](#) of the Act, and provide the information under 2.3 Ineligible activity below.

2.3.16 Does the project involve an activity that is:

a. a prohibited activity under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012 or regulations made under that Act?

No

b. described in section 15B (Discharge of harmful substances from ships or offshore installations) of the Resource Management Act 1991 and is a prohibited activity under that Act or regulations made under it;

No

c. prohibited by section 15C (Prohibitions in relation to radioactive waste or other radioactive matter and other waste in coastal marine area) of the Resource Management Act 1991

No

2.3.17 Does the project involve a decommissioning-related activity as described in section 38(3) of the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012:

No

2.3.18 Does the project involve an activity undertaken for the purposes of an offshore renewable energy project?

No

2.4 Exemptions from requirement to provide agreement

2.4.1 Mining activities under section 5(2)

The agreement of the relevant groups referred to under 3.5 Persons affected is not required for certain mining activities under [section 5\(2\)](#). If you think this might apply to your application, answer the questions below.

2.4.1.2 Is your application for an activity that is prospecting, exploration, mining or mining operations of Crown-owned minerals undertaken below the surface of any land or area?

No

2.4.1.3 Provide details of the activity and identify the owner and occupier of the land and any relevant details concerning the land or area (such as whether it is identified Māori land)

2.4.1.4 Explain the extent, if any to which your activity may be likely to cause any damage to the surface of the land or any loss or damage to the owner or occupier of the land.

2.4.1.5 Explain the extent, if any to which your activity will be likely to have any prejudicial effect in respect of the use and enjoyment of the land by the owner or occupier of the land.

2.4.1.6 Explain the extent, if any to which your activity will be likely to have any prejudicial effect in respect of any possible future use of the surface of the land, and if no such effects are anticipated, please explain why.

2.4.2 Activities on land proposed to be the subject of a land exchange

The agreement of relevant groups referred to in (subsection 5(1)(a) of the Act) is not required if section 5(5) applies. If you consider this section may be relevant to your application, complete the below.

2.4.2.1 Is the reserve on which the activity is to occur proposed to be the subject of a land exchange?

N/A

2.4.2.2 Is the reserve a Crown-owned reserve?

2.4.2.3 Are the person or persons responsible for managing the reserve in place because of a Treaty settlement?

2.4.2.4 Provide any supporting details which may be relevant for your responses to the above questions.

2.5 Ministerial determinations under sections 23 and 24

Complete this section if you wish to seek a ministerial determination under section 23 or section 24 that your project is not an ineligible activity.

2.5.1 Determination in relation to linear infrastructure on Māori land under section 23

2.5.1.1 Is your application seeking a determination under [section 23](#) (linear infrastructure on certain identified Māori land)

No

Provide the following information:

2.5.1.2 Confirmation that the activity is the construction of electricity lines or land transport infrastructure (and identify which it is)

2.5.1.3 Confirmation that the above construction (or operation of) will be undertaken by a network utility operator that is a requiring authority, and that that same party is the applicant for the necessary approvals, providing details of the same.

2.5.1.4 Confirmation that the activity would occur on identified Māori land that is Māori freehold land or General land owned by Māori that was previously Māori freehold land (and identify that land)

2.5.1.5 Provide information on the rights and interests of Māori in that land

2.5.1.6 Provide an assessment of the effects of the activity on those Māori rights and interests and on the relevant land.

2.5.2 Determination in relation to existing electricity infrastructure under section 24(2)

2.5.2.1 Is your application seeking a Ministerial determination under [section 24\(2\)](#) (in relation to maintenance, upgrading, or continued operation of existing electricity infrastructure on certain Schedule 4 land or in a national reserve)

No

Provide the following information:

2.5.2.2 Confirmation that the activity is the maintenance, upgrading, or continued operation of existing electricity infrastructure.

2.5.2.3 Confirmation that the activity would occur on eligible land, as defined in section 24(3).

2.5.2.4 Advise whether the activity would materially increase the scale or adverse effects of the existing electricity infrastructure and provide an explanation of the same.

2.5.3 Determination in relation to new electricity lines under section 24(4)

2.5.3.1 Is your application seeking a determination under [section 24](#) (the construction and operation of new electricity lines on eligible land (as defined in [schedule 4](#) excluding land classified as a national park or listed in subsections 2, 4, 5(a), 7 or 8 of that schedule)?

No

Provide the following information:

2.5.3.2 Is the activity the construction and operation of new electricity lines? (provide any necessary details)

Would the activity occur on eligible land (and identify which category of eligible land);

2.5.3.3 Provide the requested information for each alternative site considered for the construction and operation of the new electricity lines:

2.5.3.4 A description of the alternative site.

2.5.3.5 A statement of the anticipated and known financial cost of undertaking the activity on the alternative site.

2.5.3.6 A description of the anticipated and known adverse effects of undertaking the activity on the alternative site.

2.5.3.7 A description of the anticipated and known financial cost and practicality of available measures to avoid, remedy, mitigate, offset,

or compensate for the anticipated and known adverse effects of the activity on the alternative site.

2.5.3.8 A description of any issues (including financial cost) that would make it impractical to undertake the activity on the alternative site.

2.5.3.9 An assessment of whether it would be reasonable and practical to undertake the activity on the alternative site, considering the matters referred to above.

2.6 Appropriateness for fast-track approvals process

Here you must explain how the project meets the referral application criteria ([section 22](#)). Please consider and respond where relevant, to each question.

If the project is planned to proceed in stages, you must explain how each stage meets the referral application criteria.

If a part of the project is proposed as an alternative project, you must explain how each stage meets the referral application criteria,

2.6.1 The criteria for accepting a referral application is that the project is an infrastructure or development project that would have significant regional or national benefits. Explain how this project satisfies the criteria:

The project will have significant regional benefits including:

- aiding in Kāpiti achieving the future zoning pattern identified in the Wellington Region Future Growth Strategy by bringing forward the intended future urban use of the land;
- providing for an increase in housing capacity, including an increase in capacity for a much-needed aged-care housing typology; and
- providing a significant investment in the local area through both the construction of the retirement village and its operation. The construction period will require 481 FTE including construction workers, project managers, architects, engineers, and the operational phase will require 53FTE including caregivers and housekeepers. The project will provide indirect benefits for local businesses supplying goods and services to the retirement village during the construction phase and thereafter during village operation. The project will result in \$169m in Net Present Value to the Wellington Regional Economy

(p7 of Attachment 6 EIA).

The full response to this is provided in Attachment 17 and below in relation to the other questions on the relevant criteria under Section 22(2).

2.6.2 Explain how referring the project to the fast-track approvals process:

2.6.2.1 Would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and

The fast-track process offers a number of advantages in terms of time, efficiency and regulatory certainty over the standard RMA private plan change and consenting processes.

A private plan change has been applied for to rezone the land from rural lifestyle to general residential. A successful plan change would allow for a more enabling activity status rather than the current non-complying activity status for retirement village activities. It would also mean consent could be sought for what is currently a prohibited activity, being works in and near wetlands under the National Environmental Standards for Freshwater 2020. Currently the urban development consenting pathway for works near wetlands under the National Environmental Standards for Freshwater does not apply to rural lifestyle zoned land.

The private plan change request was lodged for the land in December 2024, and has only been set down for hearing in February 2026. That private plan change process followed by a separate resource consent process (with potential appeals) would likely take three to five years, severely delaying the ability to construct the retirement village at a time when demand for aged care is high.

The typically long time that it takes to consent retirement villages under the RMA has meant that the sector is struggling to meet demand with New Zealand's ageing demographic. On average, it takes upwards of nine years for consenting and construction processes for a retirement village.

Summerset has had significant experience in seeking consent for retirement villages under the standard RMA process, as well as through the COVID19 Recovery (Fast-track Consenting) Act 2020. Summerset's experience with fast-track consenting is that it is the most efficient way to consent retirement villages. While retirement villages are fairly benign activities, consenting can be drawn out as they contain a wide range of different activities that require regulatory approvals from councils.

The use of these fast-track processes has afforded Summerset the ability to deliver critical retirement care villages in a market where there is a high demand and urgent need for aged care facilities. This is beneficial to delivering care to more elderly people across New Zealand.

The use of the fast-track process on this project will help expedite the required consents required from both the District and Regional councils. The two-stage RMA process would create a much longer consenting timeframe for the project, including the risk of delay from a subsequent Appeal that would be avoided under the FTAA.

The FTAA also provides significant advantages in streamlining the approval processes by bundling the processing of RMA consents and permissions needed under other frameworks. This includes processing RMA consents together with archaeological authorities and wildlife permits, both of which are anticipated to be required for this project. Approving consents, authorities and permits together prevents the approvals process for the Project from becoming protracted and disjointed.

The FTAA will provide a greater certainty of the timing of consent than a standard RMA process, and remove the additional uncertainty of potential Environment Court appeals on rezoning and consenting processes. The fast-track process is entirely appropriate for this 'shovel ready' project which could progress works quickly once consents are granted.

While Summerset is confident that the effects of the Project can be appropriately managed through the design of the village and conditions of consent, there is also a risk of unwarranted delays caused by public notification due to the Regional Council's current position of notifying consents required for works in wetlands under the National Environmental Standards for Freshwater 2020. In Summerset's view, there is little benefit to be gained through notifying these consents, as the application of the effects management hierarchy on the reclamation and subsequent offsetting of wetlands can only be informed by suitably qualified ecologists. It will not be beneficial for the Regional Council to receive comments from lay submitters on these matters as these matters require expert input to craft appropriate conditions of consent, in respect of which a Regional Council typically engages expert peer review technical support. Notification of the project would result in significant delays and increases the likelihood of an Environment Court appeal. Summerset's recent experience has been that retirement village proposals that go through the Environment Court process (whether by appeal or direct referral) can take at least two years to obtain consent. The approximately six-month timeline under the FTAA reflects a significant saving by comparison.

The benefit of the FTAA is that general public notification is precluded but adjacent landowners, stakeholders and iwi groups still provide comment on design and consent conditions addressing concerns

2.6.2.2 Is unlikely to materially affect the efficient operation of the fast-track approvals process

Referring this project to the fast-track approvals process is unlikely to materially affect the efficient operation of the fast-track process for the

following reasons:

- **Project readiness:** The proposal is well-advanced in its planning and design stages. Various initial technical assessments have been undertaken which will support timely and efficient consideration of the project within statutory timeframes. The Applicant has advanced architectural design and assessments from the following expert disciplines: planning, landscape and visual, ecology, archaeology, transport, civil engineering, geotechnical, economics, and soil contamination.
- **Experienced applicant team:** The applicant team includes experienced development managers, designers and technical experts who are familiar with statutory processes (including the COVID19 fast-track process), have a track record of delivering similar developments, and are well-positioned to respond efficiently to any information requests or procedural requirements.
- **Limited complexity:** The nature of the development is relatively straightforward. It comprises primarily retirement units and associated facilities for future residents and does not involve complex or large-scale industrial, commercial, or infrastructural components. This reduces the likelihood of prolonged technical assessment or inter-agency coordination.
- **Manageable stakeholder interest:** While community engagement will remain an important consideration, the scale and type of development generally generates lower levels of contention compared to other potential land uses. The envelope of stakeholder interest is relatively well-defined. This means the potential for significant public objection or delay is reduced. Extensive consultation has occurred with Kāpiti Coast District Council and a drop-in session was held for the local Otaihangā community. All potentially affected neighbours were written to with an invite to discuss the proposal.
- **Positive contribution to Fast-Track Approval Act purpose:** The project contributes positively to the purpose of the Fast Track Approvals Act 2024—particularly through enabling increased housing supply, supporting employment during and after construction, and providing long-term social infrastructure to meet the needs of New Zealand’s ageing population.

As such, the project is considered well-suited for fast-tracking and is unlikely to place undue burden on decision-making resources or compromise the efficiency of the fast-track approvals process overall. Summerset understands that there have not been delays in processing applications under the FTAA thus far so this does not appear to be an issue.

2.6.2.3 Has the project been identified as a priority project in a central government, local government, or sector plan or strategy (for example, in a general policy statement or spatial strategy), or a central government infrastructure priority list?

For example – a sector plan that specifically identifies the project including details such as location.

Yes

a. Identify the plan, strategy or list (or any other relevant document). The Site has been identified by the Kāpiti Coast District Council's 2022 Growth Strategy – Te Tupu Pai as a "Medium-priority greenfield growth area". This was due to the location of the Site being surrounded by an established urban environment and the likely ease of the environment to cater for increased residential activity. The overall wider Otaihangā Block of which this Site is included has also been recognised as an excellent candidate for residential and related development.

The Site along with other rural lifestyle zoned land known as the 'Otaihangā Block' was the subject of submissions and consideration through the Intensification Streamlined Planning Process being Plan Change 2 to the Kāpiti Coast District Plan in 2023. The Independent Hearing Panel noted referring to the wider Otaihangā Block where it agreed with submitters that:

"the site represents an excellent candidate for future residential development... However, given its strategic location and potential functional importance in supporting a range of services alongside residential, the site's opportunities and constraints must be interrogated thoroughly by a comprehensive structure planning process."

Council agreed with this recommendation and the Site remains zoned Rural Lifestyle. However, after considerable further assessment of the appropriateness of the Site for residential use and the associated rezoning, Summerset lodged a private plan change at 73 Ratanui Road. We note for completeness that the applicant only has control over that property, not any of the other land which was subject of the submission under PC2 and this has not been proposed to be rezoned.

In our view, well planned future development for residential or related purposes is anticipated given that the Site is well serviced and does not rely on other land to achieve a well-functioning built environment. Additionally, the Site's opportunities and constraints have now been thoroughly assessed and is an 'excellent candidate' for future built development particularly for a Retirement Village that requires a certain scale to be suitable. There are a range of technical documents prepared by a range of experts to consider the possible positive and adverse effects associated with the development. These are provided as part of the application.

2.6.2.4 Will the project deliver new regionally or nationally significant infrastructure or enable the continued functioning of existing regionally or nationally significant infrastructure?

Yes

a. Explain how the project will deliver this.

While the project does not involve the delivery of new regionally or nationally significant infrastructure, the project enables the efficient functioning of this infrastructure including:

- Reducing pressure on health infrastructure: the project will provide purpose-built housing, healthcare support, and on-site aged care facilities for older residents. This reduces demand on overstretched public hospitals and primary care services in the Kāpiti District by enabling residents to access care locally and in a setting designed to support ageing in place.
- Efficient integration with existing infrastructure networks: the proposed retirement village is located within an area already well-served by existing infrastructure, including three waters (water supply, wastewater, and stormwater) and the wider transport network. No significant upgrades are required to accommodate the development, enabling efficient utilisation of existing infrastructure capacity and reducing the need for further public investment or disruption to existing services. Additionally, the development will generate rates revenue and development contributions, which will assist councils in maintaining and optimising these infrastructure systems over time.

2.6.2.5 Will the project increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020). If yes, explain how the project will achieve this.

This project will provide an increase in housing development capacity for the Kāpiti Coast District, including an increase in capacity for a much-needed aged-care housing typology. This will cater for Kāpiti's ageing population while freeing up existing residential housing stock for others in the market reducing land demand pressure.

There has been a significant increase in demand for retirement housing in the Kāpiti Coast as elderly people gravitate towards the area due to proximity to the coast and slower lifestyle. The rezoning would enhance the variety of living options, price points, and overall growth potential within Kāpiti Coast's senior residential market, contributing positively to the creation of a 'well-functioning' urban environment as required by the National Policy Statement for Urban Development 2020. The proximity of the Site abutting existing urban development also assists the proposal with being an appropriate use of the land.

The retirement village will include on-site hospital and rest home level care which will reduce pressure on the existing healthcare network in Kāpiti where there is no hospital and current medical centres are at capacity.

2.6.2.6 Will the project deliver significant economic benefits, and if so, how?

Please see full answer to this question at Attachment 18.

2.6.2.7 Will the project support primary industries, including aquaculture, and if so, how?

2.6.2.8 Will the project support development of natural resources, including minerals and petroleum, and if so, how?

2.6.2.9 Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions, and if so, how?

The proposed retirement village will support climate change mitigation through a combination of design, location, and operational efficiencies that contribute to the reduction of greenhouse gas emissions. Key elements include:

- **Efficient use of existing infrastructure:** The project enables the more efficient use of land in an area already serviced by urban infrastructure. Local roads have been identified as having capacity for additional traffic, and there are reticulated three waters networks along Ratanui Road with additional capacity for the development. This helps avoid emissions associated with new infrastructure development which would otherwise be required by developments in areas that are not serviced.
- **Low-emission building design and construction practices:** The village will be designed with energy efficiency in mind, incorporating modern construction methods and materials. This includes high-performance insulation, energy-efficient appliances and lighting, and passive solar design features that reduce the need for heating and cooling. Opportunities to use sustainably sourced or recycled materials will also be considered where practicable.
- **Landscaping and wetland restoration:** The development will incorporate native planting and green spaces that support carbon sequestration and improve climate resilience and provide habitats for native species. Onsite wetland habitats will be restored or enhanced, providing natural carbon sinks and improving biodiversity.
- **Optimising use of existing housing capacity:** By offering a downsizing option for older residents, the retirement village will enable the release of larger family homes back into the housing market. By optimising the use of existing housing, the project indirectly contributes to a reduction in the overall carbon footprint of

urban growth.

In 2018 Summerset became the first retirement village operator in New Zealand to achieve Certified Emissions Measurement and Reduction Scheme (CEMARS) certification. This provides third party certification to ensure accurate and consistent carbon measurement, reduction and neutrality claims.

Summerset is also New Zealand's first retirement village operator to be Toitū carbonzero™ certified. Summerset has offset all unavoidable emissions, setting a target in 2018 to reduce operational emissions intensity by 5% by 2022. Summerset has exceeded this target as a result of conscious changes made to reduce greenhouse gas emissions, including through reducing waste and energy use, and developing efficient transport options for village residents.

Summerset is one of the few companies in New Zealand to set public waste diversion targets for construction waste and it implements onsite or offsite separation of waste material that has enabled the diversion of 25-75% of waste that would otherwise go to landfill across construction sites. This contributes to the reduction in emissions to landfill and the costs associated with landfill disposal. To further improve waste minimisation, Summerset continues to collaborate with waste contractors, including a new national supplier for waste and recycling removal, in line with its supplier code of conduct for sustainable procurement.

There are also efficiencies for the reduction of emissions enabled through the project due to the self-contained nature of the development that provides amenities onsite and reduces the need for residents to travel. Through the provision of extensive on-site amenities, services and recreation opportunities, communal transport for residents and provision for cycle parking and end of trip facilities, residents of the village will have a lower need for vehicle use (and the associated carbon emissions) compared with a standard residential development. Traffic movements are also more likely to be generated during off-peak travel times, and so do not materially contribute to effects on the transport network.

Like all Summerset villages, the village will utilise the same shuttle bus service for its residents for trips outside of the village. While these services are already highly efficient in terms of transport emissions, Summerset is also in the process of rolling out electric shuttle bus services to reduce these emissions further.

More generally Summerset is a market leader in sustainable practice and accountability, being a member of the Climate Leaders Coalition and New Zealand Green Building Council. Through membership of the Climate Leaders Coalition Summerset has set a science-aligned reduction target to reduce emissions by 62% per square metre by 2032 from the baseline year (2017), providing an ambitious target to work towards.

2.6.2.10 Will the project support climate change adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards, and if so, how?

The proposed retirement village will incorporate robust stormwater management strategies that support climate change adaptation and reduce risks associated with natural hazards. Key elements include:

- **Hydraulic neutrality:** The development will achieve hydraulic neutrality by ensuring that the post-development stormwater discharge rates do not exceed pre-development levels.
- **Flood risk management:** Flood risks will be managed through a comprehensive stormwater design that accounts for a 1% AEP (Annual Exceedance Probability) event, including consideration of the predicted impacts of climate change. This ensures that the Site is resilient to extreme weather events, including increased rainfall and flooding, which are expected to intensify due to climate change.
- **Addressing liquefaction risks through design:** Given the potential for liquefaction in the area, the development will incorporate appropriate foundation and geotechnical engineering solutions to mitigate these risks. This will include appropriate foundation design and earthworks that ensure the safety and stability of buildings and infrastructure during seismic events, enhancing resilience to seismic hazards.

2.6.2.11 Will the project address significant environmental issues, and if so, how?

The proposed retirement village will address significant environmental issues, with a focus on resilience, biodiversity enhancement and sustainability. Key elements include:

- **Stormwater management and water quality:** The project will implement a stormwater management system designed to achieve hydraulic neutrality and provide on-site treatment. This will ensure that post-development stormwater runoff does not exceed pre-

development levels, while providing treatment from a water quality perspective to reduce the risk of downstream flooding and degradation of water quality. The system will also incorporate climate change projections, ensuring resilience against extreme weather events.

- **Biodiversity enhancement and habitat restoration:** The project will result in net positive environmental outcomes with regard to restoring and enhancing on-site wetland habitat, which will support local biodiversity and provide ecosystem services such as carbon sequestration, improved water filtration, and provide an improved habitat for native species. The landscaping will prioritise locally eco-sourced native plants to further enhance biodiversity.
- **Energy efficiency and emissions reduction:** The project will integrate energy-efficient design features, such as high-performance insulation, energy-efficient lighting, and passive solar heating, to reduce overall energy consumption and associated greenhouse gas emissions.

2.6.2.12 Is the project consistent with local or regional planning documents, including spatial strategies, and if so, how?

The Site is consistent with local or regional planning documents in that it has been identified by the Kāpiti Coast District Council's 2022 Growth Strategy – Te Tupu Pai as a “Medium-priority greenfield growth area”. However, the Site is currently zoned for rural lifestyle use in the district plan. Either a plan change or approval under the Fast Track Approvals Act would be required to align the zoning with the Growth Strategy.

Section 3: Project details

Remember: at this stage only a general level of detail is required, enough to inform eligibility to use the fast-track approvals process.

For construction activities, please state the anticipated commencement and completion dates.

Earthworks to commence 2027 with first units completed and handed over for occupation in 2029.

3.1 Approvals required

Applications must specify all of the proposed approvals sought but only need to provide a general level of detail about each proposed approval, sufficient to inform the Minister's decision on the referral application.

For each proposed approval an applicant must be eligible to apply for any corresponding approval under a specified Act. For example, if an approval is for a notice of requirement under the RMA, the applicant for that approval would need to be a requiring authority.

Applications for approvals under a specified Act, as required by in [section 13\(4\)\(y\)](#), are covered below in 3.8 Specific proposed approvals.

3.1.1 Outline the approvals sought under the Resource Management Act 1991.

Land use consents

Under the District Plan, the Rural Lifestyle Zone provisions presently apply to the Site and retirement villages are a Non-Complying Activity in this Zone.

Various consents would be required under District Wide Matters section of the District Plan including:

- Consent under Rule TR-R10 for a number of daily vehicle movements exceeding standards in TR-R2 (discretionary activity);
- Earthworks in a ponding area under NH-FLOOD-R11 (Restricted Discretionary Activity); and
- Earthworks exceeding 50m³ per year under EW-R5 (Restricted Discretionary Activity).

On the basis of the Preliminary Site Investigation prepared for the Site, a resource consent would be required under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (administered by the Kāpiti Coast District Council).

Regional consents

Various rules under the Greater Wellington Natural Resources Plan will be relevant for development of this Site including:

- Rule R49 and R50: Stormwater for new subdivision and development with earthworks exceeding 3000m²;
- Rule R101 and R107: Earthworks exceeding 3000m²;
- R117 and R118: Activities in natural wetlands including reclamation; and
- Rule R126: Placement of culverts.

The reclamation and restoration of wetlands will require consent under both the Natural Resources Plan and the National Environmental Standards for Freshwater

Management 2020 (administered by the Greater Wellington Regional Council).

Under Regulation 45C(7)(b) consent cannot be granted for urban development within or near wetlands on land zoned rural lifestyle (including reclamation) where it could be sought if the development was in a non-rural zone. Without the urban development pathway, these activities would be a prohibited activity under Regulation 53. This means no application for consent can be made under a standard RMA consenting process, and no consent can be granted.

3.1.2 Outline the approvals sought under the Conservation Act 1987

Not applicable.

3.1.3 Outline the approvals sought under the Reserves Act 1977

Not applicable.

3.1.4 Outline the approvals sought under the Wildlife Act 1953

An approval will be sought under the Wildlife Act to relocate any lizards if these are identified through monitoring or during the construction phase. This would establish appropriate and safe procedures for the management of any lizards if any are discovered, reducing the potential for delays during the development process.

3.1.5 Outline the approvals sought under the National Parks Act 1980

Not applicable.

3.1.6 Outline the approvals sought under the Heritage New Zealand Pouhere Taonga Act 2014

An Archaeological Authority will be sought under Section 44(a) of the Heritage New Zealand Pouhere Taonga Act 2014 as a precaution prior to the start of earthworks. This would establish appropriate procedures for the management of any archaeological remains discovered, reducing the potential for delays during the development process. The archaeological context of the Site is described in the Archaeological report for the private plan change process, this is at Attachment 8.

3.1.7 Outline the approvals sought under the Freshwater Fisheries Regulations 1983

Not applicable.

3.1.8 Outline the approvals sought under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012

Not applicable.

3.1.9 Outline the approvals sought under the Crown Minerals Act 1991

Not applicable.

3.1.10 Outline the approvals sought under the Public Works Act 1981

Not applicable.

3.1.11 *Only applicable if more than one applicant:* Provide a statement of which approvals are proposed to be held by which applicant.

Not applicable.

3.1.12 Where there are any particular eligibility requirements to apply for an above approval; identify what they are, who the relevant applicant is, and confirm that the relevant applicant meets those requirements (including providing any necessary supporting information or documentation to evidence this).

Not applicable.

3.1.13 Are there any other types of consents, certificates, designations, concessions, and other legal authorisations (other than contractual authorisations or the proposed approvals) and you consider are needed to authorise the project (including any that may be needed by someone other than you as the applicant(s)). Provide details on whether these have been obtained.

Building consent will be required for buildings and structures from Kāpiti Coast District Council under the Building Act 2004. However, these will be sought after the approvals sought under this referral application are obtained.

3.2 Project stages

3.2.1 If the project is planned to proceed in stages, provide: No

1. A statement of whether the project is planned to proceed in stages, including:
 - a. an outline of the nature, scale and timing of the stages; and
 - b. a statement of whether you intend to lodge a separate substantive application for each of the stages.
 - i. If a substantive application is intended to be lodged for each stage, address the questions under the section (Appropriateness for fast-track approvals process) for each stage of the project

3.3 Alternative project

3.3.1 If the project is proposed as an alternative project, provide: No

1. A statement of whether a part of the project is proposed as an alternative project in itself; and
 - a. Describe that part of the project; and

- b. Explain how that part of the project proposed as an alternative project meets the referral assessment criteria in [section 22](#) of the Act.

3.4 Adverse effects

3.4.1 Describe any anticipated and known adverse effects of the project on the environment.

Please see the response at Attachment 19.

3.4.2 Provide a statement of any activities involved in the project that are prohibited activities under the Resource Management Act 1991, and identify the relevant prohibited activity provision.

Under Regulation 45C(7)(b) of the National Environmental Standards for Freshwater, consent cannot be granted for urban development within or near wetlands on land zoned rural lifestyle (including reclamation). Without this pathway, these activities would be a prohibited activity under Regulation 53, until the land is rezoned. This means no application for consent can currently be made under a standard RMA consenting process, and no consent can be granted.

The Ecological Assessment at Attachment 10 identifies natural inland wetlands on Site.

3.5 Persons affected

3.5.1 Provide a list of the persons, groups and/or entities who you consider are likely to be affected by the project.

The list should include, as relevant, local authorities, relevant Māori groups (as set out at [section 13\(4\)\(j\)\(ii\)-\(vii\)](#) of the Fast-track Approvals Act 2024), persons with a registered interest in land that may need to be acquired under the Public Works Act 198; and if the project includes a land exchange, the holder of an interest in the land that is to be exchanged by the Crown (see [Consultation requirements for referral application](#)).

- Local authorities: Kāpiti Coast District Council, Greater Wellington Regional Council
- Iwi authorities: Ātiawa Ki Whakarongotai, Ngā Hapū o Ōtaki, Ngāti Toa Rangatira
- Nearby landowners and residents: the Landscape Effects Assessment has identified potential adverse visual effects on properties adjacent to the Site at Attachment 9. The owners and occupiers of these properties are considered to be potentially affected persons (refer page 30 of the Landscape Effects Assessment).

3.5.2 Provide a summary of any consultation undertaken with the above persons and/or groups who you consider are likely to be affected by the project, and

any other groups required to be consulted with under [section 11](#) of the Act, **and** how the consultation has informed the project.

Please see a consultation summary at Attachment 20.

3.5.3 List any Treaty settlements that apply to the project area and provide a summary of the relevant principles and provisions in those settlements.

Of the three Kāpiti iwi, Ngāti Toa Rangatira is the only one who has reached a Treaty Settlement with the Crown. Under the Ngāti Toa Rangatira Claims Settlement Act 2014, there are no specific provisions relating to the Site, however there are more broader provisions relevant to Ngāti Toa's historical association with the Kāpiti area, and how they shall be involved in resource management processes. As noted Ngāti Toa were consulted with regarding the application. While the area is in their rohe, Ngāti Toa noted the significance of this particular area to Atiawa where their respective rohe overlap. They did not raise any particular concerns in relation to the referral application.

3.5.4 If relevant, detail any principles or provisions in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 that would be invoked by the project and identify which aspects of the application trigger or otherwise invoke these requirements.

Not applicable.

3.5.5 Will the project be located on land returned under a Treaty settlement?

No

3.5.6 Provide evidence of written agreement by the owners of the land returned.

3.5.7 Describe any processes already undertaken under the Public Works Act 1981 in relation to the project:

Not applicable.

3.5.8 Provide information identifying any parcels of Māori land, marae, or identified wāhi tapu within the project area:

Not applicable.

3.6 Legal interests

3.6.1 Provide a description of any legal interests you or any others applying, have in the land on which the project will occur, including a statement of how that affects your ability to undertake the work.

Summerset have part of 65 and 73 Ratanui Road under contract. The parcels of land have now been subdivided and amalgamated with 223 & 224 certificates of title being

issued.

As outlined works are also proposed on the adjacent land at 24 Otaihangā Road, Paraparaumu. Summerset is engaging with the owners of this property on the use of this land for earthworks on the property boundary and for construction access. Although this is preferred to enable earthworks to reduce the size of the sand dunes that straddle the boundary of the Site, the project is able to take place entirely on the land owned by Summerset in the alternative.

3.7 Other matters

3.7.1 Have any activities included in the project, or any that are substantially the same as those involved in the project, previously been the subject of an application or a decision under a specified Act?

Please note the term ‘application’ includes a notice of requirement and any other means by which a decision may be sought under a specified Act.

No

3.7.2 If an application has been made, provide details of the application.

3.7.3 If a decision has been made, also provide the outcome of the decision and the reasons for it.

3.7.4 Provide a description of whether and how the project would be affected by climate change and natural hazards:

There are flood hazards on the Site that are identified in the District Planning maps, these include a stream corridor and ponding area.

The civil engineering and infrastructure context of the Site, as well as the impacts of the project are addressed in a Civil Engineering Infrastructure Assessment prepared by Woods (attached to this application at Attachment 11).

This Assessment outlines how the Site can be suitably serviced from a stormwater management perspective, including by achieving hydraulic neutrality, to ensure flood risks are managed including up to a 1% AEP event (including the predicted impacts of climate change).

Provide the additional details requested below as relevant to your application.

3.8 Specific proposed approvals

3.8.1 Approvals under the Resource Management Act 1991

3.8.1.1 *Resource consents*

If your application is seeking a consent for an activity that would otherwise be applied for under the Resource Management Act 1991, including an activity that is prohibited under the Act, provide the information below:

- An assessment of the project against any relevant national policy statement, any relevant national environmental standards and, if relevant, the New Zealand Coastal Policy Statement.

National Policy Statements

There are four National Policy Statements relevant to the project as follows:

- New Zealand Coastal Policy Statement 2010 (NZCPS) – This NZCPS is relevant to the project as the Site is located within the mapped Coastal Environment overlay in the District Plan. The development of the Site will have a negligible effect on coastal character values considering there is little notable coastal character remaining on the Site and the actual distance of the Site from the coast. The proposal will enable the restoration of degraded habitats, and planting will include eco-sourced species suited to this coastal environment, in combination with the restoration of wetland areas which will restore some aspects of natural character. As such, the project can be undertaken in a manner that gives effect to the NZCPS.
- National Policy Statement for Freshwater Management 2020 (NPS-FM) – The NPS-FM is relevant to the project due to the potential effects of the project on waterways. The Applicant has received ecological and engineering advice that outline that the project can be undertaken in a manner that gives effect to the NPS-FM, the effects associated with reclamation of wetlands can be addressed despite the activity status being prohibited under the NES-F as below.
- National Policy Statement on Urban Development 2020 (NPS-UD) – The NPS-UD is relevant to all local authorities. KCDC is listed as a Tier 1 local authority. The project is consistent with the NPS-UD as it will enable the Kāpiti Coast community to provide for their social and economic wellbeing by achieving additional residential development capacity, and in particular the provision of additional retirement units for the district's growing elderly population cohort. It will enable people to live in close proximity to the Paraparaumu Metropolitan Centre and its associated facilities and amenities. The project can be undertaken in a manner that gives effect to the NPS-UD.

- National Policy Statement for Indigenous Biodiversity 2023 (NPS-IB) – While there are no SNAs on the Site, the NPS-IB relates to all indigenous biodiversity including that which is outside SNAs. The Applicant has received ecological advice that outlines constraints and opportunities with regard to indigenous biodiversity on-site and concludes that there are opportunities to not just maintain but to significantly restore and improve degraded habitats on the Site. The project can be undertaken in a manner that gives effect to the NPS-IB.

National Environmental Standards

There are two National Environmental Standards relevant to the project as follows:

- National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NESCS) – On the basis of the Preliminary Site Investigation prepared for the Site, a resource consent would be required under the NESCS (administered by the Kāpiti Coast District Council).
- National Environmental Standards for Freshwater 2020 (NES-F) – The reclamation and restoration of wetlands will require consent under NES-F (administered by the Greater Wellington Regional Council). Under Regulation 45C(7)(b) of the National Environmental Standards for Freshwater, consent cannot be granted for urban development within or near wetlands on land zoned rural lifestyle (including reclamation). Without this pathway, these activities would be a prohibited activity under Regulation 53. This means no application for consent can be made under a standard RMA consenting process, and no consent can be granted.
- Information on whether, to the best of your knowledge, there are any existing resource consents relevant to the project site to which RMA [section 124C\(1\)\(c\)](#) (existing consent would need to expire to enable the approval to be exercised) or RMA [section 165Z1](#) (space already occupied by the holder of an aquaculture permit) would apply if the approval were to be applied for as a resource consent under that Act
Not applicable.

3.8.1.2 *Resource consents where the project includes standard freshwater fisheries activities*

If your application is seeking a resource consent and your project includes a [standard freshwater fisheries activity](#), provide the information requested below:

- If an in-stream structure is proposed (including formal notification of any dam or diversion structure), provide a description of the extent to which this may impede fish passage.
Not applicable.
- Indicate whether any fish salvage activities or other complex freshwater fisheries activities are proposed.
Not applicable.

3.8.1.3 *Designations*

If your application is seeking a designation or an alteration to an existing designation for which a notice of requirement would otherwise be lodged under the Resource Management Act 1991, provide the information below:

- An assessment of the project against any relevant national policy statement, any relevant national environmental standards, or, if relevant, the New Zealand Coastal Policy Statement.
Not applicable.

3.8.1.4 *Designations where the project includes a standard freshwater fisheries activity*

If your application is seeking a designation or an alteration to an existing designation and your project includes a [standard freshwater fisheries activity](#), provide the information requested below:

- If an in-stream structure is proposed (including formal notification of any dam or diversion structure), provide a description of the extent to which this may impede fish passage.
Not applicable.
- Indicate whether any fish salvage activities or other complex freshwater fisheries activities are proposed.
Not applicable.

3.8.1.5 *Change or cancellation of conditions*

If your application is seeking a change or cancellation of resource consent condition that would otherwise be applied for under the Resource Management Act 1991, provide:

- Information about whether the change or cancellation of the condition is material to the implementation or delivery of the project.

Not applicable.

3.8.1.6 *Certificates of compliance*

If your application is seeking a certificate of compliance that would otherwise be applied for under the Resource Management Act 1991, provide:

information that demonstrates the activity that the certificate of compliance is intended to cover can be done lawfully in the location without a resource consent.

Not applicable.

3.8.2 Approvals relating to Conservation Act 1987, Reserves Act 1977, Wildlife Act 1953, and National Parks Act 1980

3.8.2.1 *Concessions*

For applications seeking a [concession](#) that include a lease, answer the following:

- Will the lease be for a term (including any renewals that will, or is likely to, be more than 50 years?
No
- Will the granting of the lease trigger a right of first refusal or a right of offer or return?
 - If you answered yes to both a. and b. above, provide evidence that the applicant has written agreement from the holder(s) of the right of first refusal or [right of offer or return](#) to waive that right for the purposes of the proposed lease.

Not applicable

3.8.2.2 *Land exchanges*

For applications seeking an approval for a land exchange involving conservation land, provide the details below:

No

- A description of both land areas proposed for exchange (for example, maps showing areas and location, addresses and legal descriptions where possible)
- The financial value of the land proposed to be acquired by the Crown

- A brief description of the conservation values of both pieces of land, including an explanation of why the exchange would benefit the conservation estate.
- If the land exchange would trigger a right of first refusal or a right of offer or return, provide evidence that the applicant has written agreement from the holder of the right of first refusal or right of offer or return to waive that right for the purpose of the land exchange
- Provide sufficient detail in respect of both land areas to confirm that no part of any land to be exchanged by the Crown is land listed in [Schedule 4](#) or a reserve declared to be a national reserve under [section 13](#) of the Reserves Act 1977.

3.8.3 Approvals relating to complex Freshwater Fisheries activities

If your application is seeking an approval or dispensation that would otherwise be applied for under regulation [42](#) or [43](#) of the Freshwater Fisheries Regulations 1983 in respect of a [complex freshwater fisheries activity](#) provide the information requested below:

- Whether an in-stream structure is proposed (including formal notification of any dam or diversion structure), and a description of the extent to which this may impede fish passage.
Not applicable.
- Whether any fish salvage activities or other complex freshwater fisheries activities are proposed.
Not applicable.

3.8.4 Approvals relating to [Exclusive Economic Zone and Continental Shelf \(Environmental Effects\) Act 2012](#)

If your application is seeking a marine consent that would otherwise be applied for under the Exclusive Economic Zone and Continental Shelf Act 2012, provide the information requested below:

- Any information relating to whether the Minister for Conservation is an affected person.
Not applicable.
- If the applicant or the proposed holder of the marine consent has already applied for a consent under the EEZ Act in relation to the project, provide:
 - Details of any application made;
 - An explanation of any decisions made on that application; and
 - Any information that Minister may consider under [section 22\(6\)](#) (comparison of activity against current or likely use of the area).

Not applicable.

- Additional information (in a summary form) about compliance or enforcement action taken against the applicant or the person who is identified in the application as the proposed holder of the marine consent by the EPA under the EEZ Act.

Not applicable.

3.8.5 Approvals relating to Crown Minerals Act 1991

3.8.5.1 *Access arrangements*

For an approval for an access arrangement that would otherwise be applied for under section 61 or 61B of the Crown Minerals Act 1991, provide:

- Information that confirms the applicant or the person identified in the application as the proposed holder of the access arrangement complies with [section 59\(1\)](#) and (2) of the Crown Minerals Act 1991 (which applies as if a reference to an access arrangement under that Act were a reference to an access arrangement under this Act) including;
 - Evidence that the applicant or person has provided each owner and occupier of the relevant land a notice in writing of their intention to obtain an access arrangement; and
 - Evidence that the notice complies with the requirements in [section 59\(2\)](#) of the Crown Minerals Act, and any matters required by regulations. =

Not applicable.

3.8.5.2 *Mining permits*

For an approval for a mining permit that would otherwise be applied for under [section 23A](#) of the Crown Minerals Act 1991, provide the information requested below:

- A copy of the relevant exploration permit or existing privilege to be exchanged for a mining permit that entitles the holder to mine a Crown-owned mineral.

Not applicable.

- The name and contact details of the proposed permit participants and the proposed permit operator.

Not applicable.

- A proposed work programme for the proposed permit, which may comprise committed work, committed or contingent work, or both.

Not applicable.

- Evidence of the technical or financial capability of the proposed permit holder to comply with and give proper effect to the work programme.

Not applicable.

- Information about the proposed permit holder’s history of compliance with mining or similar permits and their conditions.

Not applicable.

- The proposed date on which the substantive application is intended to be lodged (if your referral application is accepted) in accordance with [section 42\(11\)](#).

Not applicable.

- If the authorised person proposes to provide information under [section 37](#) (to the relevant chief executive), the date on which the person intends to provide that information.

Not applicable.

- The proposed duration of the permit.

Not applicable.

3.8.5.3 *Mining permits for petroleum*

If the proposed approvals include a mining permit for petroleum, provide:

- A map of the area over which the mining permit application is intended to be made, the area in which the surrender of an exploration permit or existing privileges is proposed (which must be the same area as the area over which the mining permit application is intended to be made), and the extent of the resource and reserves to which the development plan relates.

Not applicable.

- The resources and reserves relating to the project, estimated in accordance with the Petroleum Resources Management System.

Not applicable.

- A high-level overview of the following:
 - the proposed field development plan;
 - the proposed date for the commencement of petroleum production;
 - the economic model for the project;
 - the proposed duration of the proposed mining permit and;
 - decommissioning plans.

Not applicable.

3.8.5.4 *Mining permits for minerals other than petroleum*

If the proposed approvals include a mining permit for minerals other than petroleum, provide:

- A map of the area over which the mining permit application is intended to be made, the area in which the surrender of an exploration permit or existing privileges is proposed (which must be the same area as the area over which the mining permit application is

intended to be made), and the extent of the resource and reserves to which the development plan relates.

Not applicable.

- For minerals other than gold or silver, a report or statement confirming the ownership of the minerals targeted

Not applicable.

- Information on whether the application will be for a [Tier 1 or Tier 2 permit](#).

Not applicable.

- An estimate of the mineral resources and reserves relating to the project, including a summary on acquisition of the data and the data underpinning the estimate (such as information on sample locations, grade, and geology). For a Tier 1 permit application the resources and reserves relating to the project are to be estimated in accordance with a recognised reporting code such as JORC or NI 43-101.

Not applicable.

- An indicative mine plan.

Not applicable.

- A high-level overview of the following:
 - the proposed mining method;
 - the proposed date for the commencement of mining and estimated annual production;
 - the economic model for the project;
 - the status of or anticipated timing for completing any pre-feasibility or feasibility studies;
 - the proposed methods for processing mined material and handling and treating waste and;
 - anticipated plans for mine closure and rehabilitation.

Not applicable.

Section 4: Authorisation

To the best of my knowledge, the information contained in this application is true and correct.

I confirm that I am authorised to make this application - Yes

I have provided a copy of the application with all contact details redacted - Yes

I understand that all actual and reasonable costs incurred in relation to this application by MfE, EPA and other central and local government agencies will be recovered from me

in accordance with [section 104](#) of the Act, and the [Fast-track Approvals Cost Recovery Regulations 2025](#) - Yes

Signature: *Daniel Minhinnick*

Date: 11/26/2025

Name: Daniel Minhinnick

Section 5: Attachments

List any documents submitted with the application.

- *Remember: include a copy of your application with all contact details redacted.*

Attachment number	Document name	Author	Document version

Referral application checklist

Use this checklist to confirm you have completed all sections of the referral application form.

Section 1: Applicant details	Yes
1.2 & 1.3 Agent's evidence of authority to represent the applicant(s) - if applicable	Yes
1.4 Compliance and enforcement history	Yes
Section 2: Referral application summary	Yes
2.1 Project name	Yes
2.2 Project description and location	Yes

2.3 Ineligible activity	Yes
2.4 Exemptions from requirement to provide agreement	Yes
2.5 Ministerial determinations under sections 23 and 24	Yes
2.6 Appropriateness for fast-track approvals process	Yes
Section 3: Project details	Yes
3.1 Approvals required	Yes
3.2 Project stages	Yes
3.3 Alternative project	Yes
3.4 Adverse effects	Yes
3.5 Persons affected	Yes
3.6 Legal interest	Yes
3.7 Other matters	Yes
3.8 Specific proposed approvals	Yes
Section 4: Authorisation	Yes
Section 5: Attachments	Yes