



Tēnā koe Hayden,

Otaihanga Retirement Village- Pre-lodgement consultation under the Fast-track Approvals Act 2024 (FTAA)

Thank you for your correspondence in relation to Summersets intention to lodge a referral application under the Fast-track Approvals Act 2024 (FTAA) in respect of the Otaihanga Retirement Village

As you are aware, the Ministry for the Environment (the Ministry) is the “relevant administering agency” for approvals relating to the Resource Management Act 1991 (RMA) and Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012 (EEZ Act) under the FTAA.

As part of your referral application, you will need to provide an assessment of the project against any relevant national policy statement, national environmental standards and if relevant the New Zealand Coastal Policy Statement. The Ministry has prepared the following summary on the national direction made under the RMA, for your consideration.

National Direction

Under the RMA, the government can create national direction to support local authorities' decision making under the RMA and develop a nationally consistent approach to resource management issues. This is typically done where an issue is of national importance, or involves significant national benefits or costs, or where necessary to give effect to other government policy or regulation. There are several types of national direction, including national policy statements and national environmental standards.

National Policy Statements (NPS)

National Policy Statements are instruments issued under section 52(2) of the RMA. An NPS is a vehicle for the government to prescribe objectives and policies for matters which are relevant to sustainable management. All National Policy Statements currently in force are published on the Ministry's website and links are provided in the table below. It is recommended that you consider the relevance of each NPS to your project. If you are seeking an RMA approval, then under section 13(4)(y)(i) and schedule 5 paragraph 2 of the FTAA your application must include an assessment of your project against any relevant NPSs. Refer to the National Policy Statements linked below.

National Policy Statement	Description
National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023	This NPS provides nationally consistent policies and requirements for reducing greenhouse gas emissions from industries using process heat. It works alongside

	the National Environmental Standards for Greenhouse Gases from Industrial Process.
National Policy Statement for Highly Productive Land 2022	This NPS provides national direction to improve the way highly productive land is managed under the RMA. The objective is to ensure the availability of New Zealand's most favourable soils for food and fibre production.
National Policy Statement for Freshwater Management 2020	This NPS provides local authorities with updated national direction on how they should manage freshwater under the RMA.
National Policy Statement for Indigenous Biodiversity 2023	This NPS provides direction to local authorities to protect, maintain and restore indigenous biodiversity requiring at least no further reduction in indigenous biodiversity nationally.
National Policy Statement for Renewable Electricity Generation 2011	This NPS provides guidance for local authorities on how renewable electricity generation should be dealt with in RMA planning documents.
National Policy Statement on Electricity Transmission	This NPS sets out the objective and policies for managing the electricity transmission network.
National Policy Statement on Urban Development 2020	This NPS recognises the national significance of well-functioning urban environments. It removes barriers to development to allow growth in locations that have good access to existing services, public transport networks and infrastructure.
New Zealand Coastal Policy Statement 2010	The NZCPS provides guidance for local authorities in their day-to-day management of the coastal environment. The NZCPS is the only compulsory NPS under the RMA.

National Environmental Standards (NES)

National Environmental Standards are regulations issued under section 43 of the RMA. They prescribe technical and non-technical standards, methods or other requirements for land use and subdivision, use of the coastal marine area and beds of lakes and rivers, water take and use, discharges and noise. NESs require each local authority to enforce the same standard in respect of these areas unless otherwise specified. All National Policy Statements currently in force are published on the Ministry's website and links are provided in the table below. It is recommended that you consider the relevance of each NES to your project.

If you are seeking an RMA approval under the FTAA, section 13(4)(y)(i) and schedule 5 paragraph 2 require that an assessment of your project against any relevant NES must be included with your application. Refer to the National Environmental Standards linked below.

National Environmental Standard	Description
National Environmental Standards for Air Quality	This NES prohibits discharges from certain activities and set a guaranteed minimum standard for air quality for people living in New Zealand.

National Environmental Standards for Commercial Forestry	This NES provides nationally consistent regulations to manage the environmental effects of forestry.
National Environmental Standards for Electricity Transmission Activities	This NES sets out which electricity transmission activities are permitted, subject to conditions to control environmental effects. They apply only to existing high voltage electricity transmission lines.
National Environmental Standards for Freshwater	This NES regulates activities that pose risks to the health of freshwater and freshwater ecosystems.
National Environmental Standards for Greenhouse Gas Emissions from Industrial Process Heat	This NES sets out nationally consistent rules for certain greenhouse gas emitting activities from industrial process heat.
National Environmental Standards for Marine Aquaculture	This NES replaces regional council rules for existing marine farms and provides a more certain and efficient process for replacing consents, realigning farms and changing farmed species. In some instances, they allow regional council rules to remain in force.
National Environmental Standards for Sources of Human Drinking Water	This NES sets requirements to protect sources of human drinking water from becoming contaminated.
National Environmental Standards for Storing Tyres Outdoors	This NES provides nationally consistent rules for the responsible storage of tyres.
National Environmental Standards for Telecommunication Facilities	This NES sets national rules regarding the deployment of telecommunications infrastructure across New Zealand.
National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health	This NES includes requirements for assessing and managing potentially contaminated soil.

Please ensure your application includes a summary of this consultation with the Ministry, and an explanation of how this consultation has informed your project. This information must be included in your application, regardless of whether it is a referral application or a substantive application for a listed project.

Thank you for consulting with the Ministry for the Environment as the relevant administering agency for the RMA and the EEZ Act.

If you have any queries in relation to the FTAA process, please contact info@fasttrack.govt.nz for further assistance.

Ngā mihi,



Acting General Manager, System Enablement and Oversight



Wednesday, 27 November 2024

Tēnā koutou,

Re: Support for Private Plan Change Request – 65 and 73 Ratanui Road, Kāpiti

I am writing on behalf of Te Ātiawa ki Whakarongotai Charitable Trust (the Trust) to express our support for the private plan change request submitted by Welhom Developments Ltd (Summerset) for the rezoning of land at 65 and 73 Ratanui Road, from Rural Lifestyle to General Residential. We acknowledge that this proposal aligns with Kapiti's Growth Plan – Te Tupu Pai, which designates this area for future urban growth.

The Trust does not have any initial concerns regarding the rezoning of this land, and we recognise that the proposed development will contribute to meeting the growing demand for housing in the region. However, we would like to emphasise the importance of our involvement in the subsequent resource consenting process, particularly with respect to the ecological and archaeological assessments.

The Trust places significant value on the protection and appropriate management of the cultural, ecological, and historical assets within this area. We appreciate the initial engagement that Welhom has undertaken with the Trust and look forward to continuing this collaboration as the project progresses.

We respectfully request that the Trust be closely involved during the resource consent stage, particularly in relation to the ecological and archaeological aspects of the development. This will help ensure that any potential cultural impacts are thoroughly considered, and that the development adheres to the principles of sustainability, environmental stewardship, and the values of Te Ātiawa ki Whakarongotai.

We are confident that Welhom's proposal can be managed in a way that supports both the growth aspirations of Kapiti and the long-term protection of the region's natural and cultural resources. We look forward to continuing our involvement in the next stages of the project and are happy to discuss how we can further contribute as the plan change progresses.

Thank you for your consideration. We look forward to working together to ensure that this development aligns with both the growth objectives for Kapiti and the values of mana whenua.

Dr. Liam McAuliffe
Kairuruku Taiao – Environmental Coordinator
Ātiawa ki Whakarongotai Charitable Trust



TE RŪNANGA O
TOA RANGATIRA

Ā UPANE KA UPANE WHITI TE RA

4 December 2024

Welhom Developments Limited

CC: Hayden Beaton
Development Manager

s 9(2)(a)

Tēnā koe,

Summerset Development Paraparaumu – Plan Change Request

Thank you for your engagement with Te Rūnanga o Toa Rangatira (Te Rūnanga) regarding the application that you are preparing for the development of a retirement village on Ratanui Road, Paraparaumu. Te Rūnanga understands that a plan change is required to change the zoning of the proposed development site from rural lifestyle zone to general residential.

Te Rūnanga o Toa Rangatira is the mandated iwi authority for Ngāti Toa Rangatira (Ngāti Toa). We have the responsibility for protecting and enhancing the mana of Ngāti Toa across the various political, economic, social, and environmental spheres.

In relation to Te Ao Tūroa, the objective of Ngāti Toa is to nurture a resilient environment to sustain future generations through reclaimed connection and mātauranga to natural resources, empowering kaitiaki who are leaders and co-managers of our natural environment, our commitment to environmental sustainability and our ability to adapt to the impacts of climate change.

The rohe of Ngāti Toa is defined as: Mai i Miria te Kākara ki Whitireia, whakawhiti te Moana o Raukawa ki Wairau ki Whakatū. This area extends from Rangitīkei across Raukawa Moana to Te Tau Ihu. Te Rūnanga acknowledges the shared history and whakapapa of Ngāti Toa and Te Āti Awa ki Whakarongotai as mana whenua in Kapiti.

Details about the Application and the View of Te Rūnanga

Te Rūnanga met with the team working on the application on Tuesday 5th November 2024 to discuss the proposal and build an understanding on what involvement we could have in the process. Te Rūnanga highlighted in the meeting that we would like to review the application once it has been prepared as well as the supporting assessments. Te Rūnanga would specifically like to be provided the archaeological and ecological assessments to get a better understanding of potential effects from the proposed development on the cultural and environmental values of the area.

The area that is proposed to be rezoned has been identified in Te Tupu Pai, the sustainable growth strategy for Kapiti, as a medium priority area for greenfield development. As preliminary assessments have been undertaken in this area for natural hazards, potential environmental effects and climate change, Te Rūnanga do not have any issues with the proposed rezoning and plan change.

Naku iti noa nā,



TE RŪNANGA O
TOA RANGATIRA

Ā UPANE KA UPANE WHITI TE RA

Jaida Howard

s 9(2)(a)

Te Mana Taiao

Te Rūnanga o Toa Rangatira