



# ĀTIAWA KI WHAKARONGOTAI

Ātiawa ki Whakarongotai Charitable Trust

Comments to the Fast-track panel as per direction – 29 June 2026.

**Matter:**

Application for Fast-track approval – Waikanae North Development

Please include all the contact details listed below with your comments and indicate whether you can receive further communications from us by email to substantive@fasttrack.govt.nz.

|                                                                                                            |                                                                                    |                   |            |
|------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------|------------|
| 1. Contact Details                                                                                         |                                                                                    |                   |            |
| Please ensure that you have authority to comment on the application on behalf of those named on this form. |                                                                                    |                   |            |
| <b>Organisation name (if relevant)</b>                                                                     | Ātiawa ki Whakarongotai Charitable Trust (on behalf of Te Ātiawa ki Whakarongotai) |                   |            |
| <b>First name</b>                                                                                          | Liam                                                                               |                   |            |
| <b>Last name</b>                                                                                           | McAuliffe                                                                          |                   |            |
| <b>Postal address</b>                                                                                      | [REDACTED]                                                                         |                   |            |
| <b>Home phone / Mobile phone</b>                                                                           | [REDACTED]                                                                         | <b>Work phone</b> | [REDACTED] |
| <b>Email (a valid email address enables us to communicate efficiently with you)</b>                        | [REDACTED]                                                                         |                   |            |

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|-------------------------------------------------------------------|------------------------------------------------------|--------------------------|----------------------------------------------------------|
| 2. We will email you draft conditions of consent for your comment |                                                      |                          |                                                          |
| <input checked="" type="checkbox"/>                               | I can receive emails and my email address is correct | <input type="checkbox"/> | I cannot receive emails and my postal address is correct |

**Please provide your comments below, include additional pages as needed.**

Tēnā koutou kaikomihana mā,

Te Ātiawa ki Whakarongotai are the mana whenua of the lands spanning from Kūkūtauākī in the north to Paripari in the south, and including the Waikanae rohe. Our mana is grounded in whakapapa and sustained through unbroken occupation of the land, with neighbouring Ngā Hapū o Ōtaki to the North, and Ngāti Toa Rangatira to the South. As kaitiaki, Te Ātiawa ki Whakarongotai has a responsibility to protect the environment, including its people, within our rohe. Ātiawa ki Whakarongotai Charitable Trust (the Trust) is the legal entity representing the interests of Te Ātiawa ki Whakarongotai. The Trust engages with various entities and individuals on resource management issues within the rohe on behalf of Te Ātiawa ki Whakarongotai.

Our authority is affirmed through *Te Tiriti o Waitangi*, which guarantees our tino rangatiratanga over our lands, waterways, and taonga. Unlike the authority of local or central government, which operates under kāwanatanga, our rangatiratanga is inherent and must be recognised as equal within a true Tiriti partnership, as outlined in the Tiriti House Model that underpins the Whaitua Kapiti Committee.

Tino rangatiratanga must be actively embedded at every level of decision-making and not reduced to token consultation. The Trust's expectations regarding partnership include a clear framework for engagement and collaboration, focusing on clear roles, capable representation, and a unified voice for Te Ātiawa ki Whakarongotai. These principles ensure that our values are respected and upheld throughout governance, implementation, and regulatory processes, including during engagement with resource users and decision-making on resource consents of interest to Te Ātiawa ki Whakarongotai. This includes the Waikanae North Development.

### **Fast-track proposal**

Ātiawa ki Whakarongotai Charitable Trust has been working with the Waikanae North Development (WNDL, the Applicant) for the Waikanae North Development for more than four years. The proposed subdivision at its location is within the rohe and on the boundary of Te Ātiawa ki Whakarongotai, namely Kūkūtauākī and Peka Peka. The development has the potential to generate significant impacts on the rights and interests of Te Ātiawa ki Whakarongotai and the Trust.

The application is set out in detail in the material provided by WNDL and is available on the Fast-track website. It is not repeated here.

Engagement with representatives for WNDL have allowed the Trust to articulate the values of Te Ātiawa ki Whakarongotai in respect of the site. Critically, this has allowed an improved understanding of the potential impacts of this large-scale development on both cultural and ecological values. There are two avenues for the concerns held by the Trust to be formally addressed. The first is a direct agreement between the parties. This outcome has not been concluded at this time, but the Trust and WNDL continue to work constructively in this space. The second, which is critically important, is a suite of conditions to be recommended for adoption by the panel. These dual approaches will ensure the interests of the Trust are protected, that abundance is recovered, and that the rangatiratanga and kaitiaki obligations on Te Ātiawa ki Whakarongotai can be met.

The Trust acknowledges that the Fast-track process includes an expectation that development projects and economic development should be regarded favourably, but notes that adverse effects (including cultural effects) must also be adequately identified and mitigated. The proposed development is substantial, with up to 1200 residential sections (and associated infrastructure) to be developed within a rural context. Existing residential development within close proximity is low intensity. The entirety of the development is occurring within an area of particular relevance to the Trust and Te Ātiawa ki Whakarongotai.

During the engagement process, and prior to an application being lodged with the Fast-track panel, WNDL commissioned a cultural impact assessment (CIA) from the Trust in order to understand the scope and specific impacts that would or could result from the proposed subdivision. That CIA was presented as an interim assessment (attached to this statement as Appendix 1) pending the outcome of discussions to resolve the issues raised. The CIA identified a number of important actual and potential cultural effects arising from the development. In summary, they are:

1. Potential impacts of the change in land use on the mauri of the waterways within the area, and the need to protect our taonga through the appropriate management of stormwater. The use of constructed wetlands is strongly supported, with the proviso

that these wetlands are designed to the necessary specifications to manage the volume of stormwater, and the use of wetlands for that purpose would not conflict with other ecological and abundance goals.

2. The impact of the development on the relationship of Te Ātiawa ki Whakarongotai with the whenua. The development could further alienate whānau members from their cultural landscape, one that has been under significant stress for generations. An important foundation for whānau is finding opportunities to strengthen connections to the whenua and restore systems in order that cultural practices can also be restored.
3. Impacts on the cultural landscape as a result of large-scale urbanisation of the area. It is critical that the collective memory endures by providing publicly visible acknowledgement in the landscape of the long-standing history and connection of Te Ātiawa ki Whakarongotai to the area.
4. Impact on Te Ātiawa ki Whakarongotai as kaitiaki. Urban development has resulted in deterioration of food webs and ecosystem function. It is vital to ensure an ongoing role for the Trust to serve as kaitiaki, and exercise customary practices including manaakitanga, to continue to work towards securing a landscape where abundance is recovered within the rohe.
5. Effects on wāhi taonga and wairua. There is the potential for disturbance of taonga or tūpuna during the construction phase (scheduled to take over 10 years) and beyond this time as the community develops and interacts with the landscape. It is critically important that the frameworks for site development (largely via management plans) and oversight of the public spaces and significant natural areas are codified to provide the highest level of certainty for our whānau.

Ātiawa ki Whakarongotai Charitable Trust has engaged with WNDL in a spirit of good faith, with the goal of a mutually satisfactory conclusion. While progress has been made, a number of substantive matters remain unresolved. We have discussed a suite of proposed consent conditions to address cultural and ecological impacts with the final drafting of proposed conditions as yet not concluded. We recognise there are a number of other stakeholder parties who are contributing to the condition framework; we have sighted advance copies of the comments from KCDC and GWRC and agree with the preliminary views expressed by these agencies. They align with the important issues we have raised including the need for certainty in conditions, response to effects generated by the proposal, and acknowledgement (and provision for) the values held by Te Ātiawa ki Whakarongotai.

Key to the management of cultural effects is the ability of Te Ātiawa ki Whakarongotai to exercise our rangatiratanga as well as our kaitiaki obligations. We have a responsibility to uplift the taiao for the generations that follow us. The priority for the Trust is on securing the protection (in perpetuity) of the wetlands and areas of open space to be generated by the subdivision. While consent conditions are a key framework for achieving this outcome, it is important to highlight that the Trust sees two overarching elements as being critical for embedding rangatiratanga and kaitiakitanga into the proposed development. The first is recognition of the mana we hold for the whenua, which can be delivered in part through transfer of the title of areas of open space with sensitive ecological and cultural values. Title should be with Te Ātiawa ki Whakarongotai but this does not in any way marginalise the interests of the stakeholder community. In our view, the means to provide for the

community at large, council interests, and residents who may settle in this space, are addressed through appropriate governance arrangements. At present neither of these issues are addressed. They are complex and we acknowledge that the parties have spent considerable time reflecting on appropriate approaches.

The second element is to ensure a meaningful kaitiaki role in the restoration and future management of public open spaces and sites of significance, alongside key stakeholder agencies and community representatives.

The Trust recognises the ambitious effects management package set out by WNDL for wetland restoration, public open space, and sites of ecological and cultural significance. The wetlands and dune forms are at the heart of this proposed programme as is fitting in the context of the proposed subdivision, and we support the programme for maintaining and enhancing those values. While the Trust has a critical function in the future oversight of these sites, it is important that the Fast-track panel is able to satisfy for itself that these values are provided for over the long term. We recognise that in the immediate future, the costs and direction for delivering outcomes will rest with WNDL.

Structures and institutional arrangements will change through time, but Te Ātiawa ki Whakarongotai will remain. The Trust has been working with Kapiti Coast District Council, and to a lesser extent Greater Wellington Regional Council to ensure the values for which we seek protection are supported. Further, we see significant value in having both councils participate in caucusing associated with the values set out in our CIA and summarised above.

We acknowledge the willingness of WNDL to discuss our concerns, and note the significant efforts of both parties to arrive at an agreement. However, the Trust remains concerned that the cultural impacts raised during engagement with WNDL are not well understood and remain unresolved. Therefore the Trust is unable to support the application as presented at this time. While the Trust is cognisant of the time frames for the panel's consideration and decision on this application, we are of the view further engagement is required in relation to unresolved matters. We therefore:

- Seek support from the panel for the participation of Kapiti Coast District Council and Greater Wellington Regional Council in discussions relating to matters raised in our CIA (and summarised here).
- Respectfully request the support and direction of the panel to facilitate engagement and conclude a set of satisfactory conditions that reflect the values of Te Ātiawa ki Whakarongotai.
- Request the panel considers the opportunity for facilitated conferencing and/or the opportunity for the Trust to present directly to the panel in relation to unresolved matters, when determining directions for the process ahead.

The position taken by the Trust in these comments to the panel is consistent with our view that medium and high density housing development on the Kapiti Coast presents significant risks to the community and taiao. The form and intensity of this development is often at odds with the character and capacity of the taiao to absorb impacts, and important issues associated with this proposal are tending to be left to future decision process (e.g., capacity to manage wastewater across the Kapiti Coast). The current application, and those that follow it, have a high degree of ad-hockery associated

with them. If the challenges posed by this application are not addressed in the decision, it is the Trust's view that we will continue to see compounding impacts which we will be increasingly unable to mitigate.

The Trust wishes to thank the panel for the opportunity to present our comments on the application and we look forward to working with the panel members and stakeholder parties in respect of this application through the next stages.

Nāku noa, nā



Richard Evans  
Kaiwhakahaere Matua General Manager  
Ātiawa ki Whakarongotai Charitable Trust

