File ref: BRF-00603 / FTAA-2511-1149

23 March 2026

Oliver Boyd
Summerset Villages (Paraparaumu) Limited (the applicant)
Email: s 9(2)(a)

c/- Daniel Minhinnick
Russell McVeagh (the agent)
Email: s 9(2)(a)

Dear Oliver

Notice of Decisions on referral application for the Otaihanga Retirement Village project under the Fast-track Approvals Act 2024

This notice of decisions is for a referral application received from Summerset Villages (Paraparaumu) Limited for the Otaihanga Retirement Village (the project) under the Fast-track Approvals Act 2024 (the Act).

The project is to construct and establish a retirement village and associated infrastructure on approximately 12.6 hectares of land at 73 Ratanui Road in Paraparaumu, Kāpiti Coast District, in the Wellington Region. The project includes:

a. approximately 250 independent living units consisting of cottages and villas
b. a central main building comprising of approximately 40 assisted living suites,40 care suites, and associated amenities
c. a range of resident amenities such as a bowling green, pickleball court, pétanque court
d. internal circulation and parking provision
e. roading network upgrades
a. earthworks and boundary treatment.

The project will require resource consents under the Resource Management Act 1991 (RMA), approval under the Wildlife Act 1953 and archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014. No other approvals under specified Acts are sought as part of the application.

The project can only be accepted if the Minister is satisfied the criteria in section 22 is met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and referring the project to the fast-track approvals process

would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes and is unlikely to materially affect the efficient operation of the fast-track approvals process.

Decision on referral application

The Minister has decided to accept the referral application for the whole project and is satisfied it meets the criteria in section 22 (s 21(1)(c)) and to refer the project to the fast-track approvals process under section 26(2)(a).

Reasons for accepting referral application

The Minister is satisfied the project:

(a) is an infrastructure or development project that would have significant regional or national benefits; and
(b) referring the project to the fast-track approvals process –
    (i) would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
    (ii) is unlikely to materially affect the efficient operation of the fast-track approvals process.

The Minister is satisfied the project is a development project that would have significant regional benefits as it:

(a) will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment by:
    (i) establishing a retirement village with approximately 250 residential units, 40 assisted living suites and 40 care suites
(b) will deliver significant economic benefits in the region by:
    (i) providing 481 Full Time Equivalent (FTE) years of direct employment and 786 FTE years of total indirect and induced employment over the seven-year development period, 53 FTEs during the operation phase, and $169 million in Net Present Value to the region.

The Minister is satisfied there is no reason they must decline the project under section 21(3) of the Act.

Specified matters for accepted referral application

2. Summerset Villages (Paraparaumu) Limited who lodged the referral application is specified as the person authorised to lodge a substantive application for the project under section 27(2).

3. In relation to a substantive application for the project, a deadline for lodging the application applies under section 27(3)(b)(i) and the application must be lodged by two years from the date of issue of this letter.

Under section 28 of the Act, the Ministry for the Environment must also give written notice of decisions made by the Minister on an accepted referral application to the parties specified in Appendix 1 of this letter.

If you have any queries about this notice of decisions, please email *referral@fasttrack.govt.nz* and include the name of the lead contact – Whitney Nelson or phone 0800 FASTRK (0800 225 537). If you have any queries about the substantive process, please email *contact@fasttrack.govt.nz*, or phone 0800 FASTRK (0800 225 537).

Yours sincerely



Stephanie Frame
Manager – Fast-track Operations

Appendix 1: Section 28 – Notice of Minister's decision on accepted referral application

Section 28(1)(a) – The applicant	Summerset Villages (Paraparaumu) Limited
Section 28(1)(ii) – Anyone invited to comment on the application	
Relevant local authorities	Greater Wellington Regional Council Kāpiti Coast District Council
Relevant portfolio Ministers	Minister for the Environment Minister for Seniors Minister of Conservation Minister for Arts, Culture and Heritage
Relevant administrating agencies	Ministry for the Environment Department of Conservation Heritage New Zealand Pouhere Taonga
The Māori groups under s17(d)	Te Rūnanga o Toa Rangatira Inc Muaūpoko Tribal Authority Inc Ātiawa ki Whakarongotai Charitable Trust Puketapu ki Paraparaumu Trust Ngā Hapū o Ōtaki ART Confederation
Section 28(2) – Other parties for an accepted referral application	
The Panel Convener	Including all the information received by the Minister as required by section 28(4).
Any iwi authorities or Treaty settlement entities (other than those that must be notified as identified above) that the Minister considers have an interest in the matter	No additional iwi authorities or Treaty settlement entities have been identified beyond those listed above.
Environmental Protection Authority (EPA)	Including all the information received by the Minister as required by section 28(4).
Relevant administrating agencies	As identified above.