



FTAA-2511-1149: Application received for referral of a project under the Fast-track Approvals Act 2024 – Stage 1 decisions

Project Name: Otaihanga Retirement Village

Date submitted:	17/12/2025	Tracking #: BRF-00210	
Security level:	In-Confidence	MfE priority:	Urgent

	Action sought:	Response by:
To Hon Chris Bishop, Minister for Infrastructure	Decisions on recommendations in Table A	12 January 2026

Actions for Minister's Office staff	Return the signed briefing to: FTAreferrals@mfe.govt.nz Send email to Ministers to invite written comments
Number of appendices: 3	Appendices: 1. Statutory framework summary 2. Application documents for the Otaihanga Retirement Village project (in File Exchange) 3. List of the Māori groups referred to in section 18(2)

Ministry for the Environment contacts:

Position	Name	Cell phone	1 st contact
Principal Author	Whitney Nelson		
Manager	Stephanie Frame	s 9(2)(a)	✓
General Manager	Ilana Miller	s 9(2)(a)	

Project location



Image 1: Project area in red, located in Paraparaumu within the Wellington region.

Key messages

1. This briefing seeks your initial decisions on an application from Summerset Villages (Paraparaumu) Limited (the applicant) to refer the Otaihanga Retirement Village project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process.
2. At this stage you can either decline an application for the reasons set out section 21, or provide the application to, and invite comments from, the parties identified in section 17. If you do not decline the application, you will receive a further briefing following receipt of comments, to support your final decision on whether to refer the project.
3. The project is to construct and establish a retirement village on approximately 12.6 hectares of land at 73 Ratanui Road in Paraparaumu, Kāpiti, in the Wellington region. The project includes:
 - a. approximately 250 independent living units consisting of cottages and villas;
 - b. a central main building comprising of approximately 40 assisted living suites and 40 care suites;

- c. a range of resident amenities such as a bowling green, pickleball court, pétanque court; and
 - d. internal circulation and parking provision.
4. The applicant notes that the project will involve earthworks in or near natural inland wetlands, triggering a prohibited activity under Regulation 53 of the National Environmental Standards for Freshwater (NES-F). This is a potential reason you may decline a referral application under section 21(5) of the Act. However, we note section 21(7) of the Act explicitly states that the presence of a prohibited activity does not prevent you from accepting a referral application.
5. The applicant seeks the following approvals under specified Acts to authorise the project:
 - a. resource consents under the Resource Management Act 1991 (RMA)
 - b. approval under the Wildlife Act 1953
 - c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.
6. We have undertaken initial analysis of the referral application, and this is presented along with our considerations and recommendations in Table A.
7. We have decided the application is complete and complies with section 14 of the Act, as the application complies with section 13 requirements, may be capable of satisfying the criteria in section 22 and does not appear to involve an ineligible activity. The applicable fee and levy have been paid.
8. We recommend you progress consideration of the referral application to the next stage of analysis (Stage 2) and invite written comments from the parties prescribed in section 17(1) of the Act being:
 - a. Kāpiti Coast District Council and Greater Wellington Regional Council as the relevant local authorities,
 - b. the Minister for the Environment,
 - c. the Minister for Seniors, the Minister of Conservation and the Minister for Arts, Culture and Heritage as other relevant portfolio Ministers,
 - d. the Ministry for the Environment, Department of Conservation and Heritage New Zealand Pouhere Taonga as the relevant administering agencies,
 - e. the identified Māori groups from section 18(2) of the Act and listed in Appendix 3.
9. We recommend that you invite written comments from the following additional parties under section 17(5) of the Act (for the reasons explained in Table A):
 - a. The Minister for Economic Growth
 - b. The Minister for Regional Development

Action sought

10. Please indicate your decisions on the recommendations in Table A.

Signature

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Ilana Miller
General Manager, Investment Strategy and Operations

Table A: Stage 1 analysis

Project details	Project Name	Applicant	Project Location			
	Otaihanga Retirement Village	Summerset Villages (Paraparaumu) Limited c/- Russell McVeagh The applicant is a registered NZ company and is eligible to apply for the approvals sought.	73 Ratanui Road in Paraparaumu, Wellington (legally described as Lot 1 DP 617312 RT 12641), noting that the site was created through an amalgamation of two titles and that the new Record of Title is yet to be issued.			
Project description	<p>The project is to construct and establish a retirement village on approximately 12.6 hectares of land at 73 Ratanui Road in Paraparaumu, Kāpiti, in the Wellington region. The project includes:</p> <ol style="list-style-type: none"> approximately 250 independent living units consisting of cottages and villas, a central main building comprising of approximately 40 assisted living suites and 40 care suites, a range of resident amenities such as a bowling green, pickleball court, pétanque court, and internal circulation and parking provision. <p>The applicant seeks resource consent approvals under the Resource Management Act 1991 (RMA), the Wildlife Act 1953 and the Heritage New Zealand Pouhere Taonga Act 2014. No other approvals under specified Acts are sought as part of the application.</p>					
Consultation undertaken	As required by section 11, the applicant has consulted with:					
	<i>Relevant local authorities</i>	<i>Relevant iwi authorities, hapū and Treaty settlement entities</i>	<i>Relevant MACA groups</i>	<i>Ngā hapū o Ngāti Porou</i>	<i>Relevant administering agencies</i>	<i>Holder of land to be exchanged</i>
	<ul style="list-style-type: none"> Kāpiti Coast District Council Greater Wellington Regional Council 	<ul style="list-style-type: none"> Ātiawa ki Whakarongotai Ngā Hapū o Ōtaki Ngāti Toa Rangatira 	N/A	N/A	<ul style="list-style-type: none"> Ministry for the Environment Department of Conservation Heritage New Zealand Pouhere Taonga 	N/A
Section 22 assessment criteria						
The project is an infrastructure or development project that would have significant regional or national benefits [section 22(1)(a)]	<p>You may consider any of the following matters, or any other matters the Minister considers relevant.</p> <p>The applicant considers the project, being a residential development with approximately 250 independent living units, 40 assisted living suites and 40 care suites, is a development project that would have significant regional benefits, for the reasons outlined below.</p> <p><i>The project has been identified as a priority project in a central or local government, or sector plan or strategy or a central government infrastructure priority list [s22(2)(a)(i)]</i> The applicant states that the project site has been identified in the Kāpiti Coast District Council's 2022 Growth Strategy – Te Tupu Pai as a "Medium-priority greenfield growth area."</p> <p><i>Will deliver new regionally or nationally significant infrastructure or enable the continued functioning of existing regionally or nationally significant infrastructure [s22(2)(a)(ii)]</i> The applicant considers that, while the project does not involve the direct delivery of new regionally or nationally significant infrastructure, the project will reduce strain on other key infrastructure systems and contribute to the efficiency and sustainable functioning of existing regionally and nationally significant infrastructure. The applicant considers that the project will reduce pressure on existing health infrastructure by providing on-site healthcare facilities.</p> <p><i>Will 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) [s22(2)(a)(iii)]</i> The applicant considers that the project will provide an increase in housing development capacity for the Kāpiti Coast District, including aged-care housing. The applicant considers this will cater for Kāpiti's ageing population while freeing up existing residential housing stock for others in the market. The applicant considers the project will positively contribute to the creation of a 'well-functioning' urban environment as required by the National Policy Statement for Urban Development 2020.</p> <p><i>Will deliver significant economic benefits [s22(2)(a)(iv)]</i> The applicant considers that the project represents a significant investment in the local area through both the construction and operation of the retirement village. The applicant considers the project will generate significant direct and indirect employment in Paraparaumu and the wider Kāpiti Coast Region, stating that the construction period will require 481 FTE and the operational phase will require 53 FTE. The applicant states that 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 applicant states that the project will result in \$169m in Net Present Value to the Wellington Regional Economy.</p> <p><i>Will support climate change mitigation, including the reduction or removal of greenhouse gas emissions [s22(2)(a)(vii)]</i> The applicant states the project will support climate change mitigation through a combination of design, location, and operational efficiencies. The applicant states this includes the efficient use of the area's existing urban infrastructure, low-emission building design and construction practices, and improved biodiversity and carbon sequestration on the project site through planting and wetland restoration.</p> <p><i>Will support climate change adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards [s22(2)(a)(viii)]</i> The applicant states that the project will incorporate robust stormwater management strategies that support climate change adaptation and reduce risks associated with natural hazards. The applicant states that the project site can be suitably serviced from a stormwater management perspective, including by achieving hydraulic neutrality, providing on-site treatment, and ensuring flood risks are managed including up to a 1% AEP event (including the predicted impacts of climate change). The applicant states that Summerset operates a comprehensive emergency response programme for its villages, recognising the heightened vulnerability that elderly residents have to natural hazards.</p>					

	<p><i>Will address significant environmental issues [s22(2)(a)(ix)]</i> The applicant considers the project will address significant environmental issues, and focus on resilience, biodiversity enhancement and sustainability. The applicant states that key elements of this focus include a stormwater management system designed to achieve hydraulic neutrality and provide on-site treatment, improved biodiversity and carbon sequestration through planting and wetland restoration, and the use of energy-efficient design features to reduce overall energy consumption and associated greenhouse gas emissions.</p> <p><i>Is consistent with local or regional planning documents, including spatial strategies [s22(2)(a)(x)]</i> The applicant states that, while the project site is not currently zoned for residential development, 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”. The applicant states that this was due to the project site being surrounded by an established urban environment and the likely ease of the environment to cater for increased residential activity. The applicant states that the project site is subject to Private Plan Change 4 with a hearing set down for February 2026.</p>		
Referring the project to the fast-track approvals process [section 22(1)(b)]	<p><i>Would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes [s22(1)(b)(i)]</i> The applicant considers that the fast-track approvals process may facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes. The applicant notes that the project will involve earthworks in or near natural inland wetlands, triggering a prohibited activity under Regulation 53 of the National Environmental Standards for Freshwater (NES-F). This would preclude the project from progressing through the standard RMA consenting pathway, however if the project is referred, prohibited activities may be considered through the fast-track approvals process. As such, referring the project would facilitate the development.</p> <p><i>Is unlikely to materially affect the efficient operation of the fast-track approvals process [s22(1)(b)(ii)]</i> The applicant considers the project is unlikely to materially affect the efficient operation of the fast-track process. The applicant considers that, due to project readiness, an experienced applicant team, the limited complexity of the project and manageable stakeholder interest, this project is unlikely to place undue burden on decision-making resources or compromise the efficiency of the fast-track approvals process.</p>		
Minister invites comments	<p><i>You must copy the application to, and invite written comments from [s17(1)]:</i></p> <p>a. Kāpiti Coast District Council and Greater Wellington Regional Council b. The Minister for the Environment c. Relevant portfolio Minister(s):</p> <ul style="list-style-type: none"> • The Minister for Seniors – as the project involves the construction and establishment of a retirement village. • The Minister of Conservation – as the project seeks approvals under the Wildlife Act. • The Minister for Arts, Culture and Heritage – as the project seeks an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014. <p>d. Relevant administering agencies:</p> <ul style="list-style-type: none"> • The Ministry for the Environment • Department of Conservation • Heritage New Zealand Pouhere Taonga <p>e. The Māori groups identified in Appendix 3.</p>	<p><i>You may copy the application to, and invite written comments from, any other person [s17(5)]:</i></p> <ul style="list-style-type: none"> • The Minister for Economic Growth • The Minister for Regional Development 	<p><i>The Minister may request further information about a referral application from the applicant, the relevant local authorities, or the relevant administering agencies to be provided within the time frame specified in the request.</i></p> <p>At this stage we have not identified any further information to be sought.</p>
Recommendations		Minister's decision	
a. Note that section 25 of the Act permits you to decline the referral application without inviting comments from the relevant local authorities, the Minister for the Environment, any relevant Ministers, any relevant administering agencies and the Māori groups identified in the list provided.		Noted	
b. Note that you have not yet provided the application to, nor sought any written comments on it from, the parties listed in section 17(1) but that you are required to do so if you do not decline the application under section 21 of the Act.		Noted	
c. Note that section 17(5) of the Act permits you to forward an application to, and invite written comments from, any other person.		Noted	
d. Note that if comments have been sought and provided within the required time frame you are required to consider it, along with the referral application, before deciding to decline the application.		Noted	
e. Note that section 20 of the Act permits you to request further information from the applicant or relevant local authorities or relevant administering agencies at any time before you decide whether to accept or decline an application.		Noted	
f. Agree to progress the Otaihanga Retirement Village project to our Stage 2 analysis (invite written comments and request section 18 Treaty report).		Yes / No	
g. Agree to provide the application to, and invite written comments from:			
i. Kāpiti Coast District Council and Greater Wellington Regional Council as the relevant local authorities under section 17(1)(a)		Yes / No	

ii. Minister for the Environment under section 17(1)(b)	Yes / No
iii. The Minister for Seniors, the Minister of Conservation, the Minister for Arts, Culture and Heritage as the relevant portfolio Ministers under section 17(1)(b)	Yes / No
iv. The Ministry for the Environment, Department of Conservation, and Heritage New Zealand Pouhere Taonga as the relevant administering agencies under section 17(1)(c)	Yes / No
v. The parties in Appendix 3 as the Māori groups under section 17(1)(d)	Yes / No
vi. Any parties you are required to invite comments from under section 17(1)(d) and (e) who may be subsequently identified	Yes / No
h. Agree to provide the application to and invite written comments from the following additional persons under section 17(5):	Yes / No
i. The Minister for Economic Growth	Yes / No
ii. The Minister for Regional Development	
i. Note that you have agreed to delegate to the Secretary for the Environment your responsibility to send all correspondence, other than to Ministers.	Noted
j. Agree to send the email to invite written comments from Ministers.	Yes / No

Signed:

Hon Chris Bishop
Minister for Infrastructure

Date:

Appendix 1: Statutory framework summary

1. You are the sole decision maker for referral applications. If you accept a referral application, then the whole or part of the project will be referred to the fast-track approvals process.
2. If a Treaty settlement, the Marine and Coastal Area (Takutai Moana) Act 2011, the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, a Mana Whakahono ā Rohe or a joint management agreement provides for consideration of any document or procedural requirements, you must, where relevant:
 - a. give the document the same or equivalent effect through this process as it would have under any specified Act; and
 - b. comply with any applicable procedural requirements.
3. You must decline a referral application if:
 - a. you are satisfied the project does not meet the referral criteria in s22
 - b. you are satisfied the project involves an ineligible activity (s5)
 - c. you consider you do not have adequate information to inform your decision.
4. You may decline an application for any other reason, including those set out in s21(5) and even if the application meets the s22 referral criteria.
5. You can decline an application before or after inviting comments under s17(1). However, if comments have been sought and provided within the required time frame, you must consider them, along with the referral application, before deciding to decline the application.
6. If you do not decline a referral application at this initial stage you must copy the application to, and invite written comments from:
 - a. the relevant local authorities,
 - b. the Minister for the Environment and relevant portfolio Ministers
 - c. the relevant administering agencies
 - d. the Māori groups identified by the responsible agency
 - e. the owners of Māori land in the project area:
 - f. you may provide the application to and invite comments from any other person.
7. You can request further information from an applicant, any relevant local authority or any relevant administering agency at any time before you decide to decline or accept a referral application (see section 20 of the Act).
8. However, if further information has been sought and provided within the required time frame you must consider it, along with the referral application, before deciding to decline the application.

Appendix 2: Application documents for Otaihanga Retirement Village project:

Appendix 3: List of the Māori groups referred to in section 18(2)

Name of group	Type of group (section of Act)
Te Rūnanga o Toa Rangatira Inc	Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a) – Ngāti Toa Rangatira Claims Settlement Act 2014
Muaūpoko Tribal Authority Inc	Iwi authority (s18(2)(a)), mandated entity (s18(2)(d))
Ātiawa ki Whakarongotai Charitable Trust	Iwi authority (s18(2)(a))
Puketapu ki Paraparaumu Trust	Other Māori group with relevant interests (s18(2)(k))
Ngā Hapū o Ōtaki	Other Māori group with relevant interests (s18(2)(k))
ART Confederation	Other Māori group with relevant interests (s18(2)(k))