

Consultation Summary Report

Fast-track Approvals Act 2024

Waikanae North Residential Development

Waikanae North, Kāpiti Coast

*Prepared pursuant to sections 11 and 13(4)(k) of the Act
Substantive Application for Listed Project*

Client	Waikanae North Developments Limited
Project	Waikanae North Residential Development
Document	Summary Consultation Report
Purpose	Fast-Track Approvals Application
Date	30 March 2026
Status	Issued for Lodgement

1 Introduction

1.1 Purpose

This report forms part of a Substantive Application made by Waikanae North Developments Limited (WNDL) under the Fast-track Approvals Act 2024 (FTAA). It summarizes the consultation undertaken by WNDL in developing its proposal and preparing its substantive application, and outlines how consultation has informed the design of the proposal and the technical assessments that support the application.

Its purpose is to demonstrate that pre-lodgement consultation has been appropriately undertaken to meet the requirements of the FTAA.

1.2 Fast-track Approvals Act Requirements

Section 43 of the FTAA sets out the requirements of a substantive application. Section 43(2)(a) notes that a substantive application for a listed project must contain the information required by section 13(4), which includes a summary of the consultation undertaken for the purposes of section 11.

Section 29(a) requires that, prior to lodging a substantive application for a listed project, the authorised person must consult the persons and groups referred to in section 11.1

Section 11 requires WNDL to consult with:

- the relevant local authorities;
- any relevant iwi authorities, hapū, and Treaty settlement entities, including iwi authorities and groups that represent hapū that are parties to relevant Mana Whakahono ā Rohe or joint management agreements, and the tangata whenua of any taiāpure-local fishery, mātaītai reserve, or area subject to bylaws or regulations under Part 9 of the Fisheries Act 1996;
- any relevant applicant groups with applications for customary marine title under the Marine and Coastal Area (Takutai Moana) Act 2011;
- ngā hapū o Ngāti Porou, if the project area is within or adjacent to, or would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou;
- the relevant administering agencies; and
- if the proposed approvals include an approval described in section 42(4)(f) (land exchange), the holder of an interest in the land to be exchanged by the Crown.

WNDL has completed pre-lodgement consultation with the parties identified in section 11 as relevant to its substantive application.

It has also consulted with a range of other entities that may be affected by the project, including the New Zealand Transport Agency (NZTA), First Gas, Transpower and others.

A map and list of adjacent property owners has been prepared for the purposes of Clause 5(1)(d) of Schedule 5. This is found at Appendix B.

WNDL has provided a consultation booklet summarising the project to adjoining property owners and invited their feedback. A copy of this is attached to this report as Appendix C.

1.3 Report Approach

This report provides a broad overview of the consultation undertaken in respect of the project and how it was conducted. Given the very extensive range of communications and engagements that have been undertaken, this report does not contain a list of every email exchange and meeting, or every issue raised through consultation and how it has been responded to. Subject matter report writers address specific matters raised by peer reviewers and arising from consultation in their respective technical reports and areas of expertise.

This report summarises the pre lodgement consultation that has been undertaken and how it has informed the proposal and supporting technical assessments. WNDL will continue to engage

¹Section 43(2)(a) notes that reference to section 11 should be read as a reference to section 29.

constructively with parties both through and alongside the Fast-track approvals process, including in response to matters raised by expert reviewers or the panel.

2 Consultation Approach

WNDL has undertaken extensive pre-lodgement consultation with key stakeholders through a range of methods including in-person meetings, online meetings, workshops, site visits, direct email correspondence and letters.

A particular focus has been on identifying issues of concern to identified parties and ensuring these matters have been properly understood and responded to in both technical reporting and project design. Where relevant, consultation feedback has informed project design, individual technical workstreams and the work of the overall project team.

Overall, WNDL considers that the pre-lodgement consultation it has undertaken has been extensive, robust and has resulted in meaningful improvements to the project design. All matters raised during consultation have been considered, and they have been responded to in the project design and documentation where appropriate.

3 Identification of Parties Consulted

The parties consulted, and the basis for their identification, are set out in the table below. Pre-lodgement consultation as required by section 11(1) has been undertaken. Other key stakeholders have been consulted as detailed below. All matters raised during consultation have been addressed in project shaping or otherwise responded to and can be managed through conditions where appropriate or would be better dealt with by direct negotiation (i.e. relate to matters that sit outside the consenting process). Engagement with key stakeholders will continue post-lodgement, as may be required.

Party	Statutory Category	Basis for Identification
Kāpiti Coast District Council	s 11(1) – Local authority	Territorial authority
Greater Wellington Regional Council	s 11(1) – Local authority	Regional council
Ātiawa ki Whakarongotai Charitable Trust	s 11(1) – Tangata whenua	Mana whenua
Ngāti Toa Rangatira	s 11(1) – Tangata whenua	Mana whenua
Ngāti Raukawa ki te Tonga	s 11(1) – Tangata whenua	Mana whenua
Muāūpoko Tribal Authority	s 11(1) – Tangata whenua	Potential interest
Ministry for the Environment	s 11(1) – Administering agency	FTAA process
Environmental Protection Authority	s 11(1) – Administering agency	FTAA process
Heritage NZ Pouhere Taonga	s 11(1) – Administering agency	Archaeological authority
Department of Conservation	s 11(1) – Administering agency	Wildlife approvals
Ministry of Education	Additional party	Potential school site
NZTA	Additional party	Adjacent infrastructure
Transpower	Additional party	Assets on/adjacent to site
First Gas	Additional party	Assets on/adjacent to site
Tuatahi First Fibre	Additional party	Infrastructure provider
Chorus	Additional party	Infrastructure provider

Electra	Additional party	Infrastructure provider
Metlink	Additional party	At request of GWRC
Adjoining landowners	Schedule 5 – Affected parties	Adjacent properties

4 Kāpiti Coast District Council

4.1 Engagement Process

Consultation with KCDC commenced in mid-2021. The following table sets out the key consultation meetings held between KCDC and the Applicant. There have been numerous other meetings addressing detailed technical matters.

Meeting	Date	Attendees
Peka Peka Farms Workshop	7 Oct 2024	KCDC: Infrastructure Managers, Planning Managers, Parks & Open Space Manager, GM Infrastructure, GM Strategy & Growth, Development Facilitation Lead WNDL representatives
WNDL Infrastructure Meeting	12 May 2025	KCDC: GM Infrastructure, Planning Manager, Water/WW Manager, SW Representative, Development Facilitation Lead WNDL Representatives
Planning Meeting	30 May 2025	KCDC: Principal Planner, Team Leader RC WNDL Representatives
WNDL Infrastructure Meeting	9 Jun 2025	KCDC: Access & Transport Representative, Planning Manager, Water/WW Manager, SW Representative, Development Facilitation Lead WNDL: Representatives
FT Pre-lodgement Consultation	3 Jul 2025	KCDC: Principal Planner, Team Leader RC, Development Facilitation Lead, Open Space Planning Team Leader, Roding Representative WNDL: Representatives
Master Plan Review	29 Jul 2025	KCDC: Principal Planner, RC Team Leader, Development Facilitation Lead, Open Space Planning Team Leader, Roding Representative, Principal Advisor Infrastructure Service WNDL Representatives
Reserve Classifications	29 Sep 2025	KCDC: Principal Planner, Three Waters Representatives, Roding Representative, Strategic Property Team Leader, Open Space Planning Team Leader WNDL Representatives
Integrated Traffic Assessment Review	25 Nov 2025	KCDC: Roding Representative, Roding Team Leader, External Roding Consultant, Development Facilitation Lead WNDL Representatives
Fast Track LVA/UD Meeting	28 Nov 2025	KCDC: Principal Planner, Boffa Miskell LV Consultant, Boffa Miskell UD Consultant WNDL Representatives
Harakeke Wetlands	16 Mar 2026	KCDC: Open Space Planning Team Leader, Environment & Ecological Services Team Leader, Development Facilitation Lead, Parks Open Space & Environment Manager WNDL Representatives

4.2 Key Issues Arising and Addressed

Consultation with KCDC has addressed the following key areas:

Core issues raised and addressed relate to the provision of infrastructure, stormwater and flood risk management, urban design and the creation of a well-functioning urban environment.

- **Stormwater and Flood Risk:** WNDL's stormwater design and modelling has been reviewed and verified by Awa Environmental, a Council-approved consultant.

- **Roading and Transport:** Initial meetings were held with Council's roads team, followed by a peer review commissioned by KCDC and undertaken by Tonkin & Taylor. A joint meeting of the two expert teams was held on 25 November 2025 to discuss connectivity, internal road layout, crash studies, and density matters. Those matters are addressed in the Integrated Transport Assessment.
- **Water Infrastructure:** WNDL worked closely with Council's consultants to develop a robust and integrated water infrastructure design that meets Council and consultant requirements.
- **Wastewater Infrastructure:** WNDL worked closely with Council's wastewater consultants, HAL, and has achieved a design which meets HAL's recommended solution.
- **Urban Design and Landscape:** KCDC commissioned a peer review by Boffa Miskell. Recommended changes have been incorporated into the final site layout and proposed mitigation measures.
- **Economic Analysis:** KCDC commissioned a peer review by Derel Foy. Matters raised by the reviewer have been discussed between expert teams and with Council's leadership team.
- **Parks and Reserves:** WNDL has worked closely with Council's parks team to identify and delineate appropriate opportunities for public and private open space and connectivity. Reserve classifications were discussed at the 29 September 2025 meeting.
- **Realigning Unformed Ngarara Road:** The paper road currently traverses the site. It is proposed that this road be stopped, with alternative public access provided through the development. KCDC and the Applicant have entered into an agreement to progress rationalisation following the grant of resource consents. A copy of the Council's most recent communication is provided in the Appendix to this report.
- **Waikanae Borefield Pipe:** The Waikanae–Borefield pipe traverses the site. With Council's agreement, it will be relocated by the consent holder to follow planned public roads and utilities within the site.
- **Terrestrial Ecology:** KCDC commissioned a peer review of the terrestrial ecology report. The supporting Ecological Effects Assessment addresses ecological matters.
- **Harakeke Wetland Water Levels and Public Access:** Addressed in the stormwater design. A proposed boardwalk access across Te Harakeke Swamp is addressed in the CEMP conditions.

All key issues raised through consultation with KCDC have been addressed through the final project design, supporting technical assessments, and proposed conditions of consent, including the Integrated Transport Assessment, stormwater and infrastructure design, and urban design framework.

There is an outstanding issue related to the ongoing ownership of Harakeke wetland – KCDC would like to own this. Te Atiawa has also expressed an interest in owning it and other open spaces. WNDL would like to keep its options open, ideally address the open spaces on the project in a consistent manner and as an integrated package. WNDL is open to ownership discussions with these parties, but may decide that ownership would sit best with a Resident's Association or a special purpose vehicle set up to manage and maintain the open space. A decision about the long-term ownership of the open spaces does not need to be made at this point in time, as long as the various commitments that are made in the application documentation are met.

4.3 Section 30(3) Confirmation

The Kapiti Coast District Council advised on 5 February 2026 that under section S30(2) of the FTAA 2024, there are no existing resource consents to which sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 would apply.

A copy of their letter is attached in Appendix A to this report.

4.4 Letter of Support

The Kāpiti Coast District Council has provided a letter of support for the project, which can be found in Appendix A.

5 Greater Wellington Regional Council

5.1 Engagement Process

Engagement with Greater Wellington Regional Council (GWRC) began with a letter sent on 14 May 2025 advising of WNDL's intention to lodge a substantive application. An introductory meeting was held on 23 May 2025. Key aspects of interest to GWRC related to the ecological, stormwater, and hydrological functions of the development.

A site visit was undertaken on 30 July 2025. Initial feedback was incorporated into the expert reports, which were subsequently submitted in draft to GWRC. A wetland and stream peer review was received on 3 February 2026, along with other technical feedback, and the matters raised have been addressed in the consent documentation, including technical reporting and draft conditions.

At GWRC's request, its transport entity Metlink was contacted in respect of provision of and access to public transport. Metlink was provided with a draft Integrated Transport Assessment, and a follow-up meeting was held on 7 October 2025. Metlink advised that it cannot currently commit to providing a public transport service to the Waikanae North subdivision site due to funding constraints and uncertainty regarding the development's rollout timeframe.

Metlink confirmed it is satisfied that the subdivision has been designed to allow for possible future public transport and active travel connections, and suggested further consideration of potential bus stop locations and a clear internal road layout. Metlink also noted that after the introduction of Tūhono trains to its rail fleet in 2030, Peka Peka will be located along the Manawatū rail route rather than north of the current Kāpiti Line terminus, with the Waikanae Station park and ride facility available to Peka Peka residents in the interim..

5.2 Key Issues Arising

Key issues raised by GWRC include:

- Wetland hydrology and ecology, including the hydrological functioning of wetland areas and ecological restoration outcomes;
- In-stream ecology and fish passage;
- Operational stormwater management;
- Erosion and sediment control measures; and
- Public transport provision and connections.

The matters raised by GWRC are addressed in the Assessment of Ecological Effects, the Hydrological Report, the Stormwater Management Plan, the Erosion and Sediment Control Plan, and the Integrated Transport Assessment, each provided as appendices to the application.

5.3 Section 30(3) Confirmation

The Greater Wellington Regional Council advised on 26 March 2026 that under section S30(2) of the FTAA 2024, there are no existing resource consents to which sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 would apply.

A copy of their letter is attached in Appendix A.

6 Heritage New Zealand Pouhere Taonga

Heritage New Zealand Pouhere Taonga (Heritage NZ) was initially consulted in respect of an archaeological authority for the harvesting of pine trees on the property in 2022. The authority was approved and the project proceeded with oversight from Te Ātiawa and archaeologist from Heritage Solutions. Heritage NZ presented its final report on that work in October 2025.

Further consultation was held in mid-September 2025 to explain the project and consider whether archaeological authorities should be sought in conjunction with the FTAA process.

Given the straightforward nature of the site from an archaeological perspective and the comprehensive archaeological reporting that has been undertaken, it was agreed that an application for an archaeological authority should be left until after the FTAA consenting process has concluded. This is consistent with the approach supported by the Archaeological Effects Assessment.

7 Department of Conservation

Pre-lodgement consultation with the Department of Conservation (DOC) has been undertaken in respect of potential wildlife approvals. At the time of lodgement, the only wildlife approval identified as being required relates to lizard salvage and relocation, in respect of which a Lizard Management Plan has been prepared.

Project ecologists confirm that the lizards found on site are not threatened species and it is anticipated that this wildlife approval should progress in a straightforward manner.

8 Ministry for the Environment and Environmental Protection Authority

Engagement with the Ministry for the Environment has focused on the Fast-track Approvals Act process and administrative requirements. WNDL contacted the Ministry on 13 October 2025 and MfE provided a response on 29 October 2025. The response detailed relevant national direction, which is addressed in this application, as well as a request to provide a summary of that consultation.

WNDL sent an initial email to the Environmental Protection Authority (EPA) on 16 February 2026, advising of its intention to lodge a project in early 2026 and requesting a pre-application meeting and access to the lodgement portal. A pre-application meeting was held on 16 February 2026 at which the EPA provided an overview of the FTAA and the substantive application process.

No further engagement has occurred aside from intermittent contact between the Applicant and the EPA regarding matters of timing and the application portal.

9 Ministry of Education

The Ministry of Education (MoE) has expressed interest in the project and confirmed its interest in remaining engaged regarding a possible school site within the development. A meeting was held between WNDL and MoE representatives, led by the Project Manager, Land Investment & Planning, School Property on 16 July 2025.

It was agreed at that meeting that there is a possibility the MoE may be interested in part of the site for a school in the future, however it cannot commit to any acquisition at this time. It was confirmed that the granting of the consents sought will not preclude options for a school on the site in the future, should the MoE subsequently be interested in acquiring part of the site for that purpose. Following consideration of the MoE's position, it was decided not to show a specific school site as part of the proposed subdivision plan, but instead to consider how a school may, in due course, find a suitable location within the development. Such locations are available in the eastern flats area.

10 Tangata Whenua

Pre-lodgement consultation with mana whenua has been an important component of the project and has been undertaken throughout project development. WNDL has engaged with each of the mana whenua groups identified as having an interest in the site. WNDL has offered to support preparation of Cultural Impact Assessments (CIAs) or review of supporting documentation by relevant iwi groups.

The mana whenua groups consulted and the Treaty settlements applicable to the project area are identified below.

Treaty Settlements Applying to the Project Area

The project area falls within the wider rohe of Ngāti Toa Rangatira, with reference also to Ngāti Raukawa ki te Tonga and Te Ātiawa ki Whakarongotai as mana whenua groups with interests in the Kāpiti Coast. Of these, Ngāti Toa Rangatira have settled their historical Treaty claims through the Ngāti Toa Rangatira Claims Settlement Act 2014.

A review of that Act confirms that while it provides for statutory acknowledgements, cultural redress properties, and identified sites of significance, none of the scheduled areas or provisions are directly applicable to or affected by the subject site or proposed works. Neither Muāupoko nor Te Ātiawa ki Whakarongotai have completed Treaty settlements, and the Ngāti Raukawa Claims Settlement Act 2014 relates to the Waikato area and expressly excludes Ngāti Raukawa ki te Tonga. Accordingly, no Treaty settlement provisions have been identified that are directly relevant to, or materially affect, the proposed development.

10.1 Ātiawa ki Whakarongotai Charitable Trust

10.1.1 Association with the Project Area

Ātiawa ki Whakarongotai Charitable Trust (Te Ātiawa) are mana whenua of the project area. The Trust has been engaged from the earliest stages of project planning and has expressed in-principle support for the project. Pre-lodgement engagement with Te Ātiawa has been completed. Further engagement is anticipated during the Fast-track approvals process and implementation phase.

10.1.2 Engagement History

WNDL has undertaken an early, sustained, and proactive programme of engagement with Te Ātiawa extending over more than four years. Engagement commenced in October 2021, well in advance of formal application preparation. At that time a plan change was under contemplation.

WNDL's approach has been to engage openly on the proposal, understand and respond to key issues of importance, share emerging information as it becomes available, and create opportunities for meaningful input on matters of cultural, environmental, and planning significance.

Key milestones in the engagement are summarised in the table below.

10.1.3 Engagement Record

Date	From	To	Purpose / Summary
8 Oct 2021	WNDL	TEA	Initial engagement seeking mana whenua input at the outset of the development process.
7 Dec 2021	WNDL	TEA	Draft archaeological assessment shared (forestry clearance).
8 Feb 2022	TEA	WNDL	Memo identifying issues, including that key matters are relatively typical with no major issues, rather opportunities to ensure the development does not compound existing environmental issues.

11 Aug 2022	WNDL	TEA	Confirmation that archaeological authority has been approved.
30 Aug 2022	TEA	WNDL	Iwi report confirming archaeological report.
31 Oct 2022	TEA	WNDL	Iwi propose site visit.
26 Jan 2023	WNDL	TEA	Phone call discussing eco-development opportunities.
8 Feb 2023	TEA	WNDL	Restoration recommendations document supplied by TEA to WNDL.
7 Aug 2023	—	—	On-site half-day kōrero with Taiao group (5 members) and all WNDL directors. Positive and constructive.
9 Mar 2024	WNDL	TEA	All relevant documents supplied including initial cultural assessment, recommendations, and archaeological assessments.
15 Mar 2024	—	—	WNDL meet with CEO. Site visit and shared vision.
13 Apr 2025	WNDL	TEA	Proposal to prepare CIA accepted. Request for full CIA to be undertaken by TEA.
15 Apr 2025	—	—	Full site visit with Trust Chairman, representatives and WNDL directors. Constructive visit and hui.
9 May 2025	TEA	WNDL	Trust confirmed in-principle support for the project and positive overall view of masterplan.
7 Aug 2025	TEA	WNDL	Draft CIA submitted. Positive response to the project.
26 Aug 2025	—	—	Hui between TEA representatives, Catalyst Group and WNDL.
24 Nov 2025	—	—	Hui between WNDL and TEA to discuss key draft reports.
4 Feb 2026	WNDL	TEA	All available draft technical reports shared with TEA for review.
18 Mar 2026	WNDL	TEA	Draft suite of iwi-related conditions provided to TEA for review and feedback.
7 April 2026	Hui scheduled		Hui scheduled to discuss Trust's feedback on draft conditions and application reports.

10.1.4 Cultural Values and Concerns Identified (Interim CIA, August 2025)

An Interim Cultural Impact Assessment (CIA) was prepared by the Trust and submitted in August 2025. The CIA identifies five categories of cultural concern and proposes a package of responses. Key matters identified in the CIA are summarised as follows:

- **Waterways and water treatment:** The CIA identifies significant concern regarding the management of stormwater and wastewater and the potential for adverse effects on culturally significant waterways, including the Paetawa Stream. The Trust expressed conditional support for the use of wetlands for stormwater treatment, subject to those functions not conflicting with the wetlands' role as habitat and mahinga kai. These concerns have been fully addressed through the engineering and ecological design accompanying this application.
- **Relationship of tāngata and whenua:** The CIA notes that conversion of the open landscape into private allotments will permanently alter the cultural landscape and may further alienate hapū members from their ancestral lands. The Trust seeks provision for papakāinga within the development and unfettered access to mahinga kai, rong oā, and other taonga species. These matters are proposed to be addressed through a side agreement between WNDL and the Trust.
- **Cultural landscape and identity:** The CIA identifies the risk that large-scale development will erase the cultural landscape and diminish collective memory. The Trust seeks incorporation of cultural narrative and history into the site design, including interpretation panels, pou or tohu, and street names designed and approved by Te Ātiawa kaumātua. These matters are addressed through draft conditions, with the specific design of cultural narrative elements proposed to be addressed through a side agreement.
- **Kaitiakitanga of te taiao:** The CIA expresses strong support for the proposed dune, wetland, and stream restoration works (including realignment of the Paetawa Stream) as delivering positive cultural outcomes. The Trust seeks full participation in restoration design and planting plans, inclusion of taonga species such as pīngao and watercress, mātauranga-informed restoration, supply of plantings from the Trust's nursery, and first right of refusal on restoration planting contracts. These matters are addressed through ERMP conditions and can be developed further via side agreement.
- **Wāhi taonga and wairua:** The CIA identifies risks from earthworks to spiritually and historically significant sites, including the potential disturbance of tūpuna or taonga. The Trust seeks the use of iwi monitors throughout all phases of earthworks, contractor briefing protocols, and approval rights over fill and metal brought onto the site. These matters are addressed through Tīmatanga Ceremony, Kaitiaki Monitoring, KMS, and Accidental Discovery conditions, with fill approval proposed to be addressed through a side agreement.

10.1.5 Current Position

The Trust has expressed a positive overall view of the masterplan, confirmed a constructive working relationship with WNDL, and prepared an Interim CIA (August 2025) reflecting support for the project direction. A number of matters raised in consultation, including in the interim CIA, have been responded to in project shaping and draft conditions.

Draft technical reports were provided to the Trust on 4 February 2026. Draft iwi-related conditions were provided on 18 March 2026. Pre-lodgement consultation is complete. Post-lodgement discussions will continue.

A number of matters identified in the CIA - including papakāinga provision, mahinga kai access, cultural narrative design, nursery and planting contract arrangements, and fill approval - are proposed to be addressed through a side agreement between WNDL and the Trust, to be negotiated in parallel with the consenting process.

10.2 Ngāti Toa Rangatira

10.2.1 Engagement History

A meeting was held with the CEO of Te Runanga o Toa Rangatira, on 19 August 2024. At that meeting it was confirmed on behalf of Ngāti Toa that WNDL should allow Te Ātiawa ki Kāpiti to take the lead on the cultural values assessment and cultural inputs relating to the site and proposed land development.

A suite of project documentation and draft iwi-related conditions was provided to Ngāti Toa for feedback in mid-March 2026.

10.2.2 Current Position

Deferred lead to Te Ātiawa on cultural matters. Feedback on draft conditions and project documentation has not been received. Pre-lodgement consultation is complete. WNDL remains open to further post-lodgement discussions with Ngāti Toa.

10.3 Ngāti Raukawa ki te Tonga

10.3.1 Engagement History

Engagement began in May 2022 with correspondence, phone calls, and the sharing of the Te Ātiawa preliminary site values assessment for discussion. Ngāti Raukawa ki te Tonga participated in an on-site hui and site visit, held on the property on 7 August 2023 alongside Te Ātiawa representatives. Issues raised by Ngāti Raukawa were consistent with the matters raised by Te Ātiawa and have been responded to in the application, as described above.

Agreement was reached in August 2023 for Ngāti Raukawa to prepare a Cultural Impact Assessment. Further engagement over the intervening period has not resulted in a CIA being completed, but not because of any absence of effort on the part of either party.

10.3.2 Current Position

Draft technical reports addressing most of the matters raised during consultation were provided to the Trust on 4 February 2026. Draft iwi-related conditions were provided on 18 March 2026. Pre-lodgement consultation is complete. WNDL remains open to further post-lodgement discussions with Ngāti Raukawa.

10.4 Muāupoko Tribal Authority

10.4.1 Engagement History

Muāupoko was not initially identified as a party requiring consultation. As soon as their potential interest was appreciated, WNDL reached out promptly. Engagement began in August 2025 with correspondence sent to the CEO of the Tribal Authority introducing the Project, draft Masterplan and other supporting material. An online meeting with the Authority's consultant was held on 23 September 2025, at which the prospect of a Cultural Impact Assessment was discussed.

10.4.2 Current Position

Draft project documentation and an offer to contribute to Muāupoko's costs of reviewing that material was provided on 17 February 2026. Draft iwi-related conditions were provided to Ngāti Raukawa on 18 March 2026. Pre-lodgement consultation is complete. WNDL remains open to further post-lodgement discussions with Muāupoko.

10.5 Mandatory Consultation – Customary Marine Title and Ngāti Porou

There are no relevant applicant groups with applications for customary marine title, and the project area is not within or adjacent to ngā rohe moana o ngā hapū o Ngāti Porou. Accordingly, no such consultation was required in this respect.

11 Consultation with Infrastructure Providers

11.1 New Zealand Transport Agency

Engagement with NZTA began on 23 April 2025 with an initial enquiry, followed by an online meeting with the Senior Property Manager, on 8 May 2025. Meeting minutes were confirmed following that meeting. A further email was sent on 2 September 2025 summarising progress. A response to several matters of interest was sent on 19 September 2025. Feedback on the draft ITA was received and matters raised have been addressed in the final report.

An NZTA Principal Planner (Environmental Planning), subsequently took over as WNDL's point of contact. Numerous email exchanges have followed. Most recently, a meeting was held via Teams on 20 March 2026, at which NZTA expressed agreement in principle to the works, subject to s176 approvals being sought and granted and some minor technical matters being resolved. Further information was subsequently provided. Formal approvals are being progressed and will be provided to the EPA if and when they are received..

11.2 First Gas

Communication has included an initial explanatory email of 18 April 2025, an online meeting on 28 May 2025, further emails in June and August 2025, and the provision of an updated set of plans on 16 March 2026. Draft consent conditions are proposed to address concerns raised by First Gas. .

11.3 Transpower

Initial engagement began in 2022 with an initial enquiry, followed by formal enquiries through the Transpower 'Patai Portal' on 15 October 2025 and 28 October 2025, and Transpower queries on 31 October 2025, 4 February 2026 and 11 February 2026 (PATAI000541), all of which were responded to. Submitter documents, including plans and offset diagrams, formed much of the communication. Further detailed information and proposed conditions of consent addressing the specific concerns raised by Transpower were provided to Transpower on 26 March 2026 (see Appendix B). We anticipate further engagement with Transpower through the Fast-track approvals process, to the extent that may be required following provision of the information referred to. .

11.4 Chorus

Communication has included detailed discussions about the network, culminating in a letter confirming that telecommunications services can be provided to the project.

11.5 Tuatahi First Fibre

Communication has included detailed discussions about the network, culminating in email confirmation that telecommunications services can be provided to the project.

11.6 Metlink

Metlink was contacted at GWRC's request in respect of public transport provision. Metlink was provided with the Integrated Transport Assessment and a follow-up meeting was held on 7 October 2025. Metlink's position is described in 5.1 above.

11.7 Electra

Electra owns and operates the electricity lines and assets in the Kāpiti and Horowhenua districts. Electra has indicated that it is able to plan its 11kV feeder network to support this development (email dated 6 December 2022) and will work closely with the developer to ensure capacity stays ahead of expected demand.

12 Neighbouring Landowners

12.1 Adjoining Neighbours

Engagement with adjoining landowners commenced in late 2025, including direct correspondence and the provision of a consultation booklet outlining the proposal. This process enabled landowners to understand the scope of the development and raise matters of interest or concern.

Feedback received from neighbouring landowners generally related to potential effects associated with road safety, construction activity, noise, lighting, stormwater management, ecological effects, and visual amenity. These matters are typical of a development of this scale and were carefully considered by the project team.

While no fundamental design changes were required as a direct result of neighbour feedback, the issues raised are consistent with those identified through consultation with local authorities, mana whenua, and technical reviewers. Accordingly, they have been addressed through the refinement of the project design, supporting technical assessments, and proposed mitigation measures. This includes, for example, stormwater management design, landscape and visual mitigation, ecological restoration, construction management planning, and infrastructure design.

Where appropriate, further information was provided directly to landowners in response to queries, and the comprehensive suite of technical reports accompanying this application provides a detailed response to the matters raised.

Overall, the consultation undertaken with neighbouring landowners has confirmed that the key potential effects of the proposal are well understood and are appropriately addressed through the design of the development and the proposed conditions of consent.

The consultation booklet provided to adjoining landowners is attached as Appendix C. In accordance with clause 5(1)(d) of Schedule 5 of the FTAA, a record of adjoining landowners and occupiers is provided in Appendix B and on the Neighbour and Land Ownership and Occupation Plan (2911-P-ALL117 C).

12.2 QEII National Trust

QEII National Trust is an adjoining landowner with an interest in ecological values associated with Te Harakeke Swamp. It is not a statutory consultee under section 11 of the FTAA.

Consultation with the QEII National Trust was initiated on 11 December 2025, when initial correspondence was provided outlining the proposal and offering further information. QEII responded on 5 January 2026 requesting access to ecological information associated with the project. An ecological report package was subsequently provided on 26 January 2026, including the Ecological Effects Assessment, Lizard Management Plan, and Native Freshwater Fauna Salvage and Relocation Plan, with additional technical reports (including hydrological, stormwater, and erosion and sediment control plans) identified as forthcoming.

QEII provided formal feedback on 24 February 2026, focusing on domestic animal management, sediment control measures, and clarification of mapped ecological protection areas. Responses to these matters were provided on 17 March 2026, including detailed options for cat and dog management (covenants, fencing, and trapping), and confirmation that proposed stormwater and sediment control measures would avoid adverse effects on Te Harakeke Swamp.

Following this engagement, QEII confirmed on 18 March 2026 that they had no further queries in respect of the proposal.

13 How Consultation Has Informed the Project

The consultation undertaken has resulted in substantive improvements to the project design, technical reporting, and proposed conditions. The table below summarises the principal ways in which consultation feedback has been incorporated.

Theme	Raised By	Summary of Concern	Applicant's Response
Water Quality and Stormwater	Te Ātiawa; GWRC; KCDC	Risk of adverse effects on culturally significant waterways (including Paetawa Stream) from stormwater and wastewater discharge. Concern that wetlands used for treatment should not compromise habitat and mahinga kai function.	Engineering design separates stormwater treatment wetlands from ecological restoration wetlands. Wastewater design meets HAL's recommended solution. Stormwater design reviewed and verified by Awa Environmental. CEMP and ERMP conditions require iwi input on waterway protection measures.
Cultural Values and Mana Whenua	Te Ātiawa (CIA); Ngāti Raukawa (CIA); Ngāti Toa	Transformation of ancestral landscape; loss of cultural markers; further alienation from wāhi tapu and mahinga kai sites; disruption of wairua through earthworks; risk to kōiwi and taonga; inadequate recognition of mana whenua in site design and naming.	Timatanga ceremony condition; kaitiaki monitoring and KMS conditions; accidental discovery protocol conditions; road naming conditions requiring iwi input; SPMMP and ERMP conditions requiring iwi input; side agreement proposed for papakāinga, cultural narrative design, mahinga kai access, and fill approval (see section 9).
Ecology and Biodiversity	GWRC; Te Ātiawa; KCDC	In-stream ecology and fish passage; wetland hydrology and function; terrestrial lizard habitat; erosion and sediment control; long-term ecological restoration outcomes.	Comprehensive ecological restoration programme including dune, wetland, and stream restoration; Paetawa Stream realignment; ERMP conditions with 80% canopy closure targets; lizard salvage and relocation plan; fish passage provisions in streamworks CEMP.
Traffic and Access	KCDC; Metlink	Road connectivity and internal layout; crash safety; public transport provision and timing; active travel connections, reverse sensitivity.	Integrated Transport Assessment peer-reviewed by Tonkin & Taylor; matters addressed in final ITA. Matters raised by NZTA responded to in traffic assessment. Site designed to allow future public transport and active travel connections. Waikanae Station park and ride.

			available in interim. Appropriate controls along expressway interface.
Urban Design and Landscape	KCDC (Boffa Miskell peer review)	Site layout, density, and creation of a well-functioning urban environment; landscape quality and integration with surrounding context.	Recommended changes from Boffa Miskell peer review incorporated into final site layout and mitigation. SPMMP conditions require native and eco-sourced vegetation, sensitive lighting, and iwi input on landscaping.
Parks and Reserves	KCDC	Delineation of public and private open space; connectivity; reserve classifications; Harakeke wetland water levels and public access.	Developer has worked closely with KCDC parks team to identify open space and connectivity opportunities. Reserve classifications discussed at September 2025 meeting. Harakeke wetland water levels addressed in stormwater design. Boardwalk across Te Harakeke Swamp addressed in CEMP.
National Grid	Transpower	Reverse sensitivity, works in proximity and access to structures	Project shaping and proposed conditions.

14 Proposed Conditions Informed by Consultation

The following iwi-related conditions have been developed as a direct result of consultation, primarily with Te Ātiawa ki Whakarongotai Charitable Trust, and are set out in full in the proposed conditions within the AEE. Draft conditions addressing matters raised by iwi were provided to Te Ātiawa, Ngāti Toa Rangatira, and Ngāti Raukawa ki te Tonga on 18 March 2026.

14.1 Matters Addressed by Proposed Consent Conditions

The following conditions directly respond to matters raised by Te Ātiawa in the CIA and through engagement:

- Tīmatanga ceremony condition: requires WNDL to invite all four iwi groups to a karakia ceremony prior to works commencing, responding to the CIA's concern for spiritual protocols around the site's wairua.
- Kaitiaki monitoring condition: requires WNDL to invite iwi monitoring representatives to be present throughout key works that could affect sensitive areas, responding to the CIA's request for iwi monitors during earthworks.
- Kaitiaki Monitoring Strategy (KMS) condition: requires a collaborative cultural monitoring framework to be developed with iwi, including identification of tohu, mahinga kai attributes, and tikanga-based methods.
- Discovery of artefacts and accidental discovery conditions: requires immediate cessation of works, notification to iwi and Heritage NZ, and application of the Ātiawa ki Whakarongotai accidental discovery protocol, responding to CIA concerns about disruption to wāhi tapu and tūpuna during earthworks.
- Ecological Restoration Management Plan (ERMP) condition: requires iwi input into wetland planting plans, eco-sourcing, restoration methodology, and species selection, responding to the CIA's request for participation in restoration design and inclusion of taonga species.
- Streamworks notification, CEMP, and restoration planting conditions: requires notification to iwi prior to and following streamworks, and iwi input into construction methodology and restoration planting.
- Road naming condition: requires input to be sought from all four iwi groups for road names, responding to the CIA's request for cultural narrative in the site design.
- Streetscape Planting, Maintenance and Management Plan (SPMMP) condition: requires iwi input into landscape plans, with all vegetation to be native and eco-sourced.

14.2 Matters Proposed for a Side Agreement

A number of matters raised in the CIA are more appropriately addressed through discussion and where agreed a side agreement between WNDL and Te Ātiawa ki Whakarongotai Charitable Trust, rather than through consent conditions. These matters are largely commercial or relational, in nature. The following matters have been raised for discussion and possible agreement:

- Papakāinga provision: the parties will negotiate whether and how a papakāinga opportunity can be provided within the development, including potential land transfer, purchase price, or other mechanism.
- Mahinga kai access: the parties will discuss an access protocol covering the areas, species, timing, and permitted activities within the development.
- Cultural narrative in site design: a process for cultural design approval and WNDL's commitment to funding interpretation panels, pou or tohu, and other cultural design elements.
- Nursery supply and planting contracts: the commercial terms on which the Trust's nursery is engaged in restoration planting work.
- Ownership of private open space, post completion.

Fill and metal approval: a practical protocol for Te Ātiawa approval of fill and metal brought onto the site, including relevant sources, timelines, and decision criteria.

Party	Date Conditions Provided	Scope	Feedback Received
Ātiawa ki Whakarongotai Charitable Trust	18 March 2026	Suite of iwi-related conditions (tīmatanga, kaitiaki monitoring, KMS, artefact discovery, ERMP, streamworks, road naming, CEMP)	Hui scheduled 7 April 2026. Feedback to be incorporated.
Ngāti Toa Rangatira	Mid-March 2026	Key project documentation and draft iwi-related conditions	Deferred to Te Atiawa.
Ngāti Raukawa ki te Tonga	18 March 2026	Key project documentation and draft iwi-related conditions	None received.
Muāūpoko Tribal Authority	18 March 2026	Key project documentation and draft iwi-related conditions	None received.

15 Ongoing Engagement

WNDL has completed pre-lodgement engagement with all parties. Engagement will continue through the fast track panel process and, if consents are granted, through the implementation phase. The following mechanisms are proposed or in place.

Mana whenua engagement: A hui with Te Ātiawa ki Whakarongotai Charitable Trust is scheduled for 7 April 2026 to discuss the draft conditions and other issues that may inform a side agreement. WNDL will continue to supply information and respond to queries as the Fast-track process progresses. WNDL is open to providing further briefings or information to Ngāti Toa, Ngāti Raukawa, and Muāūpoko as may be requested.

Kaitiaki Monitoring Strategy: If consent is granted, the KMS condition will require the consent holder to work collaboratively with mana whenua to develop and implement a cultural monitoring programme within six months of the grant of consent. This will include identification of tohu and monitoring methods, mahinga kai monitoring, tikanga-based protocols, and a reporting structure feeding into the consent holder's broader environmental monitoring obligations.

Local authorities: WNDL will continue to work with KCDC and GWRC on any outstanding matters, including the Harakeke wetlands reserve classification, the Narara Road rationalisation, and the Waikanae Borefield pipe relocation. WNDL maintains an open mind to addressing any other matters that may be raised through the Fast Track process. A Developer Agreement is under discussion.

Infrastructure providers: Engagement with Transpower, First Gas, and NZTA will continue through the implementation phases. Formal approvals and confirmed consent conditions from those parties are being sought and will be provided to the panel as soon as they are received.

WNDL is willing to provide further information, briefings, or presentations to the Expert Panel or any party as requested, and is committed to a constructive and transparent process through to decision and beyond.

16 Statutory Compliance Checklist

The following checklist confirms that all statutory consultation requirements have been addressed.

Requirement	Status / Evidence
s 11(1) – Local authorities	KCDC and GWRC consulted. See section 4.
s 11(1) – Iwi authorities, hapū, Treaty settlement entities	Te Ātiawa, Ngāti Toa, Ngāti Raukawa, Muāupoko consulted. See section 5.
s 11(1) – Administering agencies	MfE, EPA, Heritage NZ, DOC consulted. See section 6.
s 11(1) – CMT applicant groups	Not applicable. See section 5.6.
s 11(1) – Ngā hapū o Ngāti Porou	Not applicable. See section 5.6.
s 13(4)(j) – Identification of parties	All parties identified in section 3.
s 13(4)(k)(i) – Summary of consultation	This report.
s 13(4)(k)(ii) – How consultation informed the project	See section 8.
s 13(4)(l) – Treaty settlements	See section 3.1.
s 30(3) – Existing consents confirmation	See sections 4.1.4 and 4.2.3.
Best practice – CVA/CIA offers to tangata whenua	Te Ātiawa CIA funded and draft received. Raukawa CIA costs recovered. See section 5.5.
Best practice – Draft conditions shared	Draft iwi-related conditions provided 18 March 2026. See section 9.

17 Conclusion

Overall, the consultation undertaken by WNDL has been comprehensive and proportionate to the scale and complexity of the project. WNDL considers all statutory requirements in respect of pre-lodgement consultation have been met, as demonstrated by this report.

Engagement has informed both the design of the proposal and the supporting technical assessments. Proposed conditions are put forward to address a number of the matters raised during pre-lodgement consultation. Engagement will continue as the project progresses through the Fast-track Approvals process and into the implementation phase.

18 Appendices

- Appendix A: Consultation letters to local authorities and administering agencies, and responses received (including s 30(3) confirmations).
- Appendix B: Record of engagement with other parties (adjacent landowners, community, infrastructure providers).
- Appendix C: Consultation Booklet