
Invitation to comment on Fast-track referral application for the Otaihangā Retirement Village project under the Fast-track Approvals Act 2024 – FTAA-2511-1149

From Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>

Date Mon 12/01/2026 9:13 AM

To Nicola Willis (MIN) <N.Willis@ministers.govt.nz>; Shane Jones (MIN) <S.Jones@ministers.govt.nz>; Penny Simmonds (MIN) <P.Simmonds@ministers.govt.nz>; Paul Goldsmith (MIN) <P.Goldsmith@ministers.govt.nz>; Casey Costello (MIN) <C.Costello@ministers.govt.nz>; Tama Potaka (MIN) <T.Potaka@ministers.govt.nz>

Cc FTAreferalls <FTAreferalls@mfe.govt.nz>

 1 attachment (56 KB)

Comments Form for Invited Ministers.docx;

To:

Minister for Economic Growth
Minister for Regional Development
Minister for the Environment
Minister for Arts, Culture and Heritage
Minister for Seniors
Minister of Conservation

Dear Ministers,

Hon Chris Bishop, the Minister for Infrastructure (the Minister), has asked for me to write to you on his behalf.

The Minister has received an application from Summerset Villages (Paraparaumu) for referral of Otaihangā Retirement Village project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2511-1149).

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

Invitation to comment on referral application

I write in accordance with section 17 of the Act to invite you to provide written comments on the referral application. I have provided summary details of the project below.

If you wish to provide written comments, these must be received by **return email** within **20 working days** of receipt of this email, being 10 February 2026. The Minister is not required to consider information received outside of this time frame. Any comments submitted will contribute to the Minister's decision on whether to accept the referral application and to refer the project.

If you do not wish to provide comments, please let us know as soon as possible so we can proceed with processing the application without delay.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Process

The application documents are accessible through the Fast-track portal. Please note that application documents may contain commercially sensitivity information and should not be shared widely. If you haven't used the portal before, you can request access by emailing ftareferrals@mfe.govt.nz. Once you are registered and have accepted the terms and conditions, you will receive a link to view the documents. Existing users will be able to see application documents via the request when logging into the portal. Should you need for your agency to provide any supplementary information, a nominated person can be provided access to the portal, access can be requested by emailing ftareferrals@mfe.govt.nz.

To submit your comments on the application, you can either provide a letter or complete the attached template for written comments and return it by replying to this email, infrastructure.portfolio@parliament.govt.nz.

Before the due date, if you have any queries about this email or need assistance with using the portal, please email contact@fasttrack.govt.nz. Further information is available at <https://www.fasttrack.govt.nz/>.

Important Information

Please note that all comments received from Ministers invited to comment will be subject to the Official Information Act 1982. Comments received will be proactively released at the time the Minister for Infrastructure makes a referral decision, unless the Minister providing comments advises the Minister for Infrastructure's office they are to be withheld, at the time they are submitted.

If a Conflict of Interest is identified by the Minister providing comments at any stage of providing comments, please inform my office and the Cabinet Office immediately. The Cabinet Office will provide advice and, if appropriate, initiate a request to the Prime Minister to agree to a transfer of the project/portfolio invite to another Minister (a request to transfer a COI from one Minister to another can take 1-7 days).

Project summary

Project name	Otaihanga Retirement Village
Applicant	Summerset Villages (Paraparaumu)
Location	Paraparaumu, Wellington
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> <ul 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.

Yours sincerely

Hon Chris Bishop
Minister for Infrastructure



Office of Hon Chris Bishop

Minister of Housing | Minister for Infrastructure | Minister Responsible for RMA Reform | Minister of Transport | Associate Minister of Finance | Associate Minister for Sport & Recreation | Leader of the House | MP for Hutt South

Office: 04 817 6802 | EW 6.3

Email: c.bishop@ministers.govt.nz Website: [<http://www.beehive.govt.nz/>][www.Beehive.govt.nz](http://www.beehive.govt.nz)

Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

Email disclaimer:

This email communication is confidential between the sender and the recipient. The intended recipient may not distribute it without the permission of the sender. If this email is received in error, it remains confidential and you may not copy, retain or distribute it in any manner. Please notify the sender immediately and erase all copies of the message and all attachments. Thank you.

FTAA-2511-1149

Rawiri Tawhai-Bodsworth
Chair
Ātiawa ki Whakarongotai Charitable Trust / ART Confederation

office-coordinator@teatiawakipiti.co.nz

Tēnā koe Rawiri

Invitation to provide written comments on an application for referral of the Otaihanga Retirement Village project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Summerset Villages (Paraparaumu) Limited (the applicant) for referral of the Otaihanga Retirement Village project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Whitney Nelson.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in black ink, appearing to read 'S. Frame', written over a light grey rectangular background.

Stephanie Frame

Acting General Manager, Investment Strategy and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2511-1149
Project name	Otaihanga Retirement Village
Applicant name	Summerset Villages (Paraparaumu) Limited
Project summary details	<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> <ul 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), wildlife approval under the Wildlife Act 1953, and archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014. No other approvals under specified Acts are sought as part of the application.</p>

FTAA-2511-1149

Penny Nelson
Director-General of Conservation
Department of Conservation

s 9(2)(a)

Dear Penny

Invitation to provide written comments on an application for referral of the Otaihanga Retirement Village project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Summerset Villages (Paraparaumu) Limited (the applicant) for referral of the Otaihanga Retirement Village project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to seek comments on a referral application from the relevant administering agencies). I invite the Department of Conservation to provide written comments on the referral application as the administering agency for approvals under the Wildlife Act 1953.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Ministry for the Environment
PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Whitney Nelson.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Stephanie Frame
Acting General Manager, Investment Strategy and Operations

Appendix A: Project summary details

CC: s 9(2)(a) [redacted] s 9(2)(a) [redacted]
fast-track@doc.govt.nz [redacted]
s 9(2)(a) [redacted] [redacted]
[redacted] [redacted]

Appendix A – Project summary details

Application number	FTAA-2511-1149
Project name	Otaihanga Retirement Village
Applicant name	Summerset Villages (Paraparaumu) Limited
Project summary details	<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> <ul 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), wildlife approval under the Wildlife Act 1953, and archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014. No other approvals under specified Acts are sought as part of the application.</p>

FTAA-2511-1149

Nigel Corry
Chief Executive Officer
Greater Wellington Regional Council

info@gw.govt.nz

Dear Nigel

Invitation to provide written comments on an application for referral of the Otaihanga Retirement Village project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Summerset Villages (Paraparaumu) Limited (the applicant) for referral of the Otaihanga Retirement Village project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Greater Wellington Regional Council to provide written comments on the referral application.

Under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), Greater Wellington Regional Council **must** provide comments advising on the following matters:

- 1. Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please provide written confirmation.*
- 2. In relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please provide written confirmation.*

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

Written comments must be received within **20 working days** of receipt of this letter and a copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Whitney Nelson.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in black ink, appearing to read 'S Frame', written over a light blue horizontal line.

Stephanie Frame
Acting General Manager, Investment Strategy and Operations

CC: notifications@gw.govt.nz

Appendix A: Project summary details

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Application number	FTAA-2511-1149
Project name	Otaihanga Retirement Village
Applicant name	Summerset Villages (Paraparaumu) Limited
Project summary details	<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> <ul 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), wildlife approval under the Wildlife Act 1953, and archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014. No other approvals under specified Acts are sought as part of the application.</p>

FTAA-2511-1149

Peter Richardson
Director – Policy
Heritage New Zealand Pouhere Taonga

s 9(2)(a)

Dear Peter

Invitation to provide written comments on an application for referral of the Otaihanga Retirement Village project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Summerset Villages (Paraparaumu) Limited (the applicant) for referral of the Otaihanga Retirement Village project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to seek comments on a referral application from the relevant administering agencies). I invite Heritage New Zealand Pouhere Taonga to provide written comments on the referral application as the administering agency for archaeological authority approvals under the Heritage New Zealand Pouhere Taonga Act 2014.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in-confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Whitney Nelson.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Stephanie Frame
Acting General Manager, Investment Strategy and Operations

CC: fasttrack@heritage.org.nz

s 9(2)(a)
[Redacted]
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[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

Appendix A: Project summary details

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Applicant name	Summerset Villages (Paraparaumu) Limited
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FTAA-2511-1149

Darren Edwards
Chief Executive
Kāpiti Coast District Council

s 9(2)(a)

Dear Darren

Invitation to provide written comments on an application for referral of the Otaihanga Retirement Village project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Summerset Villages (Paraparaumu) Limited (the applicant) for referral of the Otaihanga Retirement Village project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Kāpiti Coast District Council to provide written comments on the referral application.

Under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), Kāpiti Coast District Council **must** provide comments advising on the following matters:

- 1. Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please provide written confirmation.*
- 2. In relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please provide written confirmation.*

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

Written comments must be received within **20 working days** of receipt of this letter and a copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Whitney Nelson.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

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Stephanie Frame
Acting General Manager, Investment Strategy and Operations

Appendix A: Project summary details

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FTAA-2511-1149

James Palmer
Chief Executive Officer
Ministry for the Environment

s 9(2)(a)

Dear James

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An application has been received by the Minister for Infrastructure (the Minister) from Summerset Villages (Paraparaumu) Limited (the applicant) for referral of the Otaihanga Retirement Village project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

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I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to seek comments on a referral application from the relevant administering agencies). I invite the Ministry for the Environment to provide written comments on the referral application as the administering agency for the Resource Management Act 1991 (RMA).

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

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Yours sincerely

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Stephanie Frame

Acting General Manager, Investment Strategy and Operations

Appendix A: Project summary details

CC: adminagencyftaa@mfe.govt.nz

Appendix A – Project summary details

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FTAA-2511-1149

Di Rump
Chief Executive Officer
Muaūpoko Tribal Authority Inc

ceo@muaupoko.iwi.nz

Tēnā koe Di

Invitation to provide written comments on an application for referral of the Otaihangā Retirement Village project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Summerset Villages (Paraparaumu) Limited (the applicant) for referral of the Otaihangā Retirement Village project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery)

Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

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Nāku noa, nā



Stephanie Frame

Acting General Manager, Investment Strategy and Operations

Appendix A: Project summary details

CC: s 9(2)(a)

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Project name	Otaihanga Retirement Village
Applicant name	Summerset Villages (Paraparaumu) Limited
Project summary details	<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> <ul 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), wildlife approval under the Wildlife Act 1953, and archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014. No other approvals under specified Acts are sought as part of the application.</p>

FTAA-2511-1149

Denise Hapeta
Chair
Ngā Hapū o Ōtaki

office@nhoo.nz

Tēnā koe Denise

Invitation to provide written comments on an application for referral of the Otaihanga Retirement Village project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Summerset Villages (Paraparaumu) Limited (the applicant) for referral of the Otaihanga Retirement Village project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery)

Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

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Nāku noa, nā

A handwritten signature in black ink, appearing to read 'S. Frame', is positioned above the typed name.

Stephanie Frame

Acting General Manager, Investment Strategy and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2511-1149
Project name	Otaihanga Retirement Village
Applicant name	Summerset Villages (Paraparaumu) Limited
Project summary details	<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> <ul 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), wildlife approval under the Wildlife Act 1953, and archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014. No other approvals under specified Acts are sought as part of the application.</p>

FTAA-2511-1149

Tony Jackson
Chair
Puketapu ki Paraparaumu Trust

s 9(2)(a)

Tēnā koe Tony

Invitation to provide written comments on an application for referral of the Otaihanga Retirement Village project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Summerset Villages (Paraparaumu) Limited (the applicant) for referral of the Otaihanga Retirement Village project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

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Nāku noa, nā

A handwritten signature in black ink, appearing to read 'S. Frame', written over a light grey grid background.

Stephanie Frame

Acting General Manager, Investment Strategy and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2511-1149
Project name	Otaihanga Retirement Village
Applicant name	Summerset Villages (Paraparaumu) Limited
Project summary details	<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> <ul 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), wildlife approval under the Wildlife Act 1953, and archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014. No other approvals under specified Acts are sought as part of the application.</p>

FTAA-2511-1149

Freeman Paul
Chief Executive Officer
Te Rūnanga o Raukawa Incorporated / ART Confederation

ceo@raukawa.iwi.nz

Tēnā koe Freeman

Invitation to provide written comments on an application for referral of the Otaihanga Retirement Village project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Summerset Villages (Paraparaumu) Limited (the applicant) for referral of the Otaihanga Retirement Village project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).

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Nāku noa, nā



Stephanie Frame

Acting General Manager, Investment Strategy and Operations

CC: office@raukawa.iwi.nz

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2511-1149
Project name	Otaihanga Retirement Village
Applicant name	Summerset Villages (Paraparaumu) Limited
Project summary details	<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> <ul 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), wildlife approval under the Wildlife Act 1953, and archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014. No other approvals under specified Acts are sought as part of the application.</p>

FTAA-2511-1149

Helmut Modlik
Chief Executive Officer
Te Rūnanga o Toa Rangatira Incorporated / ART Confederation

s 9(2)(a)

Tēnā koe Helmut

Invitation to provide written comments on an application for referral of the Otaihanga Retirement Village project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Summerset Villages (Paraparaumu) Limited (the applicant) for referral of the Otaihanga Retirement Village project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

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Nāku noa, nā

A handwritten signature in black ink, appearing to read 'S. Frame', is positioned above the printed name.

Stephanie Frame

Acting General Manager, Investment Strategy and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2511-1149
Project name	Otaihanga Retirement Village
Applicant name	Summerset Villages (Paraparaumu) Limited
Project summary details	<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> <ul 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), wildlife approval under the Wildlife Act 1953, and archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014. No other approvals under specified Acts are sought as part of the application.</p>