



Fast-track Approvals Act 2024 – Treaty settlements and other obligations (Section 18) report

Project Name: FTAA-2511-1149 Ōtaihangā Retirement Village

To:	Date:
Hon Chris Bishop, Minister for Infrastructure	16 March 2026

Number of attachments: 5	Attachments: <ol style="list-style-type: none">1. Provisions of section 18 of the Fast-track Approvals Act 20242. Project location maps3. List of relevant Māori groups4. Comments received from invited Māori groups5. Comments received from the Minister for Māori Development and Minister for Māori Crown Relations: Te Tari Whakatau
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Ministry for the Environment contacts:

Position	Name	Cell phone	1 st contact
Principal Author	Julian Jackson		
Acting Manager, Fast-track Operations	Max Gander-Cooper	s 9(2)(a)	✓
General Manager, Investment Strategy & Operations	Ilana Miller	s 9(2)(a)	

Key points

1. The Ministry for the Environment (on behalf of the Secretary for the Environment) has prepared this report on Treaty settlements and other obligations under section 18 of the Fast-track Approvals Act 2024 (the Act), in relation to the FTAA-2511-1149 Ōtaihangā Retirement Village referral application.
2. The applicant, Summerset Villages (Paraparaumu) Ltd, proposes to develop a comprehensive care retirement village at Paraparaumu, in Kāpiti, including approximately 250 independent living units, 40 assisted living suites, and 40 care suites. The applicant is seeking approvals that would otherwise be sought under the Resource Management Act

1991 (RMA), Wildlife Act 1953, and Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA). The project area does not include the marine and coastal area.

3. Section 18(2) of the Act requires that the report provide a list of relevant Māori groups, including relevant iwi authorities and Treaty settlement entities. We have identified Te Rūnanga o Toa Rangatira Inc as a relevant Treaty settlement entity/iwi authority, and Muaūpoko Tribal Authority Inc, Ātiawa ki Whakarongotai Charitable Trust, and Te Rūnanga o Raukawa Incorporated as relevant iwi authorities. We have also identified Puketapu ki Paraparaumu Trust, Ngā Hapū o Ōtaki, and the ART Confederation as other Māori groups which may have an interest in the application.
4. The relevant Treaty settlement is the Ngāti Toa Rangatira Claims Settlement Act 2014. No other obligations (such as Mana Whakahono ā Rohe or joint management agreements) have been identified under section 18(2) as relevant to the project area.
5. In its acknowledgements and apology to Ngāti Toa Rangatira, the Crown recognised its failures to fulfil its Treaty obligations including adequately protecting the interests of Ngāti Toa Rangatira and commits to a new age of co-operation with Ngāti Toa Rangatira based on mutual trust and respect for Te Tiriti o Waitangi/the Treaty of Waitangi and its principles. We have not identified any other principles and provisions of the Treaty settlement, or other obligations, which may be directly relevant to this application.
6. In response to the invitation for Māori groups to comment under section 17(1)(d) of the Act, Ātiawa ki Whakarongotai Charitable Trust commented that the application does not meet cultural, environmental, regulatory, and engagement expectations. They cite insufficient engagement, flawed design, adverse impacts on wetlands and cultural values, and lack of regionally or nationally significant benefits and outcomes.
7. The Minister for Māori Development and the Minister for Māori Crown Relations: Te Tari Whakatau support the application for referral, subject to the panel considering a substantive application having regard to the matters raised by Ātiawa ki Whakarongotai Charitable Trust. The Ministers also encourage the applicant to maintain ongoing engagement with relevant Māori rōpū and in particular Ātiawa ki Whakarongotai, and to consider their requests for a cultural impact assessment, co-designed consent conditions, and the establishment of a formalised partnership approach.
8. We do not consider there are any matters raised in this report which make it more appropriate for the proposed approvals to be authorised under another Act or Acts.

Signature



Stephanie Frame
Manager – Fast-track Operations

Introduction

9. Under section 18 of the Act, you must obtain and consider a report on Treaty settlements and other obligations for each referral application, prepared by the responsible agency (Secretary for the Environment)].
10. The information which must be provided in this report includes:
 - a. relevant iwi authorities, Treaty settlement entities, applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011 (MACA), and other Māori groups with interests in the project area;
 - b. relevant principles and provisions in Treaty settlements and other arrangements;
 - c. a summary of comments and further information received from invited Māori groups; and
 - d. advice on whether it may be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts.
11. This report is structured accordingly. We have provided a list of the relevant provisions of section 18 at **Attachment 1**.

Proposed project

12. The applicant, Summerset Villages (Paraparaumu) Limited, proposes to develop a new comprehensive care retirement village on approximately 12.65 hectares of land at 65 and 73 Ratanui Road on the northeastern side of Paraparaumu in Kāpiti. The project may 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, recreational amenities, and associated staff and administrative functions. The applicant owns the land on which the project is proposed. No identified Māori land is involved.
13. The applicant is seeking resource consents under the Act that would otherwise be sought under the RMA, which may include vegetation clearance, land disturbance; earthworks, reclamation, taking, use, damming, diversion, activities within or near natural wetlands or in ponding areas, structures in riverbed, discharge of sediment and/or flocculant, discharge of stormwater into water, traffic generation, and other matters. The applicant also seeks a wildlife approval under the Wildlife Act 1953 and archaeological authority under the HNZPTA.
14. We note that Welhom Developments Limited lodged a private plan change request with Kāpiti District Council in December 2024 to rezone the land in the project area from Rural Lifestyle Zone to General Residential Zone, to provide a more appropriate zoning for development of the Ōtaihanga Retirement Village. Welhom Developments Limited is owned by Summerset Group Holdings Limited, which also owns Summerset Villages (Paraparaumu) Limited.
15. We have provided a location maps at **Attachment 2**.

Relevant iwi authorities, Treaty settlement entities, and other Māori groups

16. We note that some entities identified below may be included in more than one category. We have included a composite list of all groups at **Attachment 3**.

Iwi authorities

17. Under section 4(2) of the Act, 'iwi authority' has the same meaning as in section 2(1) of the RMA:

the authority which represents an iwi and which is recognised by that iwi as having authority to do so.

18. We consider the following groups to be the relevant iwi authorities for the project area:

- a. Te Rūnanga o Toa Rangatira Inc, representing Ngāti Toa Rangatira;
- b. Muaūpoko Tribal Authority Inc, representing Muaūpoko;
- c. Ātiawa ki Whakarongotai Charitable Trust, representing Ātiawa ki Whakarongotai; and
- d. Te Rūnanga o Raukawa Incorporated, representing Ngāti Raukawa ki te Tonga.

Treaty settlement entities

19. Under section 4(1) of the Act, "Treaty settlement entity" means any of the following:

(a) a post-settlement governance entity (PSGE):

(b) a board, trust, committee, authority, or other body, incorporated or unincorporated, that is recognised in or established under any Treaty settlement Act:

(c) an entity or a person that is authorised by a Treaty settlement Act to act for a natural resource feature with legal personhood:

(d) Te Ohu Kai Moana or a mandated iwi organisation (as those terms are defined in section 5(1) of the Maori Fisheries Act 2004):

(e) an iwi aquaculture organisation (as defined in section 4 of the Maori Commercial Aquaculture Claims Settlement Act 2004).

20. Under the Act, a PSGE:

(a) means a body corporate or the trustees of a trust established, for the purpose of receiving redress in the Treaty settlement of a claimant group,—

(i) by that group; or

(ii) by or under an enactment or order of a court; and

(b) includes—

(i) an entity established to represent a collective or combination of claimant groups; and

(ii) an entity controlled by an entity referred to in paragraph (a); and

(iii) an entity controlled by a hapū to which redress has been transferred by an entity referred to in paragraph (a).

21. In keeping with the procedural principles outlined at section 10 of the Act, we only identify those PSGEs which are specified in the relevant Treaty settlement Act or Treaty settlement deed.¹
22. We have identified the following relevant Treaty settlement entities for this project area:
- a. Te Rūnanga o Toa Rangatira Inc, PSGE for the Ngāti Toa Rangatira Claims Settlement Act 2014.

Groups mandated to negotiate Treaty settlements

23. Muaūpoko Tribal Authority Inc has a recognised mandate to negotiate a Treaty settlement over an area which may include the project area, and is in the early stages of negotiating their Treaty settlement with the Crown. Ātiawa ki Whakarongotai and Ngāti Raukawa ki te Tonga have yet to commence the Treaty settlement process.

Takutai Moana groups and ngā hapū o Ngāti Porou

24. The project area does not include the common marine and coastal area, and accordingly there are no relevant applicant groups under MACA, and no court orders or agreements that recognise protected customary rights or customary marine title within the project area.
25. The project area is not within ngā rohe moana o ngā hapū o Ngāti Porou (as set out in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019).

Iwi or hapū whose practices are recognised under the Fisheries Act 1996 through regulation or bylaws

26. The project area does not include a taiāpure-local fisheries area, mātaihai reserve, or area subject to a bylaw or regulations made under Part 9 of the Fisheries Act 1996.

Owners of identified Māori land where electricity infrastructure or land transport infrastructure is proposed

27. Section 23 of the Act provides that, in making a decision on a referral application under section 21, the Minister may determine that, for the purposes of the project, an activity described in section 5(1)(a) is not an ineligible activity if it:
- a. is the construction of electricity lines or land transport infrastructure by (or to be operated by) a network utility operator that is a requiring authority; and
 - b. would occur on identified Māori land that is Māori freehold land or General land owned by Māori that was previously Māori freehold land.
28. This project does not involve an activity described in section 23(1) (i.e. including both (a) and (b)) of the Act.

Iwi authorities and groups representing hapū who are party to relevant Mana Whakahono ā Rohe or joint management agreements

29. If the project area is within the boundaries of either a Mana Whakahono ā Rohe or joint management agreement, and the application includes a proposed RMA approval

¹ Should a panel be made aware of a Treaty settlement entity established after the Treaty settlement Act is enacted (e.g. on the advice of a PSGE), then there would appear to be nothing to prevent the panel from inviting that entity to comment on the application under section 53(2)(c) of the Act.

described in section 42(4)(a) to (d) (resource consent, certificate of compliance, or designation), we are required to identify the relevant iwi authority/group that represent hapū that are parties to these arrangements.

30. We have not identified any Mana Whakahono ā Rohe or joint management agreements that are relevant to the project area, and accordingly there no parties to these arrangements to identify.

Any other Māori groups with relevant interests

31. In addition to the groups above, we have also identified the following as other Māori groups which may have relevant interests:

- a. Puketapu ki Paraparaumu Trust;
- b. Ngā Hapū o Ōtaki; and
- c. ART Confederation (collective of Te Āti Awa ki Whakarongotai, Ngāti Raukawa ki te Tonga, and Ngāti Toa Rangatira).

32. For your information, the applicant advises that Ātiawa Ki Whakarongotai, Ngā Hapū o Ōtaki, and Ngāti Toa Rangatira were consulted on the private plan change request lodged by Welhom Developments Limited mentioned at paragraph 14 above.

Relevant principles and provisions in Treaty settlements and other arrangements

Treaty settlements

33. Under section 4(1) of the Act, a Treaty settlement includes both a Treaty settlement Act and a Treaty settlement deed which is signed by both the Crown and representatives of a group of Māori.
34. The following Treaty settlements relate to land, species of plants or animals, or other resources within the project area:
- a. Ngāti Toa Rangatira Claims Settlement Act 2014.

Relevant principles and provisions

35. Section 7 of the Act requires all persons exercising powers and functions under the Act to act in a manner consistent with Treaty settlements. The relevant principles and provisions for each of these settlements are set out below.

Crown acknowledgements and apologies

36. The Crown offers acknowledgements and an apology to Ngāti Toa Rangatira as part of Treaty settlement redress to atone for historical wrongs that breached te Tiriti o Waitangi/the Treaty of Waitangi, to restore honour, and begin the process of healing.
37. As part of its apology to Ngāti Toa Rangatira, the Crown stated that it hoped this settlement will mark the beginning of a new, positive, and enduring relationship with Ngāti Toa Rangatira founded on mutual trust and co-operation and respect for Te Tiriti o Waitangi/the Treaty of Waitangi and its principles. The redress mechanisms provided for in Treaty settlements should be viewed in the context of these intentions.

38. The Ngāti Toa Rangatira settlement does not contain any other provisions that place specific obligations on you as Minister, or any panel should you accept the application for referral, in relation to the approvals being sought by the applicant. However, the interests of Ngāti Toa Rangatira who have settled their historical Treaty claims in relation to the project area, and other relevant Māori groups, should be considered in the spirit of the Crown's acknowledgements and apologies to settlement groups.
39. Ultimately, iwi and hapū are likely to have cultural associations with ancestral lands, water, sites, wāhi tapu, and other taonga beyond what is specifically identified in a Treaty settlement or other arrangements. Local tangata whenua and their representatives would be best placed to advise on such matters in the first instance.

Customary Marine Title/Protected Customary Rights

40. As noted above, the project area is not within a customary marine title area, protected customary rights area, or within or adjacent to ngā rohe moana o ngā hapū o Ngāti Porou.

Taiāpure-local fisheries/mātaitai reserves/areas subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996

41. As noted above, the project area does not include a taiāpure-local fishery, mātaitai reserve, or area subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996.

Mana Whakahono ā Rohe/Joint management agreement

42. As noted above, we have not identified any Mana Whakahono ā Rohe or joint management agreements that are relevant to the project area.

Summary of comments received and advice

Comments from invited Māori groups

43. Pursuant to section 17(1)(d) of the Act, on 12 January 2026 you invited written comments from the Māori groups identified above in paragraphs 18-31, from a list we previously provided you. These groups were provided with access to the application material and had 20 working days from receipt of the copy of the application to respond.
44. You received comments on the application from Ātiawa ki Whakarongotai Charitable Trust (AKWCT) on behalf of Ātiawa ki Whakarongotai which can be summarised as follows:
- a. AKWCT considers that the referral application does not adequately address the cultural, environmental, and engagement matters that are fundamental to their role as mana whenua
 - b. the benefits of the project appear to be primarily local and private in nature and have not been shown to deliver regionally or nationally significant outcomes
 - c. the site contains natural wetlands that hold important ecological, cultural, and spiritual values for Ātiawa ki Whakarongotai, and the proposed reclamation and modification of wetlands raises serious concerns for AKWCT particularly given that:
 - i. wetland reclamation is a prohibited activity under the relevant freshwater regulations; and

- ii. the offsetting approaches appear to be designed primarily for stormwater and flood management functions rather than restoration of equivalent cultural and ecological wetland values
- d. the limited engagement undertaken so far has not enabled AKWCT to fully understand, inform, or participate in the shaping of the proposal as mana whenua and kaitiaki
- e. should the referral application be accepted, AKWCT expects the following to be undertaken:
 - i. a cultural impact assessment led by AKWCT;
 - ii. co-creation of consent conditions with AKWCT, particularly those relating to wetlands;
 - iii. a partnership agreement establishing terms of engagement with AKWCT; and
 - iv. early and informed engagement with AKWCT throughout any future stages of the project.

Consultation with departments and Ministers

45. In preparing this report, we are required to:

- a. consult relevant departments; and
- b. provide a draft of the report to the Minister for Māori Development and the Minister for Māori Crown Relations: Te Arawhiti (for response within 10 working days).

46. We sought advice from Te Puni Kōkiri and the Office of Treaty Settlements regarding the relevant Māori groups, and have incorporated their views into this report.

47. The Minister for Māori Development and/or the Minister for Māori Crown Relations: Te Tari Whakatau support the application for referral, subject to the panel considering any substantive application having regard to the matters raised by Ātiawa ki Whakarongotai Charitable Trust. The Ministers also encourage the applicant to maintain ongoing engagement with relevant Māori rōpū and in particular Ātiawa ki Whakarongotai, and consider their requests for a cultural impact assessment, co-designed consent conditions, and the establishment of a formalised partnership approach.

Advice on whether it may be more appropriate to deal with the proposed approvals under another Act/s

48. Under section 18(2)(m), this report must include our advice on whether, due to any of the matters identified in section 18, it may be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts.

49. We do not consider there are any matters raised in this report which make it more appropriate for the proposed approvals to be authorised under another Act or Acts.

Attachment 1: Provisions of section 18 of the Fast-track Approvals Act 2024

Section	Information required	Paragraph reference in this report
18(1)	The Minister must, for a referral application, obtain and consider a report that is prepared by the responsible agency in accordance with this section.	9, 10
18(2)(a)	Any relevant iwi authorities and relevant Treaty settlement entities	18, 22
18(2)(b)	Any Treaty settlements that relate to land, species of plants or animals, or other resources within the project area	34
18(2)(c)	The relevant principles and provisions in those Treaty settlements, including those that relate to the composition of a decision-making body for the purposes of the Resource Management Act 1991	35-39
18(2)(d)	Any recognised negotiation mandates for, or current negotiations for, Treaty settlements that relate to the project area.	23
18(2)(e)	Any court orders or agreements that recognise protected customary rights or customary marine title within the project area.	24, 40
18(2)(f)	Any applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011 that seek recognition of customary marine title or protected customary rights within the project area.	24, 40
18(2)(g)	Whether the project area would be within or adjacent to, or the project would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou (and, if so, the relevant provisions of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019).	25, 40
18(2)(h)	Whether the project area includes any taiāpure-local fisheries, mātaihai reserves, or areas that are subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996 (and, if so, who the tangata whenua are).	26, 41
18(2)(i)	Whether the project involves an activity that could be the subject of a determination under 23 (and, if so, who the owners of the land are).	27
18(2)(j)	If the proposed approvals include an approval described in any of section 42C(4)(a) to (d) (resource consent, certificate of compliance, or designation), <ul style="list-style-type: none"> (i) iwi authorities and groups that represent hapū that are parties to any relevant Mana Whakahono ā Rohe or joint management agreements. 	30, 42

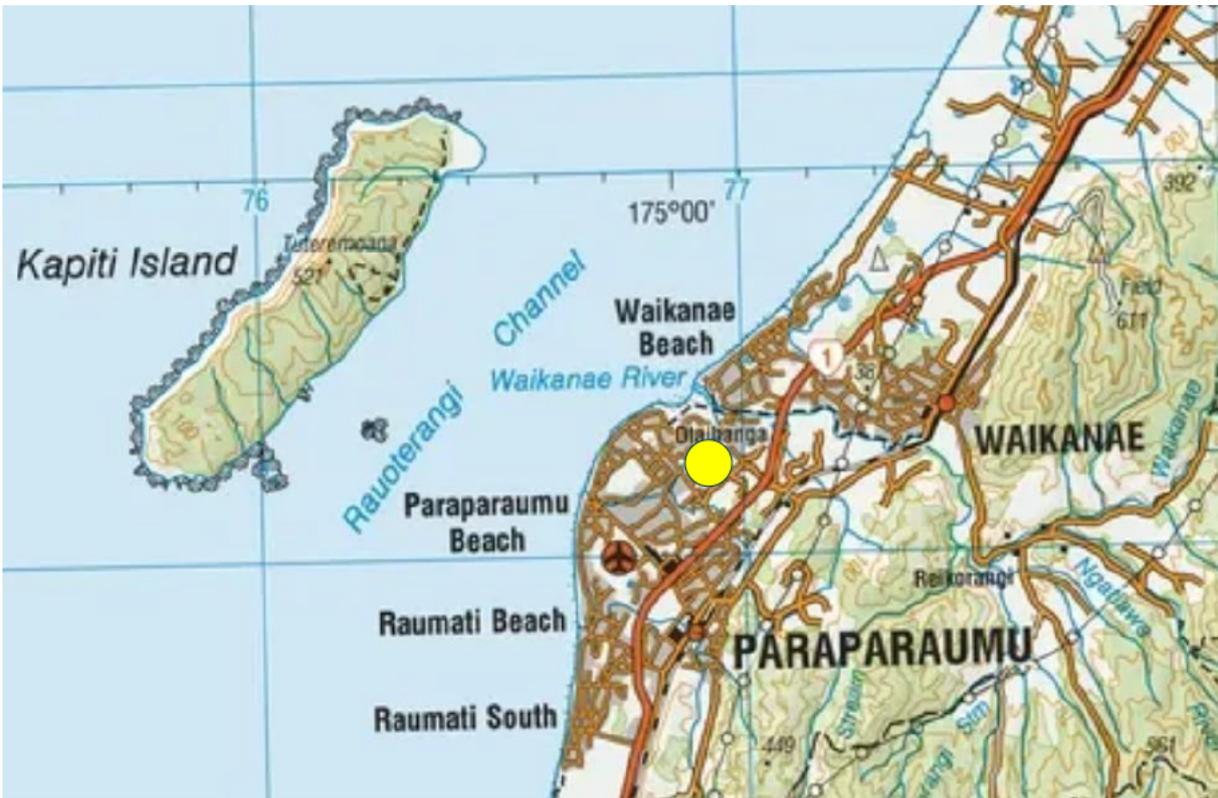
	(ii) The relevant principles and provisions in those Mana Whakahono ā Rohe and joint management agreements.	
18(2)(k)	Any other Māori groups with relevant interests.	31
18(2)(l)	A summary of— (i) comments received by the Minister after inviting comments from Māori groups under section 17(1)(d) and (e); (ii) any further information received by the Minister from those groups	44
18(2)(m)	The responsible agency's advice on whether, due to any of the matters identified in this section, it may be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts.	49
18(3)	In preparing the report required by this section, the responsible agency must— (a) consult relevant departments; and (b) provide a draft of the report to the Minister for Māori Development and the Minister for Māori Crown Relations: Te Arawhiti.	45
18(4)	Those Ministers must respond to the responsible agency within 10 working days after receiving the draft report	45

Attachment 2: Project location maps

Map 1. Location of proposed Ōtaihangā Retirement Village shown by red marker.



Map 2. Local area – location of proposed Ōtaihangā Retirement Village shown by yellow circle below



Map 3. Footprint and environs of proposed Ōtaihangā Retirement Village.



Map 4. Layout of proposed Ōtaihangā Retirement Village



Attachment 3: List of relevant Māori groups

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))
Te Rūnanga o Raukawa Incorporated	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))

Attachment 4: Comments received from invited Māori groups

Ātiawa ki Whakarongotai Charitable Trust



ĀTIAWA KI WHAKARONGOTAI CHARITABLE TRUST

To: Fast-track Referrals team
From: Ātiawa ki Whakarongotai Charitable Trust
Date: 5/02/2026

Tēnā koe,

This letter provides comment from Ātiawa ki Whakarongotai Charitable Trust in relation to the referral application for CRM:0139008931 Otaihangā Retirement Village (the application).

Ātiawa ki Whakarongotai Charitable Trust represents the interests of Te Ātiawa ki Whakarongotai for the purposes of resource management and resource consent processes within our rohe. Our comments are provided in our capacity as mana whenua, guided by our responsibilities of kaitiakitanga, and informed by our Kaitiakitanga Plan, which sets out our values, priorities, and expectations in relation to the management of land, water, and natural resources.

This letter provides high-level comments on the referral application and is structured under a small number of key themes relevant to our role as mana whenua.

1. Regional or national significance

We do not consider that the application demonstrates that the proposed development is of regional or national significance.

While the application refers to housing supply and economic benefits, these benefits appear to be primarily local and private in nature and have not been shown to deliver outcomes that are significant at a regional or national scale. From a mana whenua perspective, the proposal does not address any regionally or nationally significant issues relating to environmental restoration, climate resilience, or the protection and enhancement of culturally significant landscapes or ecosystems.

Accordingly, we do not consider that the project, as currently described, meets the threshold intended for referral under the Fast-track Approvals Act.

2. Wetlands and freshwater values

The site contains natural wetlands that are of significance within our rohe and form part of the wider freshwater and ecological system connected to the Waikanae River catchment.

Natural wetlands are taonga. They hold ecological, cultural, and spiritual values and are integral to the exercise of kaitiakitanga by Ātiawa ki Whakarongotai. The proposed reclamation and modification of wetlands raises serious concerns for us, particularly given that:

- Wetland reclamation in this location is currently identified as a prohibited activity under the relevant freshwater regulations; and
- The application relies on offsetting approaches that appear to prioritise stormwater and flood management functions rather than the restoration or replacement of equivalent cultural and ecological wetland values.

From our perspective, constructed or engineered wetlands designed primarily for infrastructure purposes do not adequately compensate for the loss of existing natural wetlands or the associated cultural values, mauri, and whakapapa connections.

The application does not demonstrate how adverse effects on wetlands will be avoided, and we are not satisfied that the proposed mitigation or offsetting approach aligns with our Kaitiakitanga Plan or with tikanga-based approaches to freshwater management.

3. Engagement with Ātiawa ki Whakarongotai

Engagement with Ātiawa ki Whakarongotai Charitable Trust to date has been very limited.

We have had some engagement with the applicant in relation to the plan change component of the proposal. However, there has been little meaningful engagement with us regarding the resource consent aspects of the project, including the impacts on wetlands, freshwater systems, and cultural values.

This level of engagement has not enabled us to:

- Fully understand the proposal and its effects;
- Provide informed input at an early stage; or
- Participate in the shaping of the proposal in a way that reflects our role as mana whenua and kaitiaki.

Early, clear, and ongoing engagement is essential for equitable and effective consultation, particularly for a project of this scale and with potentially significant impacts on taonga.

4. Our expectations should the proposal proceed

Given the scale of the proposal and the severity of potential impacts, particularly in relation to on-site wetlands and freshwater values, if the project proceeds beyond the referral stage we set out the following expectations for any substantive application process:

a. Cultural Impact Assessment (CIA)

We require the opportunity to prepare a Cultural Impact Assessment that is led by Ātiawa ki Whakarongotai Charitable Trust and grounded in our Kaitiakitanga Plan, mātauranga Māori, and tikanga.

b. Co-creation of consent conditions

We expect to be involved in the co-creation of consent conditions, particularly those relating to wetlands, freshwater management, monitoring, restoration, and ongoing site management.

c. Partnership agreement

We require a formal partnership agreement to establish the terms under which Ātiawa ki Whakarongotai Charitable Trust will engage with the applicant. This should address matters such as governance, information sharing, resourcing, monitoring, and long-term involvement in environmental outcomes on the site.

d. Early and informed engagement

Throughout any future stages of the project, we require early, transparent, and well-resourced engagement to ensure that consultation is informed, meaningful, and equitable.

5. Closing

Ātiawa ki Whakarongotai holds enduring responsibilities as kaitiaki within this rohe. Any development proposal must demonstrate respect for these responsibilities and must align with the values and expectations set out in our Kaitiakitanga Plan.

At this stage, we do not consider that the referral application adequately addresses the cultural, environmental, and engagement matters that are fundamental to our role as mana whenua.

We also do not consider this proposal to have regional or national significance.

Nāku noa, nā



Richard Evans
Kaiwhakahaere Matua
Richard.Evans@teatiawakikapiti.co.nz
Ātiawa ki Whakarongotai Charitable Trust

Attachment 5: Comments received from the Minister for Māori Development and Minister for Māori Crown Relations: Te Tari Whakatau

Hon Tama Potaka Comment - Saved

Feedback · FTA - Feedback ▾

General Documents Related ▾

Portals-Fast Track Portal - ftaa-portal
Owner

Submitted Portal Status ▾

Feedback Details

Feedback ID * FDB001857N5P2

Title * Hon Tama Potaka Comment

Regarding [FTAA-2511-1149 Otaihangā Retirement Village - section 18 report](#)

Comments

1. I support the application progressing to the Expert Panel for substantive consideration subject to the Expert panel having regard to the matters raised by Ātiawa ki Whakarongotai Charitable Trust.
2. I also encourage the applicant to maintain ongoing engagement with relevant Māori rōpū and in particular Ātiawa ki Whakarongotai, and to give due regard to their requests for a Cultural Impact Assessment, co-designed consent conditions, and the establishment of a formalised partnership approach.

Feedback Contacts

Created By (Contact) [Bria Kerei-Keepa](#)

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Application # [Otaihangā Retirement Village](#)

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