



Project Number:	22-016
	169–171 Peka Peka Road, Waikanae North Development Limited
To:	Jennifer Caldwell, Panel Convener
Subject:	Key Issues Memorandum – Waikanae North Development Limited
Date:	21 May 2026
Prepared By:	The Catalyst Group for Ātiawa ki Whakarongotai Charitable Trust

Tēnā koe Ms Caldwell,

Purpose of memorandum

Thank you for the opportunity to provide comments in line with your Minute 2 of 14 May 2026, on behalf of Ātiawa ki Whakarongotai Charitable Trust (the Trust), who represent Te Ātiawa ki Whakarongotai and who have been invited to attend the Convener's conference.

You have sought feedback in relation to a number of matters and they are addressed below.

Timeframe for decision and complexity of application

We wish to note that Waikanae North Development Ltd. (WNDL, the Applicant) has been engaging with the Trust for a number of years in relation to this application. That engagement has been generally constructive and professional in nature. The Applicant has provided the opportunity for the Trust to prepare relevant material (e.g., a Cultural Impact Assessment) and has engaged on a number of occasions with a view to understanding the issues raised by the Trust and potential resolution of those issues.

That said, there are a substantial number of matters that remain unresolved. These matters relate to processes which will ensure both cultural (including biophysical) matters are addressed and the outcomes themselves are delivered. While this conference is predominantly focussed on procedural matters, it is important to note that the site in question is of the highest importance to Te Ātiawa ki

Whakarongotai. This is reflected in critical documentation that has been shared with the Applicant, through statutory settlement processes, and soon to be shared with the Fast-track panel. The claims made by the Trust with respect to those values have not been challenged by the Applicant and are supported by a number of other iwi who recognise the mana held by Te Ātiawa ki Whakarongotai.

As such it is the view of the Trust that, at the present time, the application material does not reflect the values and interests of Te Ātiawa ki Whakarongotai, the consent conditions do not address significant effects, and there is significant uncertainty remaining in the application in respect of the path that will address issues, or the outcomes to be achieved.

While acknowledging the degree of unresolved material in the application, the Trust accepts that the application is not overly complex by comparison to other matters being considered, within the Fast-track process (and elsewhere). Accordingly, it is acceptable to the Trust that the timeframe for a decision is set within a short-medium timespan, on the basis that there is clarity, focus, and disciplined engagement through the period available to the parties in the lead up to that decision.

Composition of the Panel

For the Trust, the key outstanding issues which remain unaddressed by the application are recovery, restoration, and maintenance of natural values and cultural values. There is a clear overlap in these issues, and they will be addressed in detail before the panel. However, I note that there is a tendency for treating potential ecological outcomes as a proxy for cultural matters. That is inappropriate.

Given the significance of the issues associated with both ecological and cultural matters, it is the Trust's view that the panel would benefit from expertise in those domains. It is acceptable that a panel of 3–4 members is formed recognising that other matters require expert oversight. In the event that a panel member with expertise in relation to cultural matters is appointed, mātauranga and tikanga matters will be addressed. This will occur in two ways – the first is finding a respectful way to acknowledge tikanga within the process, and the second is ensuring the mātauranga that will be articulated by the Trust will find a respectful landing with an appropriate independent expert.

Process matters

Given the currently unresolved issues highlighted to the applicant, the Trust seeks opportunities through the process, to allow for:

- Conferencing of submitters and the Applicant to address governance matters, compensation where values cannot be retained, and resolution of uncertainty with respect to the management and scale of effects response.
- Expert caucusing to ensure consent conditions respond to the above matters.

The Trust sees significant value in having the involvement of panel members facilitating these processes, acknowledging this is entirely at the discretion of the panel.

The Trust had hoped for the opportunity to be around the table with Kāpiti Coast District Council, Greater Wellington Regional Council, and the Applicant in relation to the matters they are individually responsible for, and where there is a clear interest for the Trust. This opportunity has not yet arisen, and the Trust considers that would be a valuable exercise if it could occur within this process.

A determination to approve WNDL's application will have implications that will last through many generations. The obligation on the Trust as kaitiaki in this space is significant. To that end, the Trust is committed to taking a constructive role within the Fast-track process to ensure the issues they have raised to this point are addressed in order for the application to be approved.

Thank you for the opportunity to attend the Convenors conference.

Nāku iti noa, na

A handwritten signature in black ink, appearing to be 'G. Carlyon', written over a faint dotted line.

Greg Carlyon
Director / Planner