

ATTACHMENT 20 – SUMMERSET OTAIHANGA CONSULTATION SUMMARY

Kāpiti Coast District Council – The Applicant has met with Council many times as part of a Private Plan Change Request and a separate preparatory subdivision. This consultation has informed the design of the project, including the features set out in the proposed structure plan with regard to roading, stormwater and landscaping. The Applicant met with KCDC officers regarding the referral application on 21 October 2025. An overview was provided about the Site and proposed development (some in attendance were not familiar with the Plan Change Request). Council had various procedural questions about the process and Council engagement, as well as questions about the level of detail to be provided with the application.

Greater Wellington Regional Council – The Applicant met with Council as part of due-diligence and as part of the Private Plan Change Request. This consultation has informed the design of the Project, including ensuring that any works in wetlands be undertaken in a manner that addresses environmental effects through the application of the effects management hierarchy. The Applicant met with GWRC officers regarding the referral application on 17 October 2025. An overview was provided about the Site and proposed development. Council had questions about the types of consents likely required, consultation with Mana Whenua, and various procedural questions about the process and Council engagement. Council noted that the FTAA does not require pre-substantive application lodgement engagement under s29, but Council encourages it and will make themselves available. The Applicant agreed that that pre-lodgement engagement is beneficial and in line with best practice. A follow up letter provided by GWRC dated 24 October 2025 is attached to this application.

Ātiawa Ki Whakarongotai – The Applicant had a hui with Ātiawa in October 2024 with regard to the Private Plan Change Request for the Site. Ātiawa subsequently provided a letter of support for the Private Plan Change Request which is attached to this application at Attachment 14. Ātiawa outlined the history of their association to the area, including a historical pa site in the wider Otaihanga area. Ātiawa indicated that they would be interested in the ecological, water and archaeological aspects of the Project. This consultation has informed the design of the Project, including taking a careful approach with regard to managing environmental effects and ensuring indigenous species are used as part of remediation works. The Applicant met with Ātiawa representatives regarding the referral application on 13 October 2025. An overview was provided about the Site and proposed development. Various aspects of the proposal were discussed including ecology, infrastructure and archaeology.

Ngā Hapū o Ōtaki – The Applicant had a hui with Ngā Hapū in November 2024 with regard to the Private Plan Change Request for the Site. Ngā Hapū confirmed their interest in the Request, but stated they would defer to Ātiawa on the technical detail. The Applicant contacted Ngā Hapū regarding the referral application but there was no response.

Ngāti Toa Rangatira – The Applicant had a hui with Ngā Hapū in November 2024 with regard to the Private Plan Change Request. Ngāti Toa Rangatira subsequently provided a letter of support for the Private Plan Change Request which is attached to this application at Attachment 14. The Applicant met

with Ngāti Toa representatives regarding the referral application on 24 October 2025. An overview was provided about the Site and proposed development. Various aspects of the proposal were discussed. While the area is in their rohe, they noted the significance of this particular area to Atiawa where their respective rohe overlap.

Department of Conservation (DOC) – The Applicant met with DOC representatives regarding the referral application on 24 October 2025 as DOC is the administering agency of the Wildlife Act. An overview was provided about the Site and proposed development, including the intent to apply for a Wildlife Approval to relocate lizards if encountered during construction. DOC representatives stated they are also interested in regional consents required due to the Waikanae River being a receiving environment where a scenic reserve is located managed by DOC.

Ministry for the Environment (MfE) – The Applicant wrote to the Secretary for the Environment the referral application, as MfE is the administering agency of the RMA and FTAA. MfE sent a letter which is attached to this application at Attachment 14 highlighting the need to assess the proposal against RMA national direction.

Ministry of Culture and Heritage (MCH) – The Applicant wrote to the MCH regarding the referral application, as MCH is the administering agency of the Heritage New Zealand Pouhere Taonga Act 2014. MCH responded on 29 September 2025 that their role under the HNZPT Act 2014 is limited to a policy role. Therefore, a pre-lodgement engagement with the Ministry under section 11 of the Fast-track Approvals Act 2024 is not required.

Heritage New Zealand Pouhere Taonga (HNZPT) – The Applicant wrote to the NZHPT regarding the referral application, as HNZPT is the administering agency of the Heritage New Zealand Pouhere Taonga Act 2014. The Applicant met with HNZPT regarding the referral application on 15 October 2025. An overview was provided about the Site and proposed development. Various aspects of the proposal were discussed, with Summerset providing further information regarding consultation to date with iwi and Hapū.

Nearby residents - The Applicant has engaged with nearby residents through a mail drop, followed by subsequent communication where requested. The Applicant also met with the Paraparaumu Community Board in February 2025 and local community members in attendance. This consultation has informed the design of the proposal, including the features set out in the proposed structure plan with regard to roading, stormwater and landscaping. A public drop in session was held on 18 June 2025 at the Otaihanga Boat Club for the community to find out more about the project and provide any feedback they have. Turn out was low despite attempts to advertise through social media and the Council website.