Fast Track Substantive Application

Otaihanga Retirement Village FTAA-2511-1149

65 & 73 Ratanui Road, Paraparaumu, Kāpiti Coast

30 October 2026

Quality Control

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1 Executive Summary

This Substantive Application is made on behalf of Summerset Villages (Paraparaumu) Limited (the Applicant) under the Fast-track Approvals Act 2024 (FTAA). It seeks approvals to undertake a retirement village development at 65 and 73 Ratanui Road in Otaihanga in Kāpiti (the Site).

Summerset is a comprehensive care retirement village owner and operator with more than 9,100 residents across over 43 villages nationwide, both complete and under construction. Summerset's design philosophy is to build villages that reflect the local environment; villages that create a feeling of familiarity, are warm, welcoming and have a vibrant community feel.

The Proposal includes:

a. 257 independent living units consisting of cottages, villas and townhouses;

b. a central main building which contains 40 assisted living suites, 20 memory care suites, 30 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; and

f. earthworks and boundary treatment.

The Site is zoned General Residential Zone in the Kapiti Coast Operative District Plan 2021 (ODP), following a recent private plan change process requested by the Applicant (Plan Change 4).

The Proposal requires the following consents and approvals under the FTAA which would otherwise be applied for under the Resource Management Act 1991 (RMA):

- Land use resource consent under the ODP under the General Residential Zone, Infrastructure, Transport, Natural Hazards and Earthworks chapters;

- Resource consents under the Greater Wellington Natural Resources Plan (NRP) with regard to discharges, works in or near waterways and earthworks;

- Resource consents under the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (NES-F) with regard to undertaking urban development within and near natural inland wetlands and streams; and

- Resource consents under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS) with regard to soil disturbance on potentially contaminated land.

The Proposal requires Wildlife Approval under the FTAA that would otherwise be applied for under the Wildlife Act 1953 to authorise the capture, handling and relocation of lizards during works if required.

The Proposal also requires an Archaeological Authority under the FTAA that would otherwise be applied for under the Heritage New Zealand Pouhere Taonga Act 2014 to manage potential archaeological sites, and to manage any other discoveries while undertaking earthworks.

The Proposal is aligned with the purpose of the FTAA. The Proposal will have significant regional benefits including:

- providing for an increase in housing capacity, including an increase in capacity for a much-needed aged-care housing typology; and
- providing a significant investment in the local area through both the construction of the retirement village and its operation.

The substantive assessment against the purpose of the FTAA can be found in Section 3 of this application.

Adverse effects associated with the Proposal have been carefully addressed through an iterative and collaborative design process considering site design and layout, remediation and offsetting, protection and enhancement of natural watercourses, and flood hazard mitigation.

Temporary effects related to earthworks and construction will be effectively managed through adherence to the site-specific erosion and sediment control principles and the proposed consent conditions included in **Appendix 7** of this application which require a Construction Traffic Management Plan and Construction Management Plan.

Potential adverse effects are assessed in Section 15 below. Overall, the Proposal has no significant adverse effects and the adverse impacts of the Proposal are not considered sufficiently significant to be out of proportion to the significant regional benefits of this Proposal.

The Applicant has engaged with relevant iwi authorities and Māori groups through the development of this Proposal and intends on more detailed engagement through detailed design and implementation.

The Proposal is consistent with the objectives and policies of the National Policy Statement for Urban Development (NPS-UD), and the significant iterative design process has ensured that the Proposal is generally consistent with the National Policy Statement for Freshwater Management (NPS-FM) and the National Policy Statement for Indigenous Biodiversity (NPS-IB). The Proposal is also generally consistent with the Regional Policy Statement for the Wellington Region (RPS), Plan Change 1 to the Regional Policy Statement, the Natural Resources Plan for the Wellington Region (NRP). Overall, the Proposal is generally consistent with the purpose and principles of the RMA.

The Proposal is consistent with the objectives and policies of the ODP including the Development Area chapter, the underlying General Residential Zone chapter, as well as other relevant district-wide chapters.

Overall, this application and accompanying documentation confirms that the Proposal achieves the purpose of the FTAA, Part 2 of the RMA and all other national, regional and district policy, as well as the purpose of the Wildlife Act 1953 and the Heritage New Zealand Pouhere Taonga Act 2014.

2 Introduction

The Project became a Referred Project under the FTAA with a Notice of Decisions dated 23 March 2026. Through this Substantive Application, the Applicant is seeking necessary approvals to authorise the construction and operation of the Project.

This Substantive Application and Assessment of Environmental Effects (AEE) is provided in accordance with the requirements of the FTAA, including sections 42, 43 and 44 and Schedules 5, 7, 8 and 9 of the FTAA.

The approved application form has been completed on the FTAA portal[1].

This Substantive Application is structured in three parts:

- Part 1 deals with the resource consents that would otherwise be applied for under the RMA;
- Part 2 deals with the Wildlife Approval that would otherwise be applied for under the Wildlife Act 1953; and
- Part 3 deals with the Archaeological Authority being sought that would otherwise be applied for under the Heritage New Zealand Pouhere Taonga Act 2014.

2.1 Statement of Experience

This Substantive Application has been prepared by Torrey James McDonnell who is employed as a Principal Planner by Incite, a Resource and Environmental Consultancy. Mr McDonnell is based in Wellington. He provides expert advice on a variety of resource management matters, including national policy development, growth/spatial planning, district and regional plan policy development, and district and regional consenting.

He holds the qualifications of Bachelor of Science (Majoring in Geography) and a Master of Planning both from Otago University.

He prepared the rezoning request for the rezoning of the Site on behalf of the Applicant and gave expert planning evidence at the hearing.

He is a full member of the Te Kōkiringa Taumata/New Zealand Planning Institute, and Chair of its Wellington Branch Committee.

2.2 Code of Conduct

While this is not a matter before the Environment Court, Mr McDonnell has read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023 ('Code'), and has complied with that Code in the preparation of this report.

[1] https://portal.fasttrack.govt.nz/

The data, information, facts and assumptions Mr McDonnell has considered as part of this report are set out in this report. The reasons for the conclusions of the report are also set out in this report. Unless stated otherwise, the matters addressed in this report are within Mr McDonnell's expertise and he has not omitted to consider material facts known to him that might alter or detract from the opinions expressed.

3 Statutory Framework

3.1 Fast Track Approvals Act

3.1.1 Referred Project

The Project is a Referred Project under the FTAA following a Notice of Decisions dated 23 March 2026. The Notice sets out the scope of the Project as follows:

> *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*
> *f. earthworks and boundary treatment.*

The Proposal is consistent with scope as outlined in the Notice of Decisions and supporting referral application documents.

It seeks to apply for the necessary approvals to authorise the construction and operation of a retirement village and associated infrastructure.

The proposed envelope of works is consistent with the general location specified in the referral application. Attachment 3 of the referral application contained copies of the records of title for 65 and 73 Ratanui Road. While the referral notice refers to 73 Ratanui Road (instead of 65 and 73 Ratanui Road) that is because there is an amalgamation underway which will result in a new record of title attached to 73 Ratanui Road. The approximately 12.6 hectares of land referred to in the referral notice reflects the total area of 65 and 73 Ratanui Road.

Works are also proposed in the road reserve on Ratanui Road adjacent to the Proposal for the purpose of upgrading the road network to provide a T-intersection with a right turn bay into the main entrance of the Proposal.

There is a minor variance on the number of independent living units and care suites proposed, but these are well within the bounds of the qualifier “approximately”:

- There are 257 independent living units proposed, consistent with approximately 250 outlined in the Notice.

- There is a central main building which has 40 assisted living suites, 30 care suites, and 20 memory care suites, consistent with the approximately 40 assisted living suites and 40 care suites respectively outlined in the Notice.

The Proposal includes resident amenities, internal circulation and parking, roading network upgrades and earthworks and boundary treatments. Noting the proposed boundary treatment works include minor earthworks on the boundary of 65 and 73 Ratanui Road.

3.1.2 Purpose of the FTAA – S43(1)(b), Sched5 cl17(1)

The purpose of the FTAA is set out in section 3 as follows:

> *The purpose of this Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.*

The Proposal is aligned with the purpose of the FTAA. The Proposal will have significant regional benefits including:

- providing for an increase in housing capacity, including an increase in capacity for a much-needed aged-care housing typology; and

- providing a significant investment in the local area through both the construction of the retirement village and its operation.

The construction period will require 738 Full time equivalent people (FTE) to be employed including construction workers, project managers, architects, engineers, and the operational phase will require up to 43 permanent staff at any one time on site including caregivers and housekeepers.

The Proposal will provide indirect benefits for local businesses supplying goods and services to the retirement village during the construction phase and thereafter during village operation. The Proposal will result in $258m in Net Present Value to the Wellington Regional Economy[2].

The Proposal also results in environmental benefits to the regionally significant catchments of the Waikanae River. These are achieved by improving degraded waterways onsite and retiring land from primary production with associated contaminant discharges.

The assessment of environmental effects is set out in full in section 15 of this application. Overall, the Proposal has no significant adverse effects and the adverse impacts of the Proposal are not considered sufficiently significant to be out of proportion to the significant regional benefits of this Proposal.

The Proposal will also result in a range of positive effects as outlined in Section 15.1.1.

Overall, the Proposal is consistent with the purpose of the FTAA as it will facilitate the delivery of infrastructure and development with significant local and regional benefits.

[2] Refer page 26 of Economic Assessment (Total NPV at 2% over a 7-year development period).

3.1.3 Identification of existing resource consent for same activity - s30

In accordance with the requirements of Section 30 of the FTAA, on 23 September 2026 the Applicant formally notified Greater Wellington Regional Council (GWRC) of the approvals being applied for before lodging the Substantive Application. GWRC provided written notice under section 30(3)(b) on 7 October 2026, that there are no existing consents to which sections 124C(1)(c) or 165ZI of the RMA would apply. The written notice is attached as **Appendix 3**.

In accordance with the requirements of Section 30(6) of the FTAA, the Substantive Application has been lodged within three months of the date of this notice.

3.1.4 Authorised person may lodge Substantive Application - s42

Pursuant to section 42(1), the Applicant is the 'authorised person' seeking all necessary approvals for the Proposal under section 42(4) of the FTAA, including:

- Section 42(4)(a): resource consents that would otherwise be applied for under the RMA;
- Section 42(4)(h): a Wildlife Approval as defined in clause 1 of Schedule 7; and
- Section 42(4)(i): an Archaeological Authority described in section 44(a) or (b) of the Heritage New Zealand Pouhere Taonga Act 2014.

The Substantive Application does not seek approval for an activity deemed to be ineligible under the FTAA.

3.1.5 Payment of any fee, charge or levy - s43(1)(j)

The Applicant will pay the fee and levy for a Substantive Application prescribed under the Fast-track Approvals (Cost Recovery) Regulations 2025 prior to this application being officially lodged.

3.1.6 Information requirements - s43 and s44

The checklist on the FTAA Portal has been completed, to demonstrate where the information required under sections 43 and 44 of the FTAA is provided in this document.

In accordance with Section 44, the information provided in this Application is considered to be in sufficient detail to satisfy the purpose for which it is required.

3.2 Engagement

The Applicant undertook consultation and notification requirements as part of the referral process in line with sections 11 and 13 of the FTAA.[3]

While further engagement is not specifically required by the FTAA for referral applications, like it is for listed applications, the Applicant has undertaken substantial ongoing engagement with relevant

[3]

authorities, iwi authorities and neighbouring landowners during the development of the Proposal and in advance of lodgement of this Application.

This engagement is detailed in **Appendix 2** of this Application, together with a record of how the feedback has informed the Application. In summary:

- Engagement with Kāpiti Coast District Council (KCDC) has been extensive, reflecting the planning and consenting history of the site, including through the private plan change process. The Applicant has engaged with KCDC through the development of the substantive application including technical workshops with relevant technical experts for KCDC including planning, transport, and stormwater. This includes seeking feedback on the rules assessment (**Appendix 4**) and proposed conditions of consent (**Appendix 7**).

- Engagement has also been undertaken with GWRC through both the private plan change and pre-lodgement of the Substantive Application. Engagement has focussed on the regional matters relevant to the Proposal, including earthworks, stormwater, wetlands, waterways and the regulatory implications of the National Environmental Standards for Freshwater. This includes sharing the rules assessment (**Appendix 4**) and proposed conditions of consent (**Appendix 7**) for comment.

- Engagement has been undertaken with the relevant iwi authorities and other Māori groups with relevant interests, predominantly Ātiawa ki Whakarongotai. This engagement is outlined in **Appendix 2**.

- At the local community level, engagement as part of the private plan change included an open day for the Otaihanga community as well as targeted engagement with adjacent landowners. As part of the pre-lodgement engagement, adjacent neighbours have been identified as affected persons due to potential adverse effects including visual and construction effects.

3.3 Relevance of new legislation

The Planning Act 2026 (PA) and Natural Environment Act 2026 (NEA) received Royal assent on 30 September 2026. The transitional consenting period commenced on 30 October 2026. During that period, most day-to-day consenting continues under the Resource Management Act 1991 (RMA), subject to the transitional amendments made by the PA.

This Substantive Application is lodged after the commencement of the transitional period. It must therefore be processed and determined under the FTAA and where relevant the RMA as amended and in force when the Application is lodged. The transitional amendments applying from 30 October 2026 are therefore relevant to the Panel's consideration of the resource-consent approvals sought by this Application.

For the district land-use consent aspects of this Application, the Panel must disregard the matters excluded by the transitional amendments to s104(1A) of the RMA and accordingly information regarding these effects is not required as part of an application under the FTAA in accordance with cl 5(4A). These are: for residential activities, the area of glazing, the presence or absence of balconies,

outdoor living space, internal layout, the size of a residential unit, and the size of landscaped areas other than for permeability (except where the protection of historic heritage is engaged); adverse effects of development on trade competition, including effects on competing providers of input goods and services; retail-distribution effects; any lack of demand for the Proposal or the fact that it may not be financially viable; the type of residents to be housed in the development; and views from private property.

Those matters do not need to be considered as part of the effects assessment and in decision-making for the district land-use consent aspects of the Application. To the extent that an environmental standard, plan, proposed plan, national policy statement or regional policy statement regulates, or purports to regulate, an excluded matter, the relevant provision may also be disregarded.

3.4 Planning context

3.4.1 KCDC's 2022 Growth Strategy – Te Tupu Pai

The Site is identified in KCDC's 2022 Growth Strategy – Te Tupu Pai as a "Medium-priority greenfield growth area", reflecting its location adjoining an established urban environment and its potential to accommodate future residential activity.

3.4.2 Plan Change 4 to the ODP

At referral stage, the Site was described as being zoned Rural Lifestyle. A retirement village is a non-complying activity under this zoning in the ODP.

The Applicant[4] lodged Proposed Plan Change 4 with Kāpiti Coast District Council on 2 December 2024. The request sought to rezone the Site from Rural Lifestyle Zone to General Residential Zone, together with a new Development Area, Structure Plan, policies and rules. The purpose was to enable residential development of the land, including specific provision for activities associated with a retirement village. Council resolved to accept the private plan change request on 13 March 2025.

The plan change then proceeded through the Schedule 1 RMA process with hearings held in February 2026. Council approved Plan Change 4 and notified the decision in June 2026. No appeals were received and the plan change became operative on 1 September 2026.

3.4.3 Operative District Plan 2021

As shown in Figure 1 below, the Site is zoned General Residential (yellow) and within the Ratanui Development Area (pink outline). To the north-west and south-west there are areas zoned General Residential, and the land to the immediate north, west and south is zoned Rural Lifestyle Zone (light pink).

[4] Through Summerset's subsidiary Welhom Developments Limited.

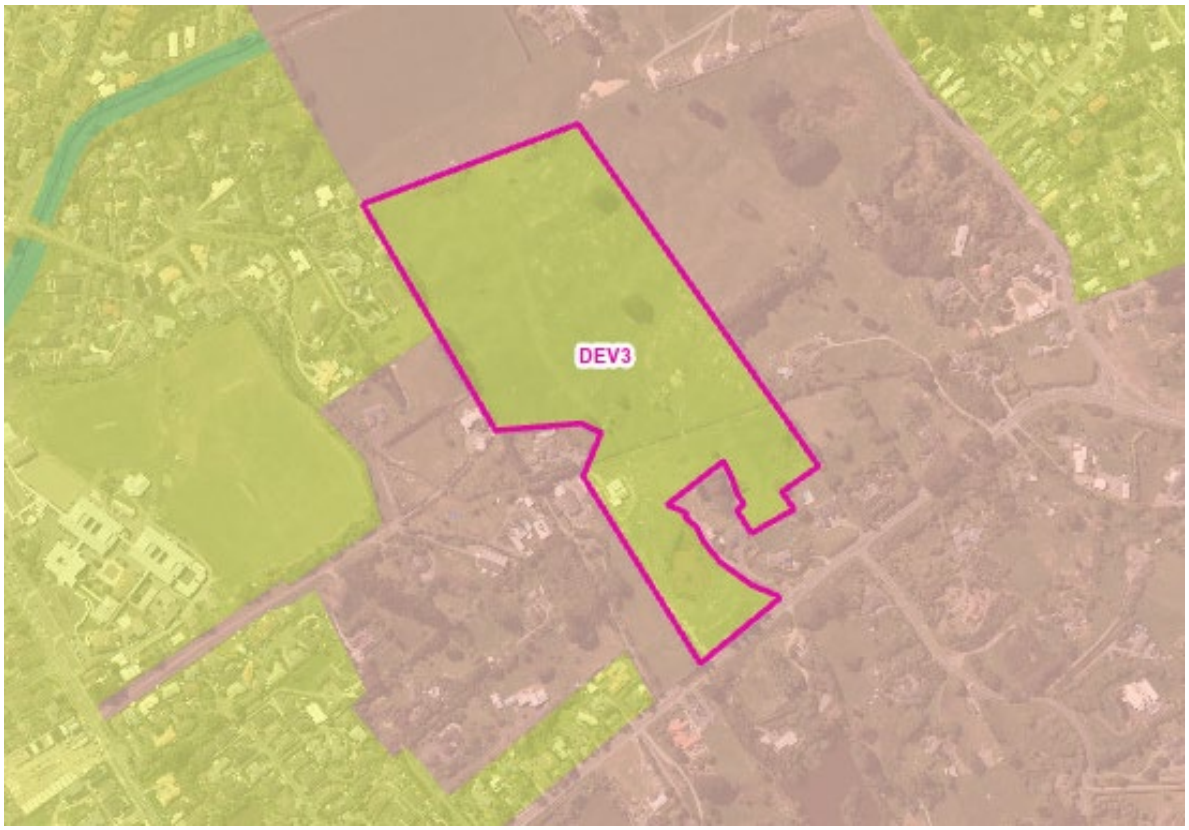


Figure 1: ODP zoning

There are various overlays on the Site as shown in Figure 2 below. The Site has several mapped overlays. The Site is entirely within the Coastal Environment overlay (shown by blue vertical stripes), and parts of the Site are subject to the following flood hazards overlays:

- Flood Hazard - Stream corridor (pink)
- Flood Hazard - Ponding Area (blue)

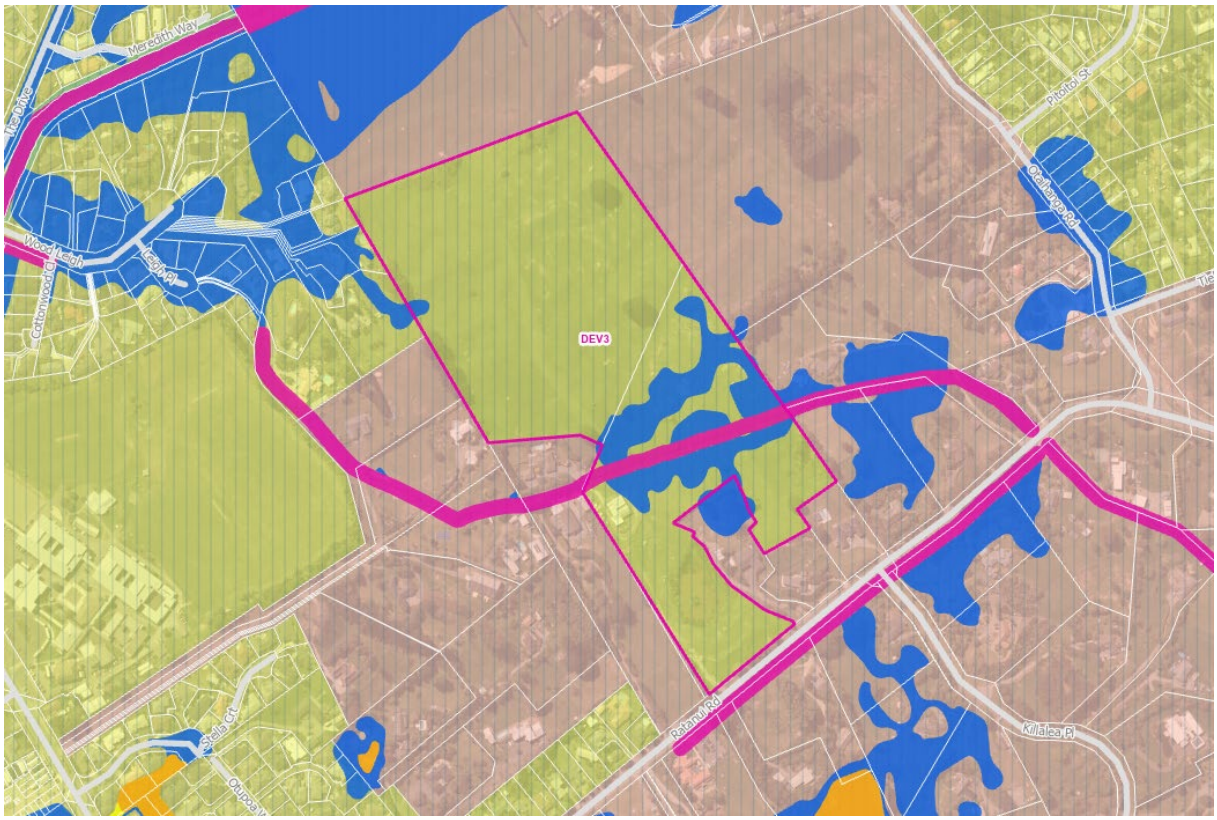


Figure 2: ODP overlays

The Site is within the southern portion of DEV3 - Ratanui Development Area. Under this Chapter, subdivision, use and development must be undertaken in general accordance with the DEV3- Figure 1: Ratanui Development Area Structure Plan which is shown in Figure 3 below.



Figure 3: Ratanui Development Area Structure Plan (source: ODP)

PART 1 – Substantive Application for Resource Consent

4 Introduction

The Applicant is seeking all necessary resource consents under the FTAA to authorise the proposed development.

The FTAA sets out the framework under which a resource consent application is to be assessed by the panel, together with the information that is required to be provided in a Substantive Application.

In accordance with the requirements of the FTAA, including Section 43(3)(a) and Schedule 5, Part 1 of this Substantive Application is structured as follows:

- Section 5: Site Description – Sched 5, cl5(1)(b) and (d);
- Section 6: Name and address of landowners and neighbours – Sched 5, cl5(1)(d);
- Section 7: Description of the Proposed Activity – Sched 5 cl5(5)(1)(a) and (e); and cl8(1) and (2);
- Section 8: Information about Treaty Settlements – Sched 5, cl5(1)(i);
- Section 9: Confirmation that the application complies with s46(2)(a),(b),(d);
- Section 10: Description of any other resource consents for the project – Sched 5, cl(1)(f),(l);
- Section 11: Resource Consents Required - Sched 5, cl5(3),(5);
- Section 12: RMA Part 2 Assessment - Sched 5, cl(5)(1)(g);
- Section 13: Assessment Against RMA Planning documents – Sched 5 cl5(1)(h), cl5(2), cl5(3);
- Section 14: Proposed Conditions - Sched 5, cl5(1)(k);
- Section 15: Assessment of Environmental Effects - Sched 5 cl5(4); cl6(1); cl7;
- Section 16: Information required in application for subdivision or reclamation – Sched 5, cl8;
- Section 17: Information required in application including standard freshwater fisheries activity – Sched 5, cl9;
- Section 18: Statutory Assessment; and
- Section 19: Conclusion.

It should be noted that:

- Schedule 5 Clause 5(1)(j) is not relevant as the project is not in the costal marine area;
- Schedule 5 Clause 5(6) is not relevant as the land is not in Māori ownership; and
- Schedule 5 Clause 5(7) is not relevant as there is only one authorised person lodging the application.

5 Site Description – Sched 5, cl5(1)(b)

This section provides a description of the Site and surrounding area in accordance with Schedule 5, Clause (5)(1)(b) and (d) of the FTAA.

In relation to Schedule 5 Clause (5)(1)(b), note that the Site is not within or adjacent to a statutory area, ngā rohe moana o ngā hapū o Ngāti Porou, or a protected customary rights area under the Marine and Coastal Area (Takutai Moana) Act 2011.

5.1 Map of the site

In accordance with Clause 5(1)(b) of Schedule 5 of the FTAA, **Figure 4** provides a map of the Site at which the activity is to occur:

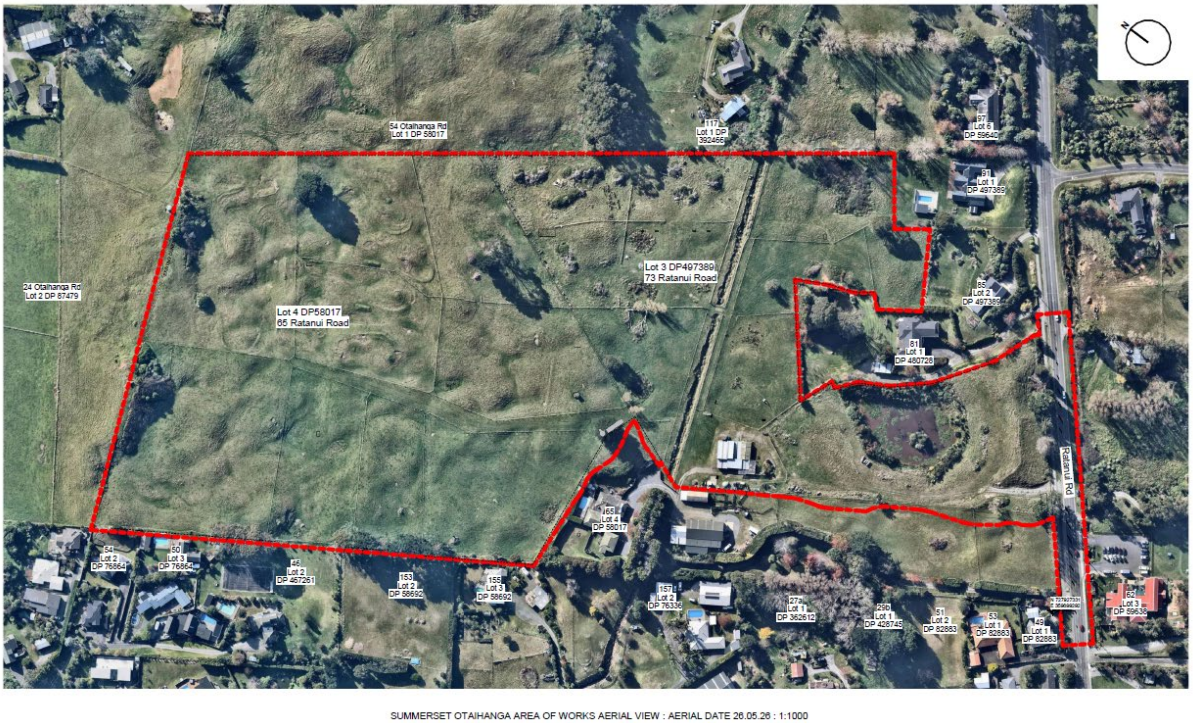


Figure 4: Map of the site at which the activity is to occur

5.2 Legal description and titles

The current legal descriptions for the site are Lot 4 Deposited Plan 58017 (65 Ratanui Road) and Lot 3 Deposited Plan 497389 (73 Ratanui Road).

Works are also proposed within Ratanui Road itself which is adjacent to the Site which is legally described as Road Reserve.



Figure 5: Legal descriptions of site parcels

5.3 Description of site and surrounds

The approximately 12.6ha Site is located approximately 3.2km north of the Paraparaumu Metropolitan Centre with Ratanui Road being a Local Community Connector that provides the main link between the Paraparaumu Metropolitan Centre and urban area of Otaihanga. A shared path is provided to the north of the Ratanui Road carriageway and forms a well utilised link between Paraparaumu and Otaihanga.

The surrounds are predominantly residential in nature and include an area of land recently rezoned from rural lifestyle to general residential.

The site is characterised by gently undulating terrain, with several localised depressions typically ranging from approximately 1 m to 2 m in depth. Ground elevations across the site are generally in the order of 5–6 m RL (NZVD 2016), with localised variations of approximately ±3 m.

The Site is currently used as a rural residential lifestyle block, as per the uses enabled by the current zoning. It contains sheds and farm paddocks. The Site contains pockets of both native and exotic vegetation with exotic being the majority and consisting of pine, blackwood, cypress and willow in the paddocks. The few native species noted in the Ecological Assessment are coprosma, karo, ti koura and pittosporum. The northern boundary's raised sand hill area is largely comprised of blackberry, rank pasture grasses, common weeds and two or three exotic trees.

There is an intermittent highly modified stream running across the middle of the Site flowing from the east to the west, crossed by three culverts in the southern third of the Site[5].

There are numerous small wetlands across the site which are dominated by exotic species as a result of historic forest clearance and farming, only one maintains a permanent water level which is a pond located toward the south of the site (noting that the landowner undertook works to create the pond).

5.4 Ecology

An Ecological Assessment has been prepared by BlueGreen Ecology which outlines ecological values currently present on the application Site (attached as **Appendix 8** and summarised below).

5.4.1 Ecological values – terrestrial

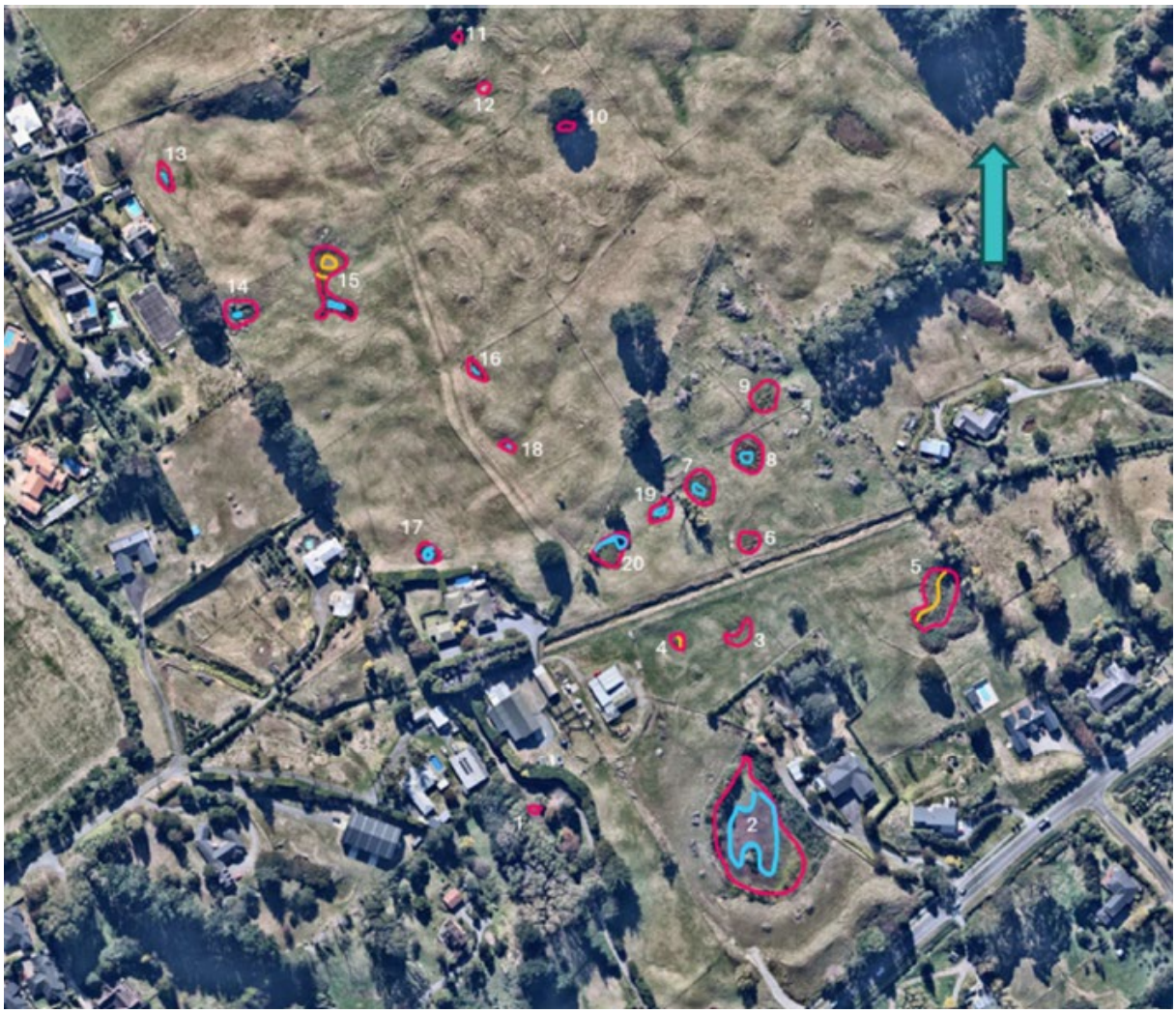
The Ecological Assessment characterises terrestrial ecology on the Site as follows[6]:

> *The great majority of trees are exotic (pine, blackwood, cypress and willow in the paddocks). The few native species seen are Coprosma, karo, tī kōuka and pittosporum (Pittosporum ralphii) in the driveway gardens and pond surrounds. The raised sand hill area on the northern boundary is largely blackberry, rank pasture grasses, common weeds and two or three exotic trees.*
>
> *There is very limited to no habitat for native bats, skinks or geckos. The following common rural birds were observed: pūkeko, spur-winged plover, sparrow, finches, welcome swallow and blackbirds. When the large pond holds open water (usually winter as it dries substantially in summer), it may attract a range of waterfowl. The pond edge contains planted blackwoods (dominant), two mamaku, willow, P. ralphii, one large Japanese cedar, agapanthus, pōhuehue, akeake (several), pampas, several pine trees and large harakeke.*
>
> *The owner of the property has stated that he planted all of these plants after digging out the pond from what he describes as a shallow depression in what was a dairy paddock. Hares and rabbits were seen, and rats, mice, possums and mustelids are likely to be present, at least periodically.*

5.4.2 Ecological values – wetlands

The Ecological Assessment has classified wetlands on site as shown in **Figure 6**. Wetlands are the most prominent ecological feature on the property, there are 20 wetlands on the site as shown below (noting 17 of these meet the definition of natural inland wetland).

[5] Only one of the three culverts is within the envelope of proposed works, the other two are on the portion of 65 Ratanui Road that will be retained by the vendor.
[6] Refer page 12.



Source: Ecological Assessment (page 14)

Figure 6: Wetland features on site

5.4.3 Ecological values – stream

The GWRC Regional Highly Modified Streams online maps show the watercourse as being a highly modified stream beginning in the middle of residential dwellings eastward of the Site, as opposed to an artificial watercourse. The stream is regularly without surface water and has a damp soil bed with predominantly terrestrial grasses and herbs (dandelion, hawksbeard, clover, chickweed) and few wetland species (creeping buttercup, starwort). The bed itself is soils and muds, no gravels or rock. The banks are covered in pasture grasses including tall fescue, occasional Juncus and scattered *Carex virgata*. These are periodically grazed by cattle.[7]

[7] Refer page 29 Ecological Assessment.



Source: Ecological Assessment (page 29)

Figure 7: Existing highly modified stream channel with no surface flow



Source: Ecological Assessment (page 30)

Figure 8: Existing stream channel with surface flow

5.4.4 Ecological values – lizards

Boffa Miskell was engaged to provide specialist ecological advice with respect to the management of lizards including a Lizard Management Plan (LMP) attached as **Appendix 27**. The LMP outlined potential lizard habitats within the Site as follows[8]:

- areas of rank grassland amongst blackberry patches, shrubland edges, wetlands, woody debris piles and fencelines throughout the site;
- pampas and Harakeke surrounding a large pond in the southern half of the Site;
- Woody debris piles including slash and log piles
- Manmade debris including corrugated iron sheets and large cover objects
- Native woody vegetation in the driveway gardens and surrounding the southern pond.

The LMP outlines how lizard surveys using pitfall traps, tracking tunnels and CritterPic units were undertaken by a Boffa Miskell ecologist in September and October 2026. A total of 75 pitfall traps, 20 tracking tunnels and 10 Critter Pic units were installed on September 9. The survey found[9]:

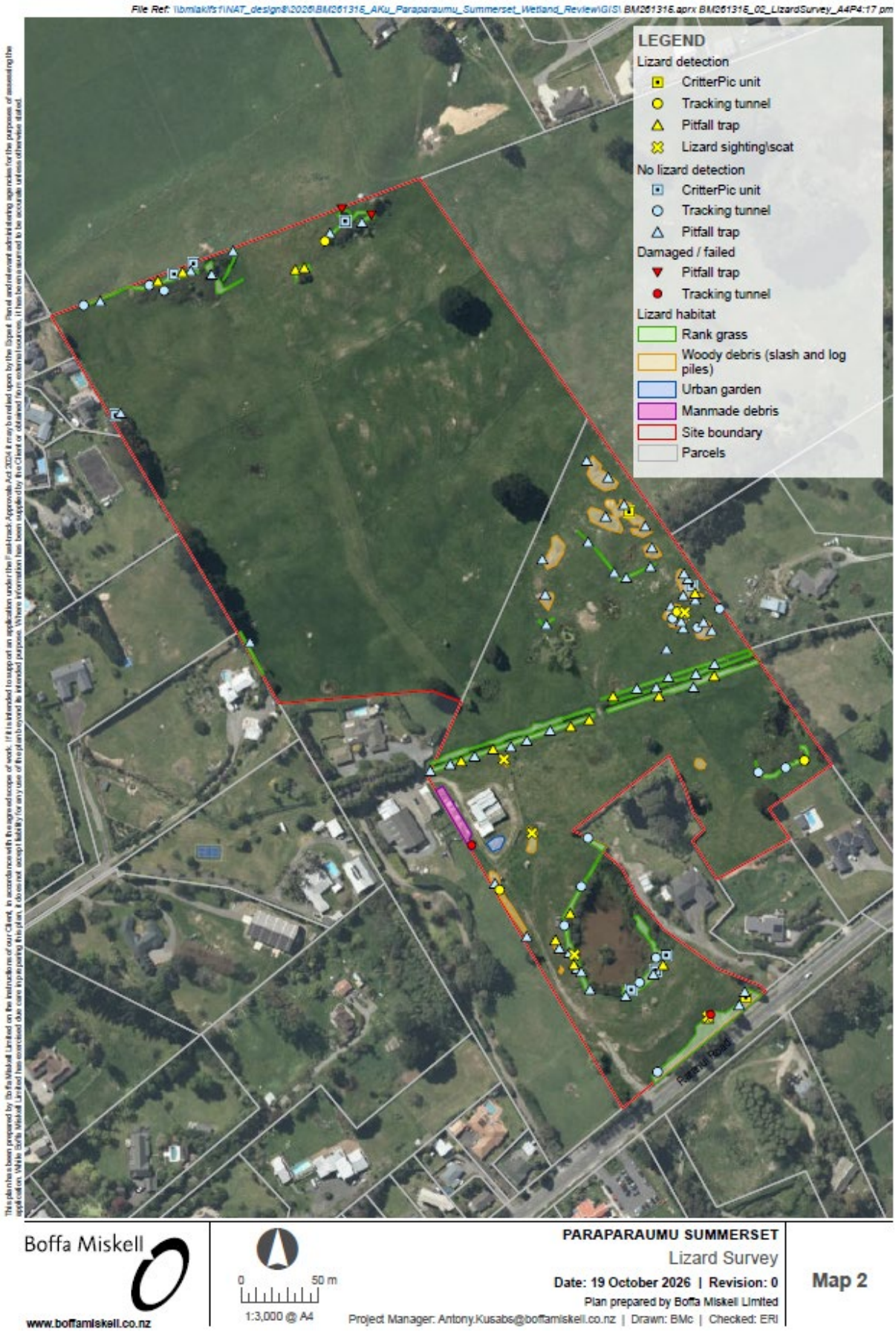
> *Northern grass skink (Oligosoma polychroma), listed as Not Threatened, was the only lizard species detected during the survey. In total, eight lizards were detected underneath an ACO, 17 lizards were captured during trapping, two lizards were detected on CritterPic units and lizard prints were detected on six tracking cards from four tracking tunnels. Two lizards were detected during visual surveys. Lizard scat was detected at four locations.*
>
> *Of the 39 detections, 30 lizards were identified as individually distinct and included five juveniles, 11 females (eight of which were gravid) and one male. The remaining 13 lizards were mis-captured or detected through passive methods that do not allow identification (e.g. scat and tracking tunnel prints). The location of skink captures are shown on Map 2.*

Map 2 is reproduced below as Figure 9. Northern grass skinks were observed during the lizard surveys. They are widely dispersed throughout the Wellington region, occupying modified habitats where un-managed / rank grass or cover objects are present.

The LMP considers that[10]:

> *Copper skink, glossy brown skink and raukawa gecko could also be present with woody debris throughout the Project Site providing suitable cover. However, their presence is considered less likely due to the limited contiguous surrounding habitat capable of harbouring source populations. Only the northern grass skink was detected during the lizard survey.*

[8] Refer page 9.
[9] Refer page 5.
[10] Refer page 8.



Source: LMP (page 7)

Figure 9: Lizard habitat identified in Map 2 of LMP

5.5 Landscape

A Landscape Effects Assessment is attached as **Appendix 9**. The Assessment describes the current landscape of the Site as follows[11]:

> *The proposed development Site is located on the eastern edge of Paraparaumu, approximately 600m north of the Kāpiti Expressway as shown in Figure 1 (see Appendix 4: Graphic Supplement - LEA). It is accessed from Ratanui Road. The Site is generally rectangular in shape and comprises modified coastal dune landforms characteristic of the wider Kāpiti Coast landscape.*
>
> *The Site sits within a pocket of rural-appearing, largely undeveloped land which provides a transition between the more urban area of Paraparaumu which lies immediately to the west of the Site, and Otaihanga, a small community located approximately 340m to the east/northeast (see Figure 2). To the south, rural-residential lifestyle properties extend across the landscape, bounded by the Kāpiti Expressway. A small area of farmland aligns with the northern boundary of the development area. Beyond this lie the eastern extent of Paraparaumu, the mouth of the Waikanae River and the Kāpiti coastline.*
>
> *The wider landscape is largely urban in character, characterised by a lowland coastal setting with dune landforms forming a recurring component of the local landform where it remains unmodified by residential/ urban development. The distant Tararua Ranges form the background and skyline to views to the south while Kāpiti Island is present in glimpsed views to the northwest.*
>
> *The Site is not identified as an Outstanding Natural Feature or Landscape (ONFL), Special Amenity Landscape (SAL), or other recognised landscape resource within the Kāpiti Coast District Plan nor is it identified as High Natural Character. While located within the Coastal Environment overlay, the landscape of the Site has undergone extensive modification through agricultural use, drainage works, vegetation clearance and earthworks.*

5.6 Soil contamination

ENGEO prepared a Detailed Site Investigation (DSI) dated 16 October 2026 which is attached as **Appendix 22**.

A previous DSI report commissioned by the Applicant (Riley 2025) considered that a HAIL land use (HAIL I) had potentially occurred on site. Consent for Subdivision under the NES-CS was sought and granted (KCDC reference RM250042) with consent conditions relating to management of contaminated soils to the west of the dwelling at 73 Ratanui Road.

[11] Refer page 14.

ENGEO has reviewed the previous DSI as part of the preparation of this Substantive Application. Although contaminants are present on site, ENGEO does not consider that it is "more likely than not" that an activity from the HAIL has been undertaken on the site[12]. ENGEO notes that the decision to assess soil against the criteria for a standard residential land use in the previous DSI was conservative for the current development and likely done in the absence of detailed plans[13].

The ENGEO assessment identifies generally low-level metals and metalloids in shallow soils across the site, with some concentrations above regional background and clean-fill acceptance criteria. Localised areas include arsenic in shallow soils associated with treated-timber storage west of the dwelling at 73 Ratanui Road, including a previously identified arsenic hotspot (Riley 2025), and elevated zinc in shallow soils within the former vehicle-storage area. Minor brick-containing fill was also identified at one location; testing of this material did not identify asbestos. No other significant visual or olfactory evidence of contamination was observed.

The DSI recommends management of soils which contain contaminants above the natural background range.

5.7 Archaeological sites

An Archaeological Assessment was prepared by Clough & Associates Ltd (attached as **Appendix 23**). The Assessment outlines archaeological values on the Site as follows[14]:

> *There are no previously recorded archaeological sites in the project area, and no sites were identified during the surveys. It should be noted that the presence of archaeological sites that are not visually detectable or identifiable by limited survey techniques (such as probing) cannot be confirmed.*
>
> *Both of the properties are part of a broader archaeological landscape that runs along the Kāpiti dune belt. The Paraparaumu area contains a number of archaeological sites associated with Māori settlement and occupation, especially in the form of shell middens and ovens. The relatively unmodified nature of the properties (except the establishment of a house and curtilage and dirt bike track at 65 Ratanui Road) indicates the likelihood that unrecorded archaeological remains, especially in the form of shell midden, may be present, especially along the northern boundary of the property at 65 Ratanui Road and southern part of 73 Ratanui Road both of which contain more highly elevated dune ridges. The property at 73 Ratanui Road is also noted from early survey plans and aerial photographs to have contained a number of ponds and would likely have been swampier in the past, so the presence of isolated artefact finds associated with Māori occupation and settlement, which are sometimes found associated with swamps/wetlands, is considered possible.*

[12] Refer page 2.
[13] Refer page 6.
[14] Refer page 36.

5.8 Geotechnical characteristics

ENGEO has prepared a Geotechnical Assessment attached as **Appendix 21** which sets out the existing geotechnical context. The Site is predominantly underlain by Holocene-aged dune sands, comprising loose to medium-dense fine to medium sands. These dune deposits generally extend across the majority of the Site and are locally interbedded with shallow layers of silt, peat, organic soils and alluvial deposits within the lower-lying interdunal areas. Isolated areas of undocumented fill associated with previous rural land use and historical earthworks were also identified. A prominent dune slope is located in the northern portion of the Site.

Groundwater was encountered at relatively shallow depths across portions of the Site, with levels varying in response to topography, seasonal conditions and proximity to low-lying wetland and drainage features. The shallow groundwater conditions, combined with the sandy nature of the underlying soils, contribute to the Site's susceptibility to liquefaction during major seismic events.

Geohazards in the area include seismic hazards as follows[15]:

> *The active faults generating the uplift of the Tararua Range are part of the North Island Shear Belt; numerous northeast predominantly strike slip faults that accommodate the movement resulting from the oblique collision of the Australian and Pacific tectonic plates.*
>
> *The nearest mapped active fault (ESNZ[16]) to the site is the Ohariu Fault located 3.2 km southeast of the site. The Ohariu fault is a dextral strike slip fault with a moderate slip rate and a recurrence rate of between 2,000 and 3,500 years. Its single event displacement is described as moderate with the last known rupture event approximately 1,000 years ago. The site is also close to another dextral strike slip fault; the Gibbs Fault, located 4.2 km southeast of the site. There is no known information regarding the estimated displacement or recurrence rate of the Gibbs Fault, and therefore its average recurrence interval has been estimated[17] as greater than that of the Ohariu fault at between 3,500 and 5000 years. The mapped location of both of these faults are shown on Figure 2 above.*
>
> *Geological maps have also indicated a non-active structural fault splay off the Ohariu fault within the western portion of the Tararua Range, with no evidence of its direction within the lower fan and terrace deposits which form the basis for Paraparaumu township. This fault splay is approximately 2km south east of the site.*
>
> *Greater Wellington Regional Council (GWRC) hazard maps indicate the site area has a combined earthquake hazard rating of 'moderate'[18]. This is derived from a 'moderate' ground shaking potential hazard and a 'high' liquefaction potential hazard. These maps are regional in scale and the hazard potential indicated does not necessarily apply to a specific site and should not be used in place of site-specific data.*

[15] Refer page 3.
[16] https://data.gns.cri.nz/af/ accessed 23/09/2026
[17] https://www.kapiticoast.govt.nz/community/cdem/earthquake-fault-rupture-hazards/
18https://www.gw.govt.nz/environment/environmental-data-and-information/geographic-mapping-information/ accessed 23/09/2026

5.9 Three waters infrastructure

The KCDC GIS portal indicates that both 65 and 73 Ratanui Road have a wastewater connection to the existing 150mm diameter pipe within the Ratanui Road berm (red line **Figure 10** below)[19].

65 and 73 Ratanui Road are currently supplied with potable water via a residential metered consumer connection to the KCDC water supply network on Ratanui Road (blue lines in **Figure 10** below).

The GIS portal shows the previously mentioned highly modified stream dissecting the Site as an "Open Channel" stormwater feature (green dashed line in **Figure 10** below), and the pond at 73 Ratanui Road as a non-KCDC stormwater feature marked as an "Other" (green polygon below to the west of 81 Ratanui Road).

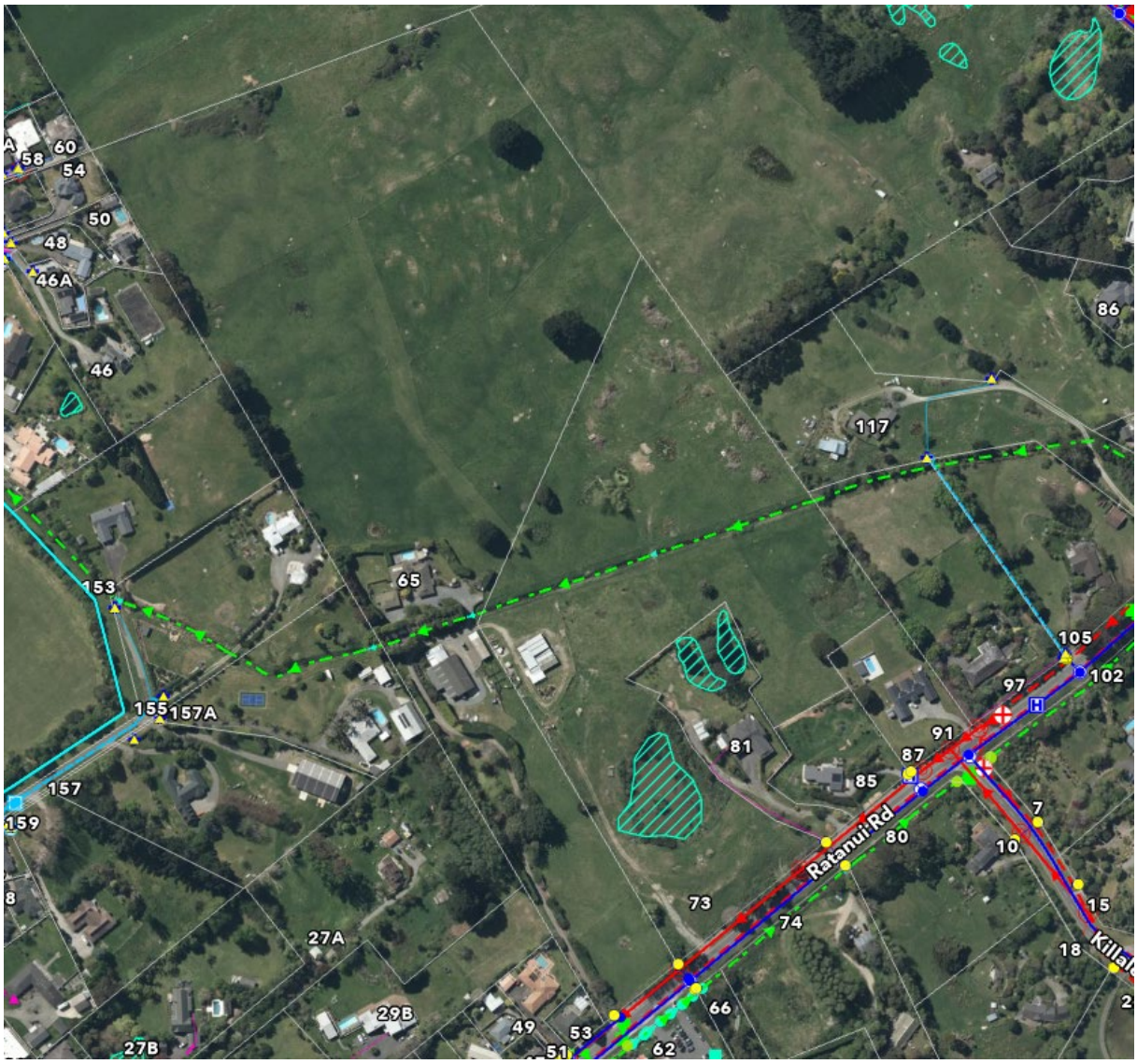


Figure 10: KCDC GIS portal three waters services map

[19] Note that the owner of 81 Ratanui Road advises through the Plan Change 4 process that their wastewater lateral encroaches onto 73 Ratanui Road. This lateral will be relocated back within 81 Ratanui Road in due course.

CKL Engineering have prepared an Infrastructure Design Report which is attached as **Appendix 16**. This Report sets out the existing three waters infrastructure context as below[20]:

- **Stormwater:** *The existing site comprises undulating dune land with numerous low-lying depressions. Runoff currently ponds and infiltrates in these areas, while other parts of the site drain to the intermittent channel that bisects the development and ultimately connects to Mazengarb Stream. The existing channel is shown on the KCDC GIS Three Waters Services Map in Figure 3. There is no formal site-wide piped stormwater network. Two overland flow paths enter from neighbouring land near the western and southwestern boundaries, where existing depressions provide storage and infiltration. The development levels and drainage design must accommodate these external flows as well as the channel through the site.*
- **Wastewater:** *…an existing public gravity wastewater network is located within Ratanui Road to the southeast of the site. There is an existing 100mm Ø PVC connection to a public manhole (ID: KWWN004403) which provides the current wastewater connection point for 73 Ratanui Road. There is also a private lateral connection serving 81 Ratanui Road. This connection is shown outside the boundary of the subject site on KCDC GIS. However, it has been suggested that portions of this private pipe has been installed partially within 73 Ratanui Road. This connection shall be located at detailed design and relocated if necessary. From the proposed connection point, wastewater flows west via gravity before discharging to the Ratanui Pump Station (PSP0004). PSP0004 subsequently pumps wastewater toward the Paraparaumu Wastewater Treatment Plant.*
- **Water supply:** *An existing 375 mm diameter asbestos cement (AC) Council water main has been installed within Ratanui Road as part of local transport upgrade works.*

5.10 Transport infrastructure

Stantec has prepared an Integrated Transport Assessment which is attached as **Appendix 12** which sets out the existing transport infrastructure context[21]:

> *Ratanui Road is classified as a Local Community Connector route in the District Plan. It provides an east-west connection between Mazengarb Road and Otaihanga Road and mostly serves a mix of residential and rural-residential properties.*
>
> *At its western end, Ratanui Road meets Mazengarb Road at a roundabout. Mazengarb Road is classified as a Major Community Connector route and provides connections towards Paraparaumu town centre and Paraparaumu Beach. At its eastern end, Ratanui Road meets Otaihanga Road at a priority-controlled T-intersection, with the priority route extending between Ratanui Road and Otaihanga Road to the east.*
>
> *Ratanui Road has one traffic lane in each direction, each approximately 3.25m wide. From Mazengarb Road to just west of the Site (Figure 3-1), the road has an urban formation with kerb and channel, approximately 1m-wide sealed shoulders and a footpath on its*

[20] Refer page 17.
[21] Refer page 3.

southern side. The footpath currently terminates just east of the preschool. The posted speed limit along this section is 50km/h.

Eastwards across the Site frontage (Figure 3-2), the posted speed limit changes to 60km/h and the road formation becomes less urban. There is no kerb and channel, the roadside shoulders are narrower, and a gravel path is provided on the northern side of the road.

…

The nearest bus stops to the Site are located on Mazengarb Road, south of the Ratanui Road intersection, approximately 700m walking distance from the Site. The stops are served by Metlink Route 262, which provides connections between Paraparaumu Beach and Paraparaumu town centre. The service operates half-hourly in each direction on weekdays, with more frequent services during commuter peak periods, and hourly services on weekends. At this distance, and until such time as services are introduced along Ratanui Road, it is unlikely these services will be convenient for staff and residents of the village.

…

Traffic count data provided by Kāpiti Coast District Council indicates that Ratanui Road to the west of the site carried an average weekday traffic volume of approximately 6,900 vehicles per day during February 2025.

6 Name and address of landowners and neighbours – Sched 5, cl5(1)(d)

In accordance with Clause 5(1)(d) of Schedule 5 of the FTAA the names and addresses of owners within and adjacent to the site is set out in **Table 1** and **Table 2**.

Note that there are currently two private landowners within the subject site as outlined in **Table 1** below.

The Applicant has a commercial contract on the land identified in the red outline below in **Figure 11**. The Applicant obtained subdivision consent for an amalgamation of two titles and the new record of title has yet to be issued (it will be known as Lot 1 DP 617312 RT 124641)[22] with the street address of 73 Ratanui Road.

Appendix 1 contains the current Records of Title (for both 65 and 73 Ratanui Road).



Figure 11: Legal descriptions of site parcels

Table 1: Ownership details of subject site

Landowner	Address	Legal Description
[redacted]	65 Ratanui Road	Lot 4 Deposited Plan 58017

[22] Consent granted 12 May 2025 (Council ref RM250042).

[redacted]	73 Ratanui Road	Lot 3 Deposited Plan 497389

Ownership details of adjacent landowners is set out in **Table 2** below.

Table 2: Ownership details of adjacent sites

Landowner	Address	Legal Description
[redacted]	54 Wood Leigh	Lot 2 Deposited Plan 76864
	50 Wood Leigh	Lot 3 Deposited Plan 76864
	46 Wood Leigh	Lot 2 Deposited Plan 467261
	153 Mazengarb Road	Lot 2 Deposited Plan 58692
	155 Mazengarb Road	Lot 3 Deposited Plan 58692
	29b Ratanui Road	Lot 1 Deposited Plan 428745
	51 Ratanui Road	Lot 2 Deposited Plan 82883
	53 Ratanui Road	Lot 1 Deposited Plan 82883
	62 Ratanui Road	Lot 3 Deposited Plan 59638
	81 Ratanui Road	Lot 1 Deposited Plan 480728
	85 Ratanui Road	Lot 2 Deposited Plan 497389
	91 Ratanui Road	Lot 1 Deposited Plan 497389
	97 Ratanui Road	Lot 6 Deposited Plan 59640
	115 Ratanui Road	Lot 1 Deposited Plan 392466
	60 Wood Leigh	Lot 4 Deposited Plan 332372
	157A Mazengarb Road	Lot 2 Deposited Plan 76336
	27A Ratanui Road	Lot 2 Deposited Plan 85773
	66 Ratanui Road	Lot 2 Deposited Plan 59638
	74 Ratanui Road	Lot 1 Deposited Plan 59638
	10 Killalea Place	Lot 1 Deposited Plan 60205
	54 Otaihanga Road	Lot 1 Deposited Plan 58017
	24 Otaihanga Road	Lot 2 Deposited Plan 87479

Cl 5(1)(d)(ii) requires an application to include the full name and address of "each occupier of the site and of land adjacent to the site whom the applicant is able to identify after reasonable inquiry".

Letters were sent to all landowners adjacent to the Site which asked for any occupiers' details to be provided to the Applicant.

None of these landowners provided contact details for any occupiers who are not also owners. It is considered that reasonable enquiry was made to identify occupiers, and that the Applicant is not aware of any occupiers whose details have not already been provided as owners. Accordingly, the requirement in cl 5(1)(d)(ii) has been met.

More information outlining pre-lodgement engagement with these landowners is attached as **Appendix 2**.

7 Description of the proposed activity – Sched 5, cl5(1)(a),(e)

This section provides a description of the proposed activity in accordance with Schedule 5, Clause 5(1)(a) and (e)[23].

7.1 Proposal Overview

The Applicant proposes to undertake a retirement village development on the site. A site plan has been developed for the proposed development as shown in Figure 12 below. The Proposal includes:

a. 257 independent living units consisting of cottages, villas and townhouses;

b. a central main building which contains 40 assisted living suites, 20 memory care suites, 30 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; and

f. earthworks and boundary treatment.

More detail on each feature of this plan is provided in the following sections.

7.2 Masterplan

The masterplan for the Site is shown in **Figure 12** below.

The primary vehicle and pedestrian access is situated at the southwest end of the Site, connecting the village to Ratanui Road.

The majority of 257 independent living units are single-level villas in two and three-bedroom configurations (all with garages). Two-bedroom cottages, some with garages and some without (but otherwise provided with a carpark), are interspersed through the village as well as two storey townhouses which have four units arranged around a central stair and lift core. The ground floors consist of two-bedroom apartments and individual garages for all four units. The upper levels have three-bedroom apartments with balconies.

The Main Building contains 40 assisted living suites, 20 memory care suites, and 30 care suites, to provide continuum of care for the residents. The Main Building also provides the village's communal amenities and administrative functions, it is the village hub and as such has been located centrally in the village and aligned with the Entrance Boulevard, so it can be seen on entering the village, reinforcing legibility and wayfinding. Another reason for positioning the Main Building at the centre of the site is to minimise any potential visual impact on neighbouring residential properties.

[23] Note that these are considered to be one and the same thing in this section.

A well-connected network of internal roads and pathways supports connectivity across the site, from the Main Entry, around the Main Building and throughout the three parts of the village, punctuated with pocket parks and communal spaces.

Access to sunlight and resident amenity has also informed the placement and orientation of villas in relation to each other and the site's features.



Source: Architectural plans (Sheet AR.011)

Figure 12: Site plan

7.3 Main Building

The Main Building comprises a single-storey contemporary structure, housing the Village's communal amenities (VCA) with two-storey care and serviced apartment wings. As outlined above, these wings contain 40 assisted living suites, 20 memory care suites, and 30 care suites, to provide continuum of care for the residents.

The VCA serves as the primary entry and central hub for cultural, recreational, and administrative activities. The lounge, bar, and café open northward to a patio, bowling green, and croquet lawn, offering optimum access to sun and long views towards the north west.

Its orientation provides views southwards across the stormwater management area and long views of the Tararua Ranges and views northwards over the village, towards Kāpiti island and the coast.

The Main Building includes facilities such as a reception, offices, café, bar/lounge, movie theatre, library, communal lounge, and exercise facilities including an indoor swimming pool.

While the café and bar will be run as a commercial activity, it is predominantly intended to cater for residents and visitors.

To the north of the Main Building, outdoor recreation facilities include a bowling green, croquet area, and pickleball court



Source: Architectural Plans (Sheet AR.200)

Figure 13: Main building

7.4 Retirement units

The cottages, villas and townhouses are independent living unit types that include two and three-bedroom units. They are designed with 'north and south' access options to maximise sunlight in the lounge and outdoor amenity spaces, while maintaining a front entrance and driveways to connect with the village's streets.

Cottages, villas and townhouses will incorporate a mix of brick veneer, plaster, selected brick, and vertical weatherboard cladding, along with varied joinery and roof colour combinations. These elements will be 'pepper-potted' across different blocks to enrich the visual landscape and reinforce the village's character. Consistent specifications across the development include pre-painted profiled metal roofing, powder-coated aluminium joinery with double glazing, and Colorsteel garage doors. Powder-coated aluminium pergolas and screens will be used to define and provide privacy for exterior recreation and service areas.

Private service areas for rubbish bins and clothes drying to the villas are typically to the rear of villas, away from the street frontage and screened with trellis and landscaping. Villa waste is collected

regularly by the property team and taken to the villa waste store within the Main Building service area where it is collected by a waste management company. Safe access resident waste facilities (SARWF) are also distributed in prominent spots throughout the village, to allow some autonomy for residents.

7.5 Entrance and Boundary treatment

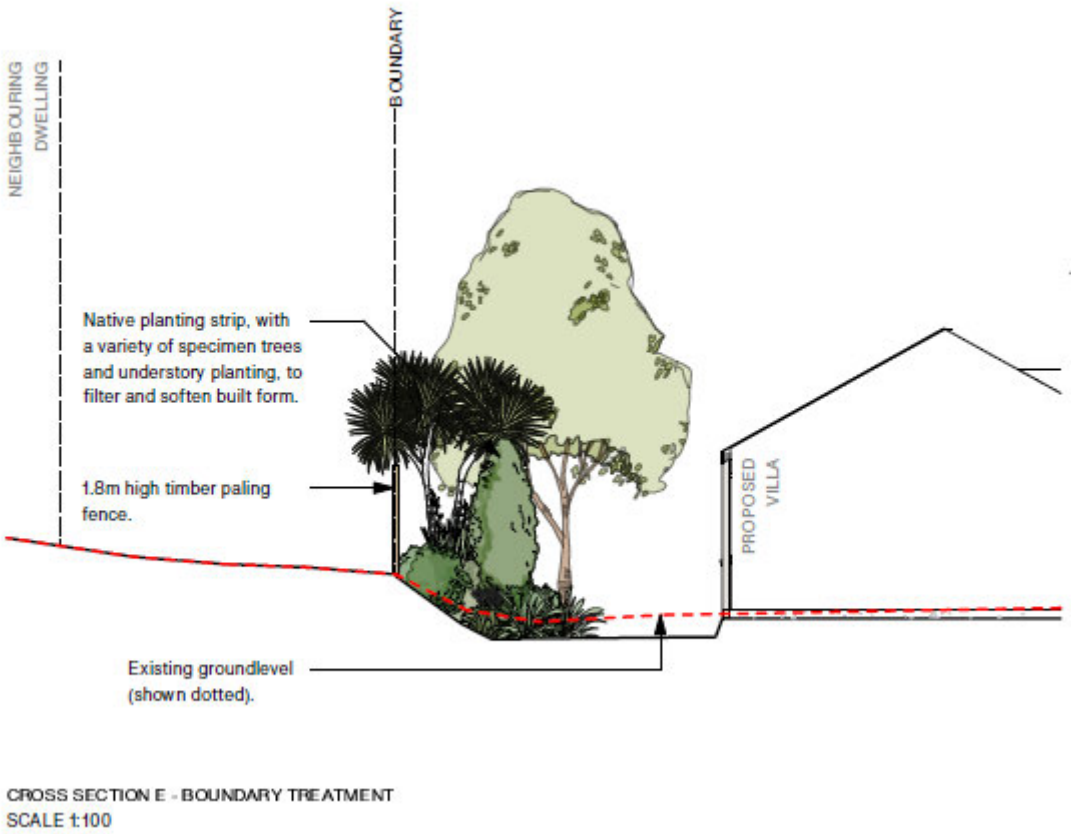
The primary entrance to the village from Ratanui Road features stone-clad and plastered walls with stone columns framing the entry gates. Freestanding directional and informational signage, as well as vehicle and pedestrian gates, are set back from the road edge to enhance arrival experience and traffic flow. Along the Ratanui Road frontage, timber posts with 1.5-metre aluminium fencing provides a defined and secure edge.



Source: Landscape Plans (Sheet CP-1001)

Figure 14: Entrance design

Beyond these formal entry points, where the site abuts residential properties timber panel fencing is proposed (top of fence to be min 1.8m from lowest ground level), to maintain neighbours' privacy. Boundaries adjacent to rural and rural residential zones are enclosed with 1.2 metre high post-and-rail fencing fitted with rabbit-proof mesh. This fencing solution offers a permeable and visually unobtrusive edge condition, preserving sightlines to the adjacent farmland or towards the coast, and reinforces the village's connection to its natural surroundings. Additionally, 1.2 metre high post-and-rail fencing is installed along battered slopes and retaining to maintain visual openness while ensuring safety from potential falls with planting to top and base to soften the edges.



Source: Landscape Plans (Sheet CP-1011)

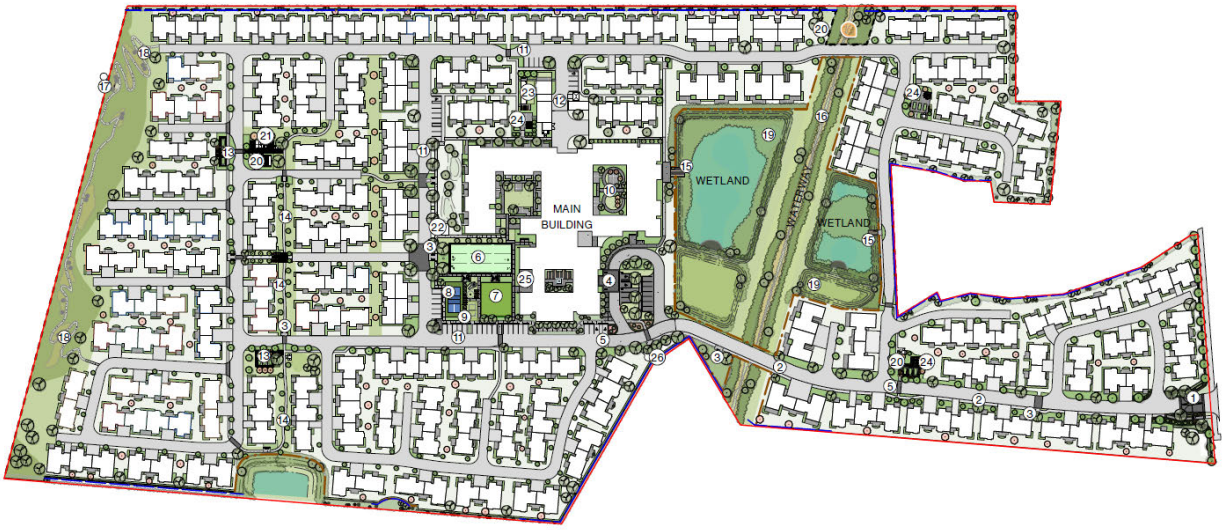
Figure 15: Example of boundary treatment

7.6 Landscaping

Landscaping plans for the proposed development are attached as **Appendix 20**.

The village layout includes linear parks, designated viewing areas, and shared community spaces that foster spontaneous interactions as well as organized social gatherings. These spaces are designed to be inclusive and easily accessible to all residents. The landscape strategy is guided by a set of core design principles: fostering community living and connection, establishing a strong sense of place, designing for practical and enjoyable use, ensuring accessibility and safety, creating a welcoming arrival experience, and enhancing the natural environment.

Privacy and a well-considered interface between dwellings, service areas, and refuse collection points will be achieved through the strategic use of landscape screening, fencing, and trellis structures. Landscaping is a central element of the village's visual character and has been designed by the landscape architect to reflect the surrounding residential context. The planting palette incorporates a harmonious mix of native and exotic species to enhance both aesthetic appeal and environmental integration.



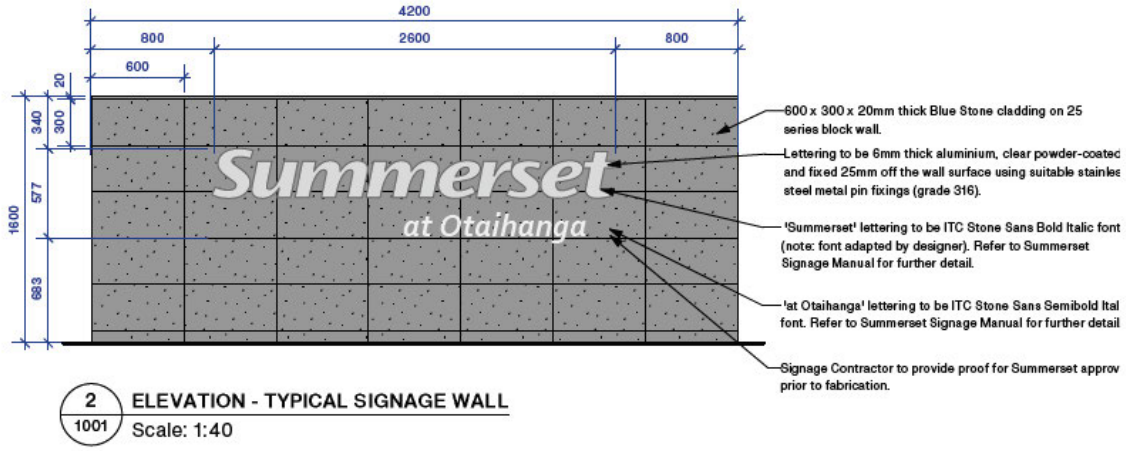
Source: Landscape Master Plan (Sheet CP-1000)

Figure 16: Landscaping key features

7.7 Signage

Proposed signage includes entry signage and advertising/promotional signage.

The entry sign will display the village's name to assist with wayfinding. It will be lit with directional lighting.



Source: Landscape Plans (sheet CP-1002)

Figure 17: Entry Signage

The Applicant proposes using bays between fence pillars along the Ratanui Road frontage for promotional/advertising signage. Hoarding signs will be put up and down as the village requires promotional or event signage until the Village is fully operational. An example is provided below from another village.

The Applicant proposes to use one bay for ongoing promotional signage in an ongoing basis once construction is complete.



Figure 18: Example advertising signage

7.8 Construction

Construction will be undertaken in stages over a period of approximately 6 years. Although the final staging and methodology is still to be determined, it is anticipated that the proposed retirement village would be built out over 5 phases:

- Stage 1 (30 ILUs) – comprises establishment of the Site entrance and main boulevard, including residential neighbourhood adjacent the access, and the southern wetland area and central drain works;
- Stage 2 (59 ILUs, main building and amenities) – comprises the area along the western part of the boundary and into the centre of the site, and will include the main building and a substantial portion of the village amenities, the northern wetland area, and the residential neighbourhoods to the west of this complex up to and including the western flood storage area;
- Stage 3 (57 ILUs) – comprises the residential neighbourhoods within the northwestern and northern extent of the site and their associated roads and amenities, to north of the western flood area;
- Stage 4 (54 ILUs) – comprises the residential neighbourhoods within the northeastern extent of the Site;
- Stage 5 (57 ILUs) – comprises the residential neighbourhoods within the southeastern extent of the Site, including proposed townhouses at the eastern boundary and villas at the southern/ southeastern edges.

The staged construction of the village also means that some temporary activities are required during the earlier phases of construction and before the main building is completed. These are shown on the architectural drawings (**Appendix 11** refer sheets AR.300) and include:

- A temporary operations office;
- A temporary sales office;
- A temporary show villa; and
- A temporary recreation centre and 13 associated temporary car parking spaces.

It is proposed to establish a temporary sales office, operations office and temporary show villa near the Ratanui Road entrance to the Site. These are proposed to remain in place until completion of initial stages of the village.

A temporary recreation centre will be built in the location of future block B17 (refer sheet AR.301). It will contain a kitchen, quiet corner, socialising space, TV area and pool table. It is approximately 20m long by 12m wide by 4.5m high

As the village construction rolls-out, and in particular following the construction and occupation of the main building, these temporary activities will be ceased and land reverted to its ultimate use as shown in the plans, with temporary buildings deconstructed where necessary.

The Infrastructure Design Report provides a framework for safe and environmentally responsible completion of earthworks and civil works. It outlines key site conditions and parameters to guide the contractor in developing their own site-specific erosion and sediment control plans (ESCP) and a Construction Management Plan (CMP), for which they will hold contractual responsibility.

A Construction Traffic Management Plan (CTMP) will also be prepared and provided to Council for certification prior to works commencing on the Site. The CTMP will set out details of the work phases, associated forecast construction traffic volumes for each phase, and related management thereof.

Appendix 7 proposes conditions of consent relating to the ESCP, CMP and CTMP.

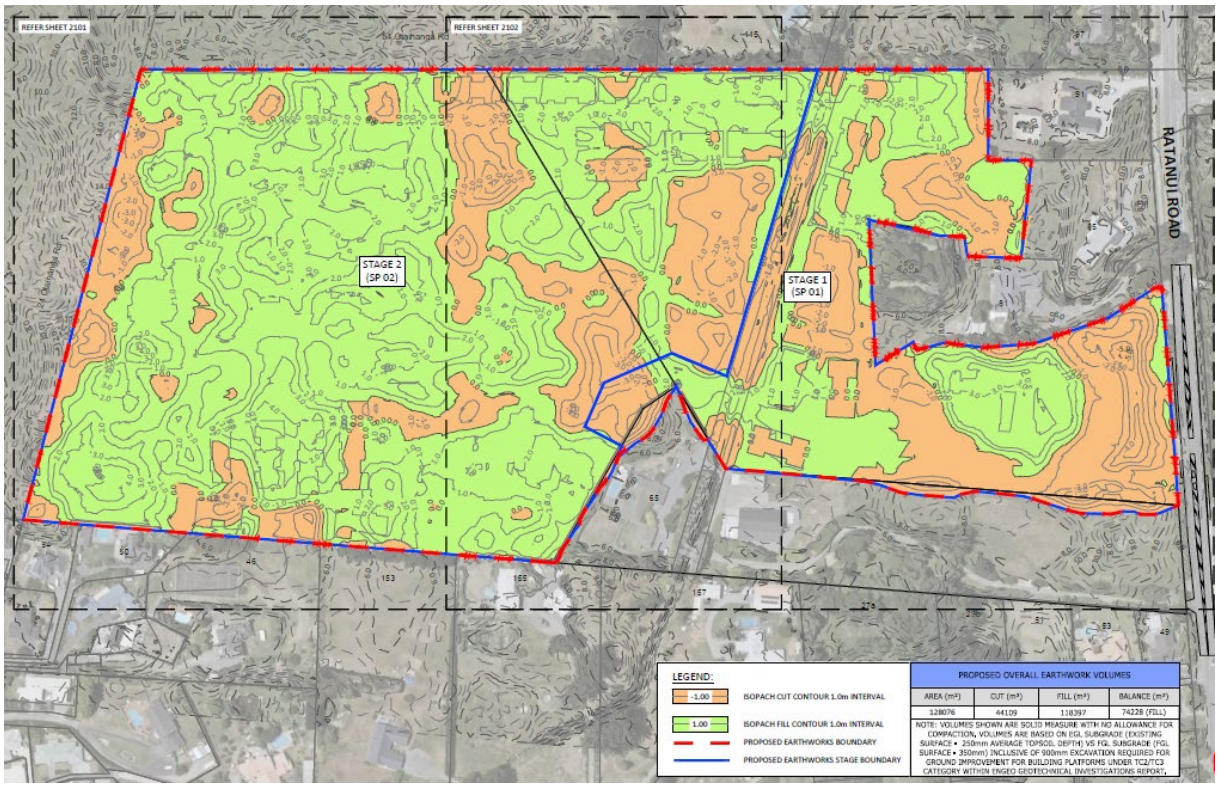
7.9 Earthworks

The Site will require earthworks to create site access, and internal transport network, stormwater treatment and attenuation areas, building platforms, and landscaping and ecology areas.

CKL Engineering have prepared an Infrastructure Design Report (**Appendix 16**) and earthworks and erosion and sediment control plans as part of the Civil Engineering Drawings (**Appendix 17**).

The Infrastructure Design Report outlines the total earthworks proposed as 43,736 m^3 of cut and 118,599 m^3 of fill, giving a net fill requirement of approximately 74,863 m^3. The Site requires imported fill after allowing for reuse of suitable on-site cut.

Earthworks are proposed across the site to form the village building platforms, internal roads, drainage corridors and stormwater management areas. The bulk earthworks will be undertaken in two separate phases, as shown on the earthworks staging plan in Figure 19 below. These bulk earthworks phases are distinct from the five development stages outlined in the section above.

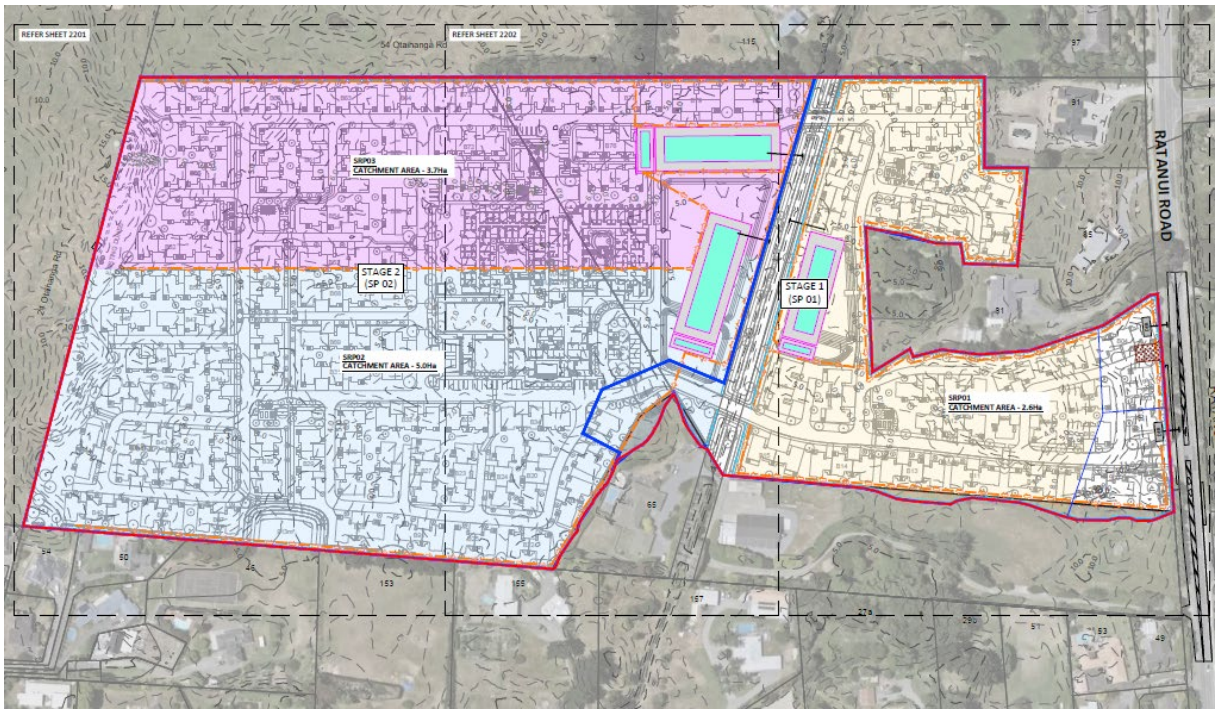


Source: Civil Engineering Drawings (drawing A25556-2100)

Figure 19: Overarching earthworks cut/fill plan and staging

7.9.1 Erosion and Sediment Control

The Infrastructure Design Report outlines the proposed approach towards erosion and sediment control, and erosion and sediment control plans are provided in **Appendix 17.**



Source: Civil Engineering Drawings (drawing A25556-2200)

Figure 20: Proposed earthworks staging

The proposed erosion and sediment control measures have been developed in accordance with the principles and recommendations of the Greater Wellington Regional Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region and represent a best-practice approach to managing erosion and sediment effects associated with the proposed works.

The following erosion and sediment controls are proposed[24]:

- Sediment Retention Ponds (SRP) and Decanting Earth Bunds (DEB)
- Chemical Treatment
- Silt Fences/Filter Socks
- Super Silt Fences
- Stabilised Construction Access
- Clean and Dirty water diversion bunds
- Contour Drains
- Retention of Existing Vegetated Areas
- Site Stabilisation

Works will be sequenced to minimise exposed ground and maintain drainage and sediment treatment at all times, using sediment retention ponds, decanting earth bunds, clean- and dirty-water diversions, stabilised accessways and progressive surface stabilisation. Temporary controls will be adjusted, relocated or decommissioned as permanent roads, drainage networks, wetlands and other stormwater devices become operational.

The stage-by-stage methodology outlined in the Infrastructure Design Report is summarised as follows[25]:

- **Stage 1 – Southern catchment:** Establish Sediment Retention Pond (SRP) 1 and two Decanting Earth Bunds (DEB); form roads and platforms; widen the existing drain; install crossing culverts; and construct the southern bioretention/wetland system while maintaining sediment treatment.
- **Stage 2 – Western and northern works:** Use SRP 2 to treat runoff from bulk earthworks; develop the western village area and soakage pond; then complete the permanent northern wetland once disturbed areas are stabilised or alternative treatment is operating.
- **Stage 3 – Northern catchment:** Establish SRP 3 for the remaining northern earthworks and progressively adjust dirty-water diversions as roads, ILU platforms and permanent drainage are constructed.
- **Stage 4 – Northern catchment continuation:** Continue treatment through SRP 3, updating catchments and diversions as works progress; decommission SRP 2 only when remaining runoff is safely managed by another approved control or the permanent system.

[24] Refer page 10.
[25] Refer page 11.

- **Stage 5 – Southeastern catchment:** Retain, reduce or relocate SRP 1 to treat works south of the drain; coordinate it with the completed southern wetland and maintain separation of clean runoff from active earthworks.

7.9.2 Winter earthworks (1 June and 30 September)

Earthworks will, where practicable, be programmed to avoid the winter period when the risk of erosion and sediment discharge is generally elevated. Should winter earthworks be required, these will be undertaken in accordance with a Winter Earthworks Management Plan prepared prior to commencement of works. The plan will outline staging, monitoring, contingency measures and any additional erosion and sediment controls required for winter construction. Progressive stabilisation of completed areas will be undertaken throughout the construction period.

The proposed conditions of consent in **Appendix 7** require certification of a Winter Earthworks Management Plan by GWRC prior to earthworks commencing.

7.10 Soil contamination

The ENGEO DSI assessment identifies generally low-level metals and metalloids in shallow soils across the site associated with treated timber storage and elevated zinc in surface soils within a historical vehicle storage area, west of the shed at 73 Ratanui Road. Some of these concentrations are above regional background and clean-fill acceptance criteria. The DSI recommends management of soils which contain contaminants above the natural background range.

ENGEO recommends that a Site Management Plan is prepared to support earthworks addressing sediment discharges to surface water, soil testing requirements and appropriate handling and disposal of excavated material. Site soils are suitable for retention and reuse on-site, with reuse preferred where practicable.

The Site Management Plan will outline controls required during earthworks to mitigate potential discharge of sediment into surface water, the soil quality testing requirements to meet contaminated land consent conditions of KCDC consent reference RM250042, and the measures to be implemented to ensure that soil is disposed to a site that is licensed to accept the concentration of contaminants present.

7.11 Three waters

As outlined above, CKL has prepared an Infrastructure Design Report (**Appendix 16**), Civil Engineering Drawings (**Appendix 17**), and a Stormwater Management Plan (**Appendix 18**) which has informed the subsections below.

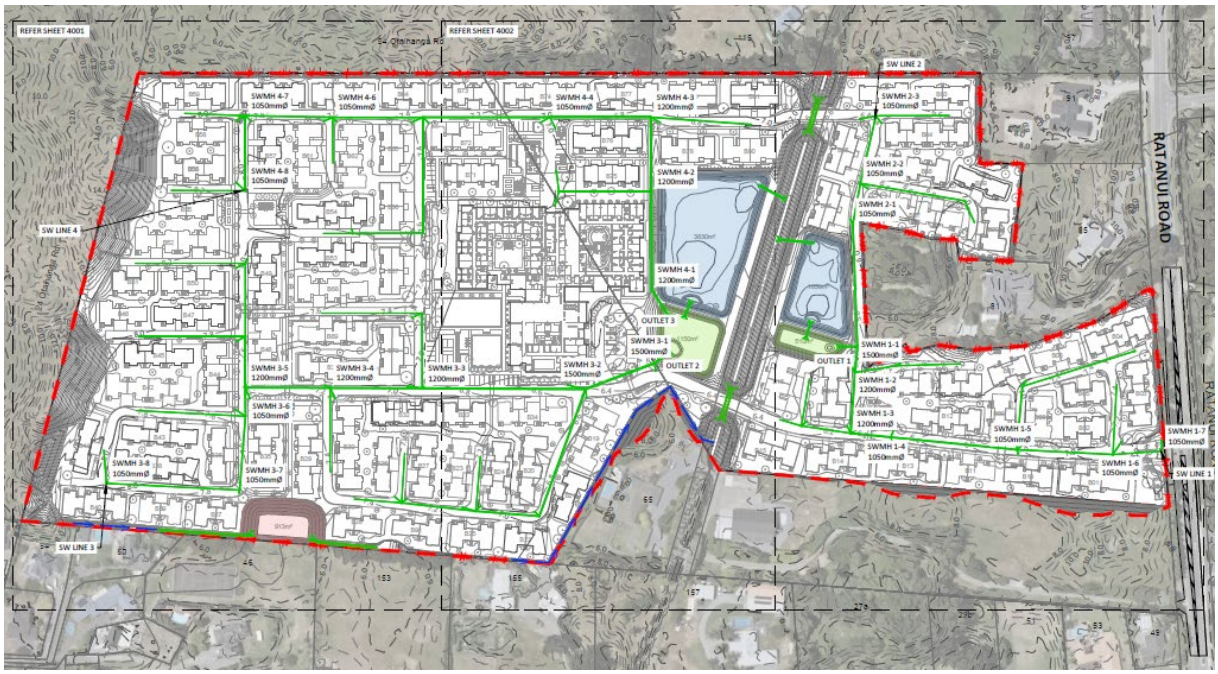
7.11.1 Stormwater

The proposed drainage plans are shown on the 4000-series drawings included in **Appendix 17**.

The Infrastructure Design Report outlines the proposed stormwater system as follows[26]:

> *The proposed village will have a privately owned piped network for primary drainage, with the roads and designated overland flow routes providing secondary conveyance when the pipe capacity is exceeded. Roofs, roads and other paved areas will drain to the relevant northern or southern stormwater management area. Each area combines bioretention for treatment and runoff retention with downstream wetland storage for extended detention and attenuation. Controlled outlets discharge to the existing channel. Stormwater outlet calculations are provided in Appendix C. The indicative drainage layout is shown on drawings A25556-4000–4002, with the proposed pipe long sections on drawings A25556-4100–4101.*
>
> *The southern bioretention and wetland, regrading of the central channel and culverts for both road crossings are required in the initial works to service Stage 1. The northern stormwater management area will be in place before the contributing stages are occupied. The western boundary storage and soakage area is required with Stage 2 to accommodate overland flow from neighbouring properties. Temporary drainage and erosion and sediment controls will remain operational until the corresponding permanent devices and conveyance paths are available. The proposed finished contours are shown on drawings A25556-2001–2002.*
>
> *The pipe routes, diameters, gradients and invert levels shown on the civil drawings are indicative. Network sizing and levels will be refined together with the finished surface, device and outlet design. Road low points, secondary flow paths, building floor levels and both channel crossings will be checked against the updated hydraulic model.*
>
> *…*
>
> *The stormwater management system combines water quality treatment, runoff retention, extended detention and flood attenuation. Bioretention devices will treat runoff and provide infiltration to contribute to retention of the first 15 mm of rainfall from connected impervious areas. The northern and southern wetlands will provide extended detention of runoff associated with one-third of the two-year ARI rainfall event, equivalent to approximately 23.3 mm of rainfall including the adopted climate change allowance, with controlled release over 24 hours. The wetlands will also attenuate larger storm events before discharging to the existing drain.*

[26] Refer page 22.



Source: Civil Engineering Drawings (drawing A25556-4000)

Figure 21: Stormwater Layout Plan

7.11.2 Wastewater

The proposed wastewater plans are shown on the 5000-series drawings included in **Appendix 17**.

The Infrastructure Design Report outlines the proposed wastewater network design as follows[27]:

> *Stages 1–5 would drain via DN150 uPVC SN16 gravity wastewater mains to a centralised wastewater pump station located near the edge of Stage 2.*
>
> *The pump station would discharge via a rising main toward a new receiving manhole near the southeast corner of the development. Wastewater would then flow by gravity to the existing Council network in Ratanui Road.*
>
> *Due to the depth of the gravity reticulation and central pump station, trench shoring and groundwater control/dewatering are expected to be required for portions of the works. The final construction methodology will be developed following detailed geotechnical assessment and contractor input.*
>
> *The internal wastewater infrastructure is proposed to remain in private ownership, with ongoing responsibility for operation and maintenance retained by the village owner/operator. A dedicated operation and maintenance regime will be established for the wastewater system.*
>
> *…*

[27] Refer page 30.

Each dwelling/unit will be provided with a DN100 uPVC wastewater connection to the proposed private gravity network.

Connections will generally comprise either:

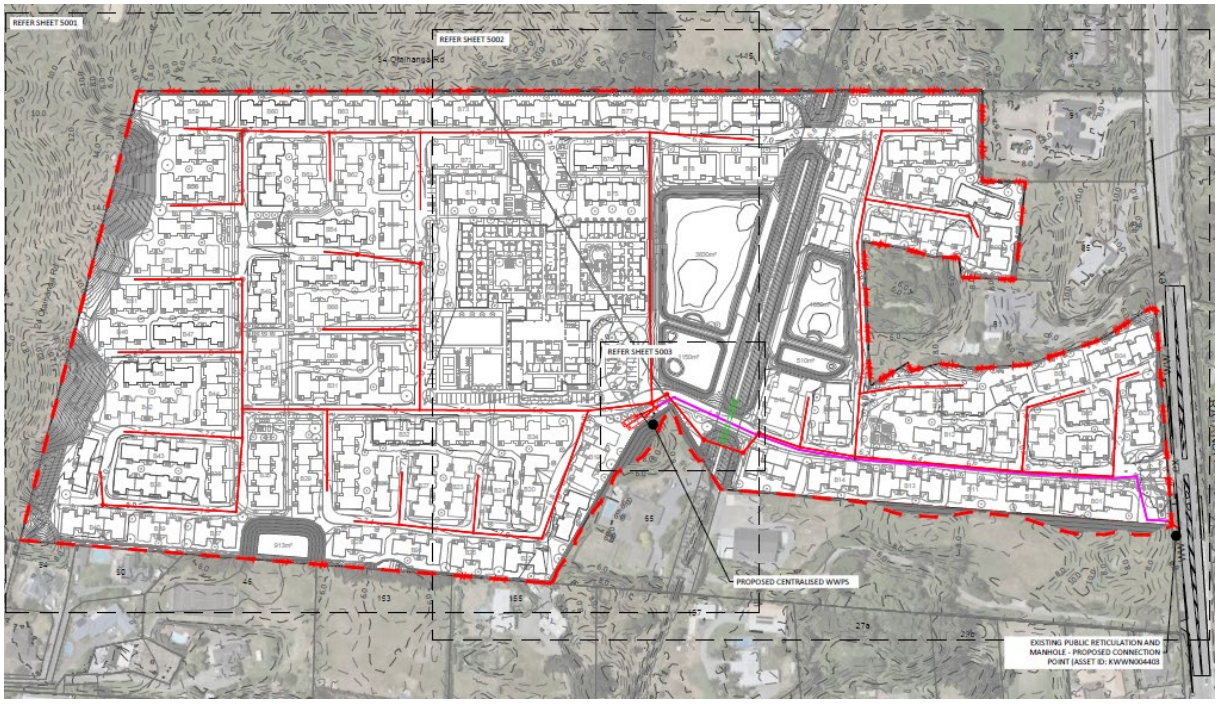
- *a wye connection to the gravity wastewater main; or*
- *direct connection to a wastewater manhole.*

Each connection will incorporate an accessible inspection point in accordance with KCDC-WW- 002.

…

A concept-level pump station design has been prepared with reference to the KCDC LDMR and WSA 04.

The proposed design has been developed to demonstrate hydraulic and storage feasibility for resource consent purposes. Final structural design, buoyancy assessment, pump supplier confirmation, electrical design, telemetry, controls, surge assessment and final operating set points will be completed during detailed design and engineering approval or building consent stage.



Source: Civil Engineering Drawings (drawing A25556-5000)

Figure 22: Wastewater Layout Plan

7.11.3 Water supply

The proposed water supply layout is shown on the 6000-series drawings included in **Appendix 17**.

The Infrastructure Design Report outlines the approach to water supply as follows[28]:

[28] Refer page 36.

It is proposed to connect the new 150 mm diameter internal water main to the existing 375 mm diameter Council main at the development entrance.

The internal reticulation will extend throughout the development to provide potable water supply and fire hydrant coverage. Rider mains and individual connections will branch from the principal internal main as required to service the proposed units.

A dedicated main shall be provided to the main care centre building to provide for firefighting sprinkler flow. It is estimated that this will be approximately DN150.

A separate reticulation pipe shall also be provided for irrigation supply.

The internal network model (as discussed in Appendix G) will be revised during detailed design to confirm that appropriate pressure and flow can be maintained throughout the development under the relevant operating conditions, including:

- *peak domestic demand; and*
- *simultaneous firefighting demand.*

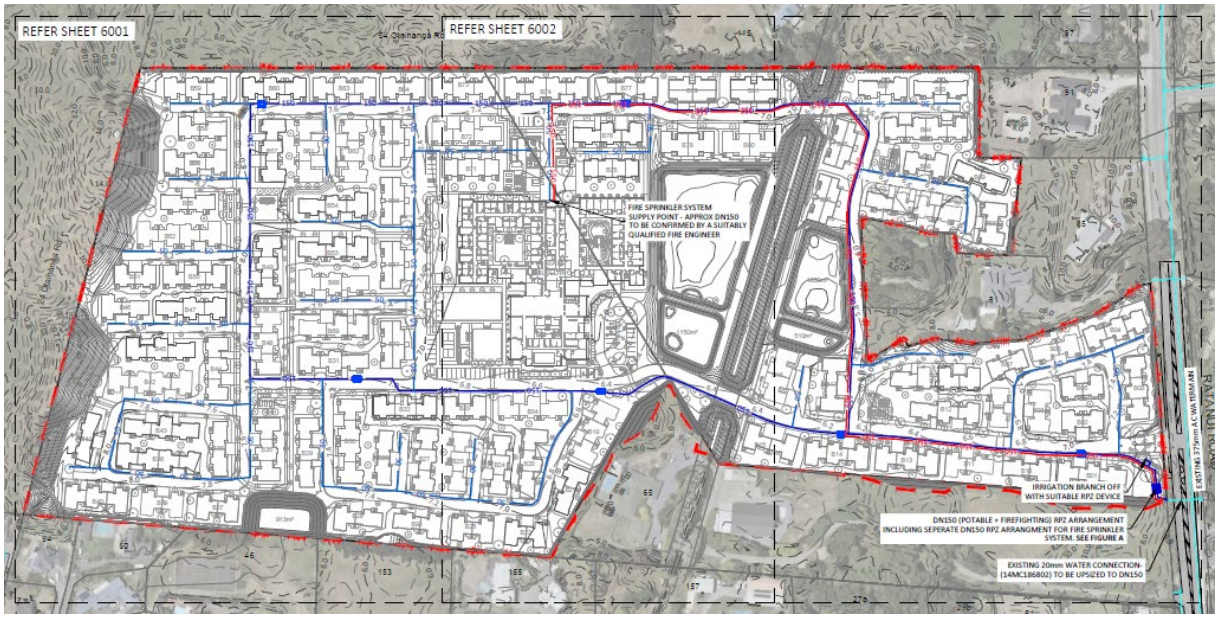
The design will maintain pressures within the KCDC requirements and provide the required firefighting flow and residual pressure in accordance with SNZ PAS 4509:2008.

…

Individual water supply connections will be provided from the private internal reticulation to each applicable village unit/property. A bulk meter shall be installed at the connection to the public network.

…

Fire hydrants will be positioned throughout the development to provide the required firefighting coverage in accordance with NZS 4404:2010, the KCDC LDMR and SNZ PAS 4509:2008.



Source: Civil Engineering Drawings (drawing A25556-6000)

Figure 23: Water Supply Layout Plan

7.12 Utilities

The Infrastructure Design Report sets out the utilities considerations as follows[29]:

> *Power and telecommunications services will be coordinated within the proposed private road and service areas. The design has allowed space for these services and identified crossings with the proposed stormwater and wastewater infrastructure. Consultation has been undertaken with Electra Networks regarding electricity supply, and Chorus and One NZ regarding telecommunications infrastructure. The relevant providers have confirmed that services are available in the vicinity of the development and can be extended to service the proposed village, subject to final connection arrangements and detailed design coordination.*
>
> *.*

7.13 Transport

The proposed transport network was informed by Integrated Transport Assessment (**Appendix 12**) and is shown on the 3000-series drawings included in the Civil Engineering Drawings (**Appendix 17**).

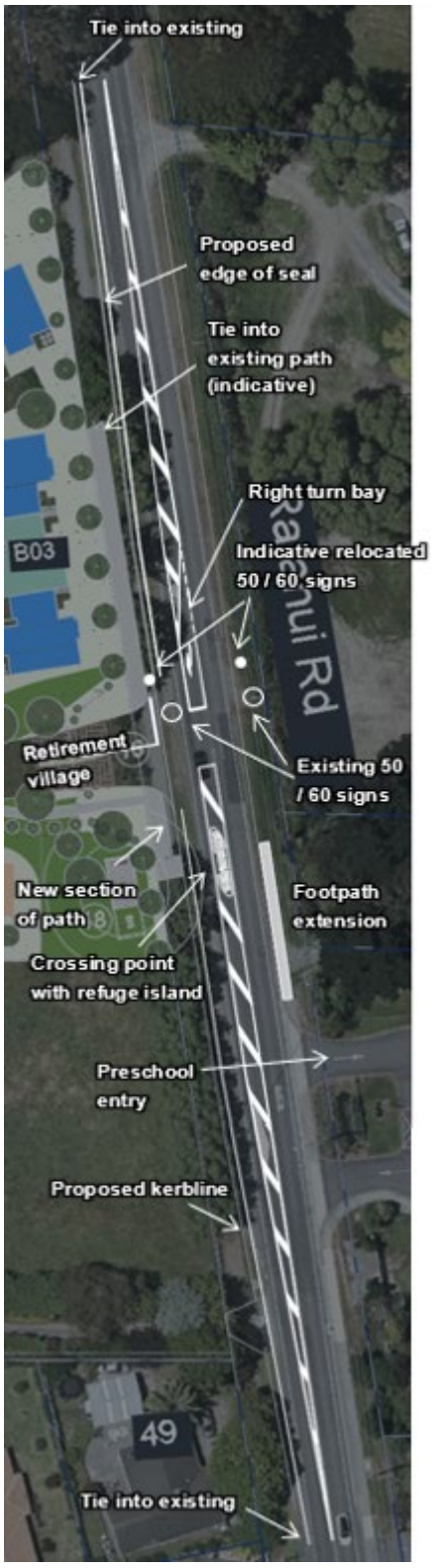
7.13.1 Ratanui Road intersection

The main and only entrance to the site is on Ratanui Road and is described in the ITA as follows[30]:

> *Vehicle access to the village is proposed from Ratanui Road via a single access point. The access point is proposed to take the form of a T-intersection incorporating a right-turn bay on Ratanui Road. [Figure 24] illustrates the proposed intersection and associated frontage improvements, including kerb and channel, a pedestrian crossing point with a refuge island, path improvements in the vicinity of the access point, tie-ins to the existing path network and repositioning of the existing 50km/h and 60km/h speed limit signs. This general arrangement has been developed in discussions with Council, is the appropriate form for the access in this location, and will be developed further for engineering approval post consent.*
>
> *…*
>
> *A gate is proposed approximately 10m inside the Site boundary. The gate will remain open during daytime hours to facilitate unrestricted two-way access for residents, staff and visitors. During night-time hours, access will be controlled via card access, with the gate*

[29] Refer page 38.
[30] Refer page 8.

remaining sufficiently set back from Ratanui Road to allow vehicles to wait clear of the road while entering the village.



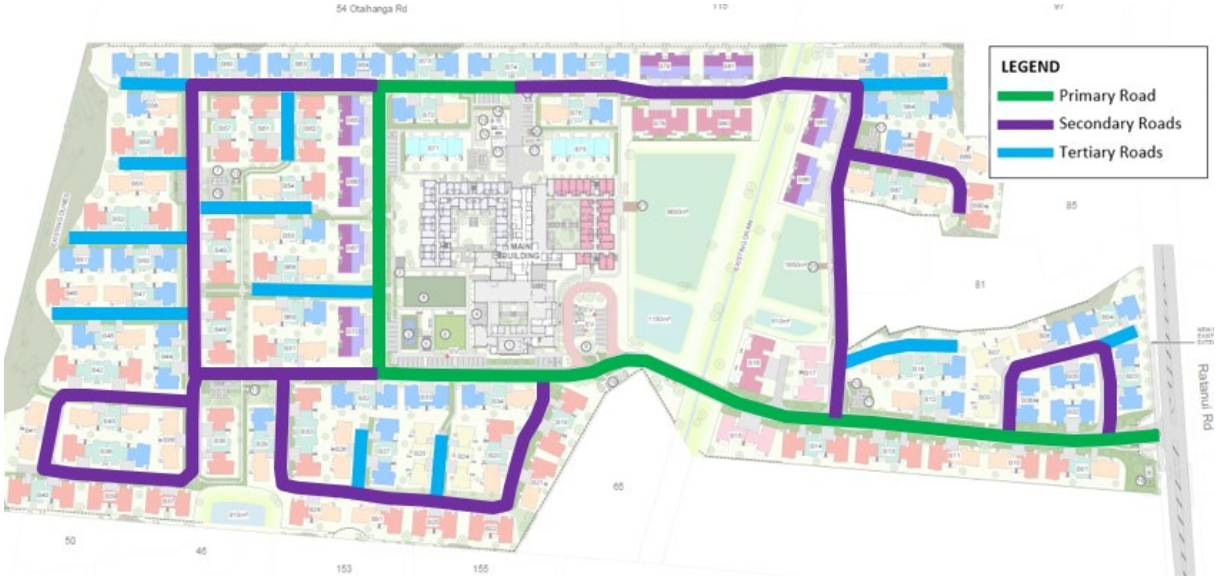
Source: Integrated Transport Assessment (page 9)

Figure 24: Proposed new intersection with Ratanui Road

7.13.2 Internal roading

The internal roading hierarchy is described in the ITA as follows[31]:

> *Internal road widths are proposed consistent with the village road hierarchy shown in Figure 5-3 [**Figure 25**]. The main road extending from the village access point and around the northern side of the main building to the village service yard (shown as the Primary Road) is proposed to be 6.5 m-wide. Secondary Roads are 5.5 m-wide and accommodate two-way vehicle movement throughout most parts of the village. Lower-order roads serving smaller numbers of units are proposed as Tertiary Roads with a width of 4.5 m. These roads are short no-exit roads serving up to nine units. The adopted road widths and intersection geometry allow the internal road network to accommodate an 8 m-long medium rigid truck, representative of a standard fire appliance.*
>
> *All roads within the village will remain in Summerset ownership. The proposed road widths and individual unit driveway arrangements are consistent with those adopted at other Summerset villages throughout New Zealand, including at Summerset's Waikanae village, and are proven to provide appropriate functionality and safety. All roads will have a posted speed limit of 15 km/h. This, in conjunction with road widths and alignments, surface treatments at key intersections and pedestrian crossing points, and some localised narrowing combine to support a slow speed environment.*



Source: Integrated Transport Assessment (page 8)

Figure 25: Internal village road hierarchy

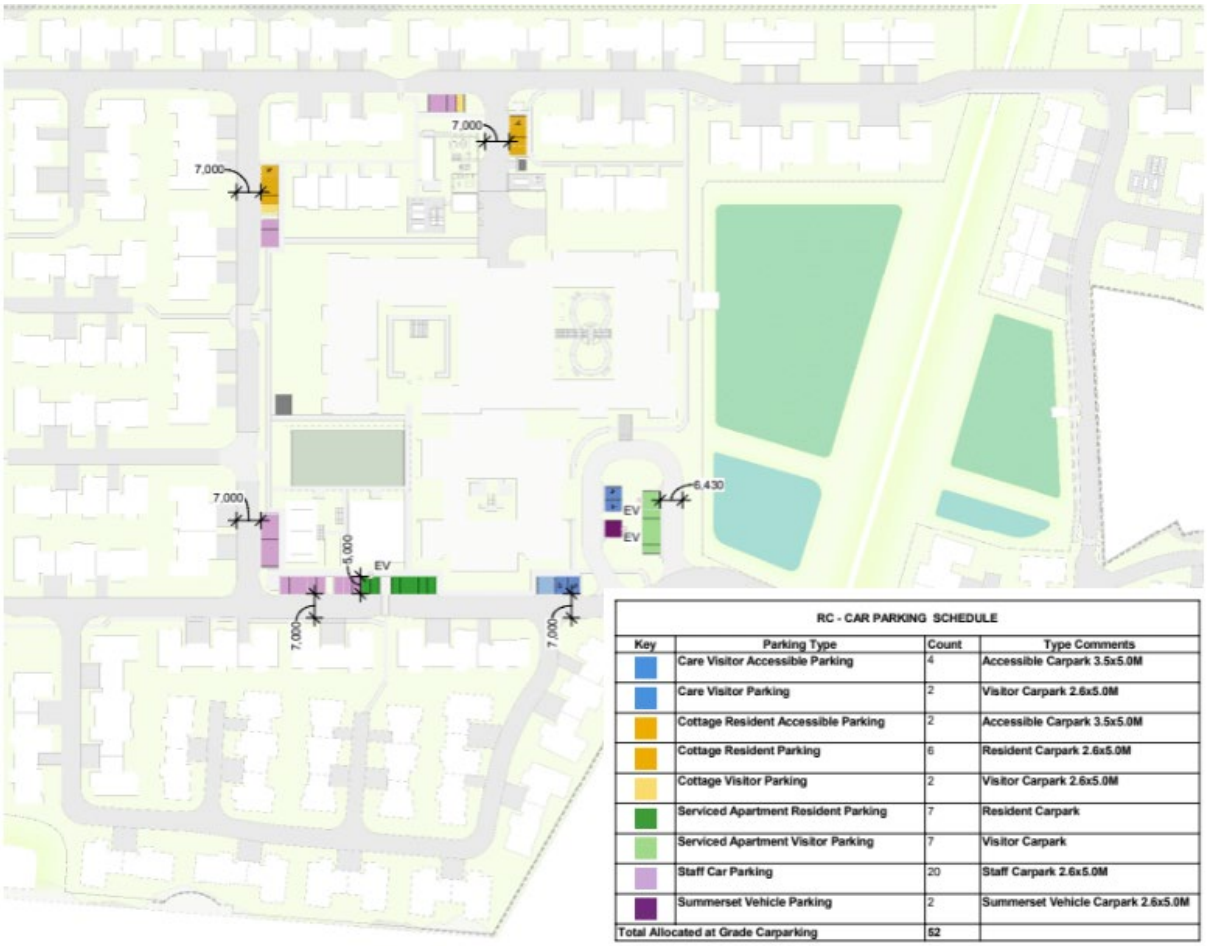
7.13.3 Parking

The proposed parking is described in the ITA as follows[32]:

[31] Refer page 8.
[32] Refer page 10.

All independent living units, except for the type C1 and C3 cottages, will be provided with a garage and a driveway space in front of the garage for car parking for residents and visitors.

52 car parking spaces are proposed around the Main Building and near the type C1 and C3 cottages. These spaces will be available for Main Building staff and visitors, and for cottage residents and visitors. Four accessible parking spaces are proposed outside the Main Building, with a further two near the cottages. All parking spaces will be 90-degree spaces. Consistent with other operational Summerset villages, standard 90-degree spaces are proposed to be 2.6 m wide and 5.0 m long, with manoeuvring aisles at least 6.2 m wide.



RC - CAR PARKING SCHEDULE

Key	Parking Type	Count	Type Comments
	Care Visitor Accessible Parking	4	Accessible Carpark 3.5x5.0M
	Care Visitor Parking	2	Visitor Carpark 2.6x5.0M
	Cottage Resident Accessible Parking	2	Accessible Carpark 3.5x5.0M
	Cottage Resident Parking	6	Resident Carpark 2.6x5.0M
	Cottage Visitor Parking	2	Visitor Carpark 2.6x5.0M
	Serviced Apartment Resident Parking	7	Resident Carpark
	Serviced Apartment Visitor Parking	7	Visitor Carpark
	Staff Car Parking	20	Staff Carpark 2.6x5.0M
	Summerset Vehicle Parking	2	Summerset Vehicle Carpark 2.6x5.0M
Total Allocated at Grade Carparking		52	

Source: Architectural Plans (sheet AR.016)

Figure 26: Proposed parking

7.13.4 Vehicle Servicing

The proposed vehicle servicing arrangements are described in the ITA as follows[33]:

[33] Refer page 8.

A gated service yard for centralised rubbish collection, loading and larger deliveries is proposed as part of the Main Building. As shown in Figure 5-4, the yard area is of a sufficient size to be able to accommodate manoeuvring of a 9 m-long rubbish truck. Waste trucks will not collect waste from individual units. Rather, Summerset staff will collect waste and recycling from units by smaller vehicle and transfer to the centralised service yard. Ambulance and fire truck access will also be provided in this area.

7.13.5 Walking and cycling

Walking and cycling provision is described in the ITA as follows[34]:

A footpath network will connect the Ratanui Road access point to the Main Building and other key locations within the village. The proposed footpath network is shown in Figure 5-5.

The internal network of pathways is supplemented by the slow speed / low traffic volume nature of the village roads with their 15 km/h speed limit and surface treatment, that can be safely shared by pedestrians and vehicles, as is common at Summerset villages.

Footpaths within the village are proposed with either 1.2 m or 1.5 m effective widths, depending on expected usage, again common with the standard widths adopted throughout Summerset villages. Footpaths are widened by 600 mm to allow for vehicle overhang where there is 90-degree parking up to them.

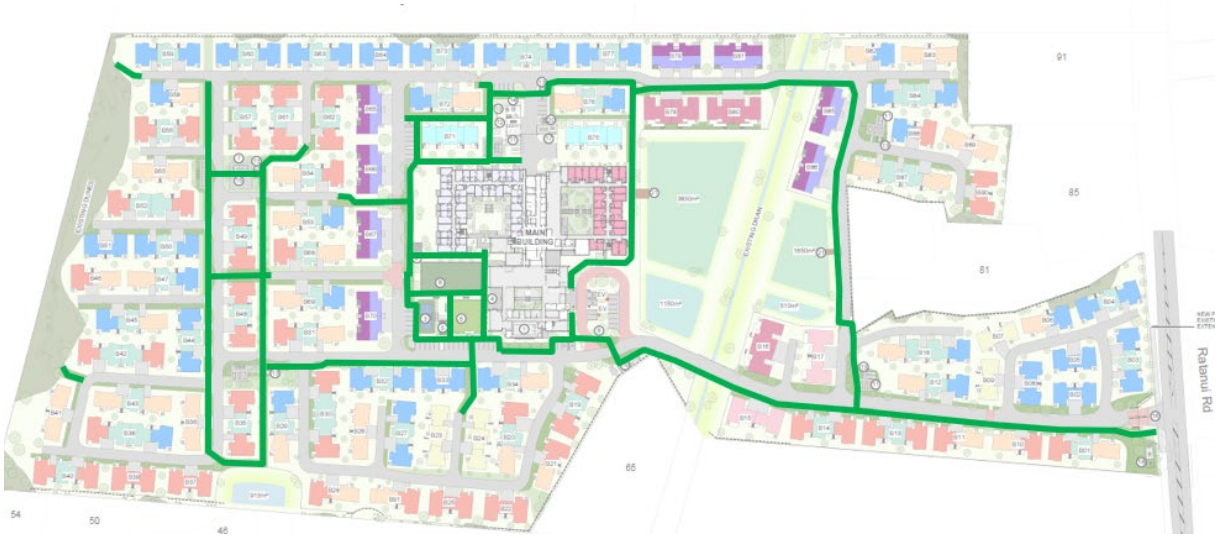
…

Four staff cycle parking spaces are proposed in a shelter outside the service yard. Six uncovered visitor cycle parking spaces are proposed at the front of the Main Building.

Residents will be able to store bicycles within their garages.

All roads within the village will be suitable for use by cyclists, supported by a posted speed limit of 15 km/h.

[34] Refer page 10.



Source: Integrated Transport Assessment (page 12)

Figure 27: Proposed footpath network

7.14 Ecology

The Ecological Assessment attached as **Appendix 8** outlines the works proposed in and near waterways. Activities include:

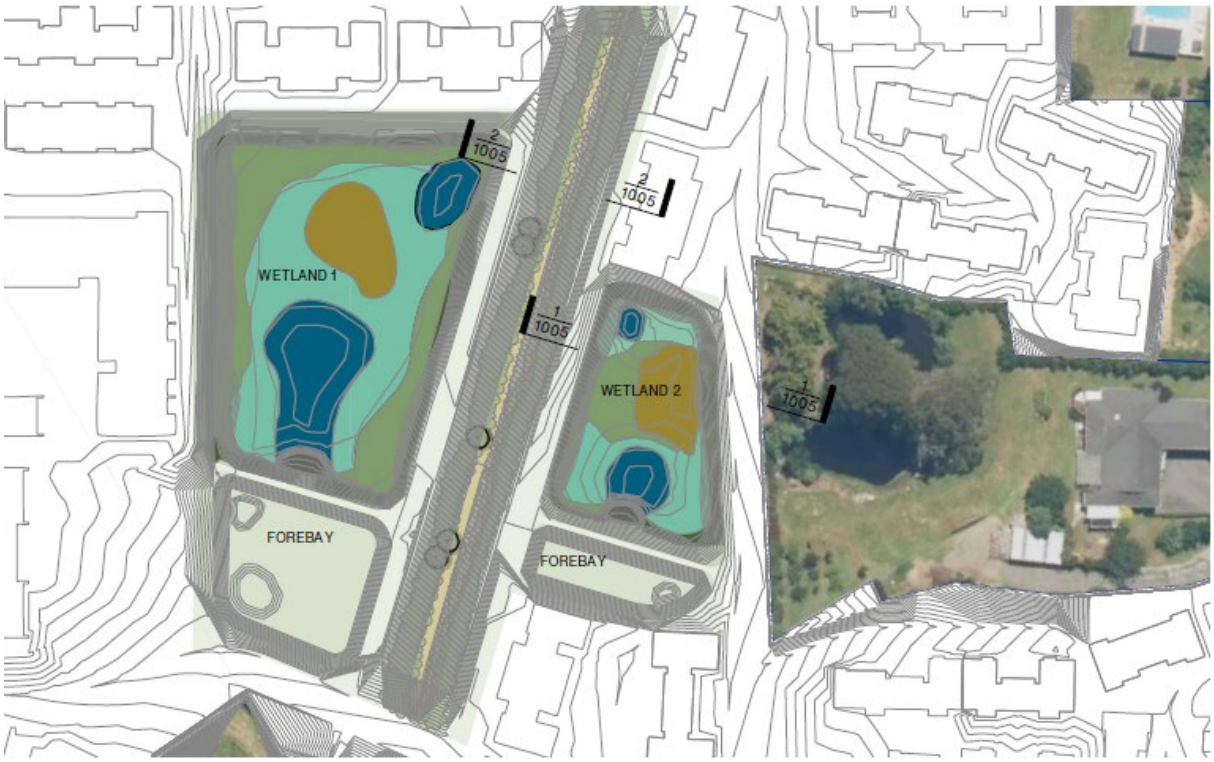
- Reclamation of 1,500m² of existing wetlands, and the creation of two large, centralised wetlands totalling 5,480m²;
- Enhanced riparian planting alongside the existing highly modified stream; and
- The removal of one existing culvert, and the installation of two new culverts to provide for the internal transport network.

7.14.1 Wetlands

The Proposal requires vegetation removal and land morphology change which will impact existing wetlands. This includes the reclamation of 17 features that meet the definition of natural inland wetland totalling 1500m².

The Proposal is to create two large central wetlands totalling 5,480m² as mitigation for works affecting existing wetlands. The areas are proposed in the centre of the Site, which is currently grazed, in poor condition, and cannot achieve better indigenous biological diversity without different management and restoration.

These two wetlands are designed to be at the end of a treatment train including rain gardens, a forebay and settlement areas prior to water entering the wetlands.

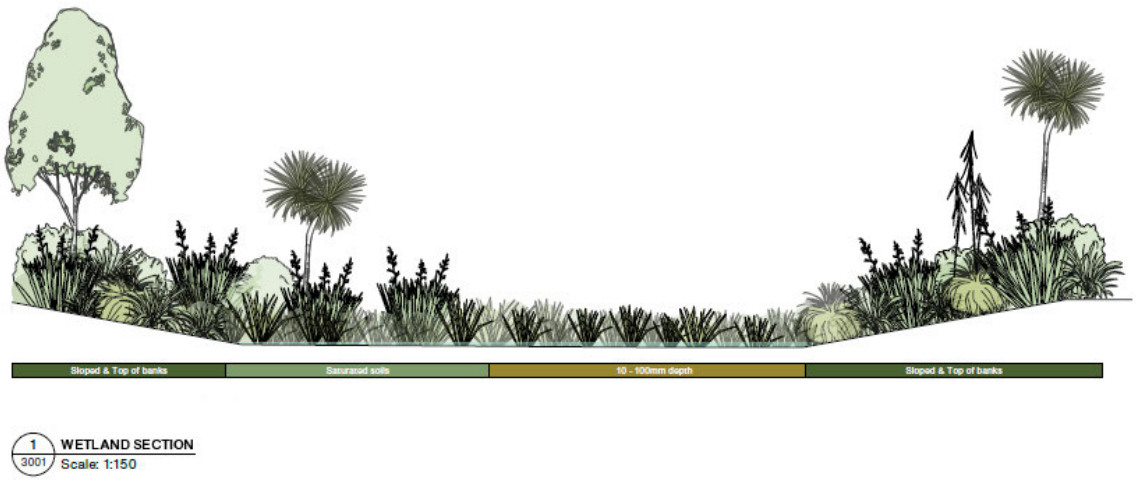


Source: Landscape plans (Sheet CP-1004)

Figure 28: Proposed centralised wetlands

The proposed wetlands are being designed with varied contours and water depths to create a diversity of ecological habitats. The wetlands will have a maximum permanent water level of 300mm with variations in bed gradient. During a 1 percent annual exceedance probability flood event, water depths could increase to approximately 700 mm, with floodwaters expected to recede within approximately one day. The species proposed to be planted were selected to suit the hydrology and local conditions.

The larger wetland systems are expected to provide greater habitat values and ecological functionality than the smaller existing wetlands.

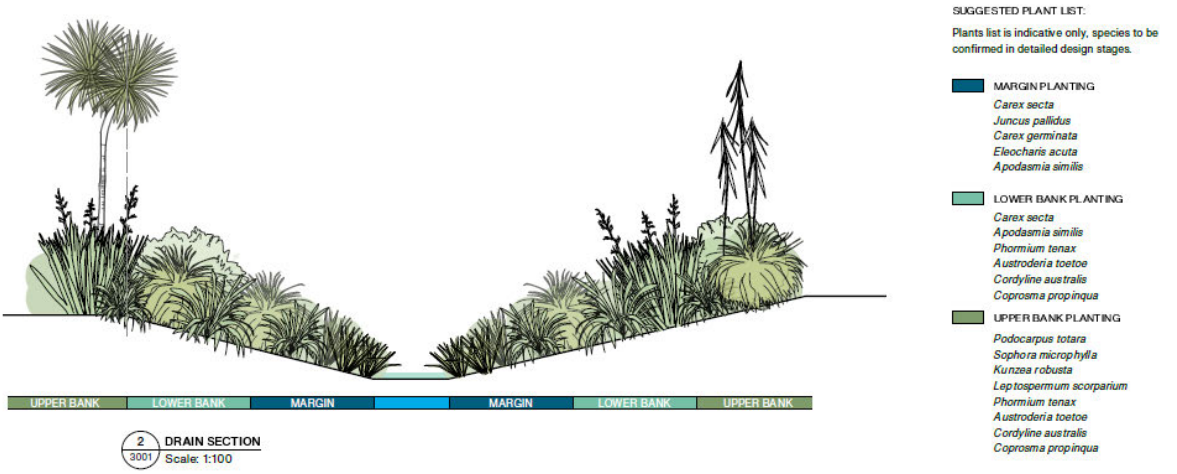


Source: Landscape plans (Sheet CP-1005)

Figure 29: Indicative cross section of wetland

7.14.2 Stream works

For the existing highly modified stream on site, riparian enhancement is proposed to return the current grazed pasture into an appropriate native riparian vegetation. This will improve ecological values for the stream in terms of reducing erosion, providing habitat and shading. It will also provide amenity for residents.

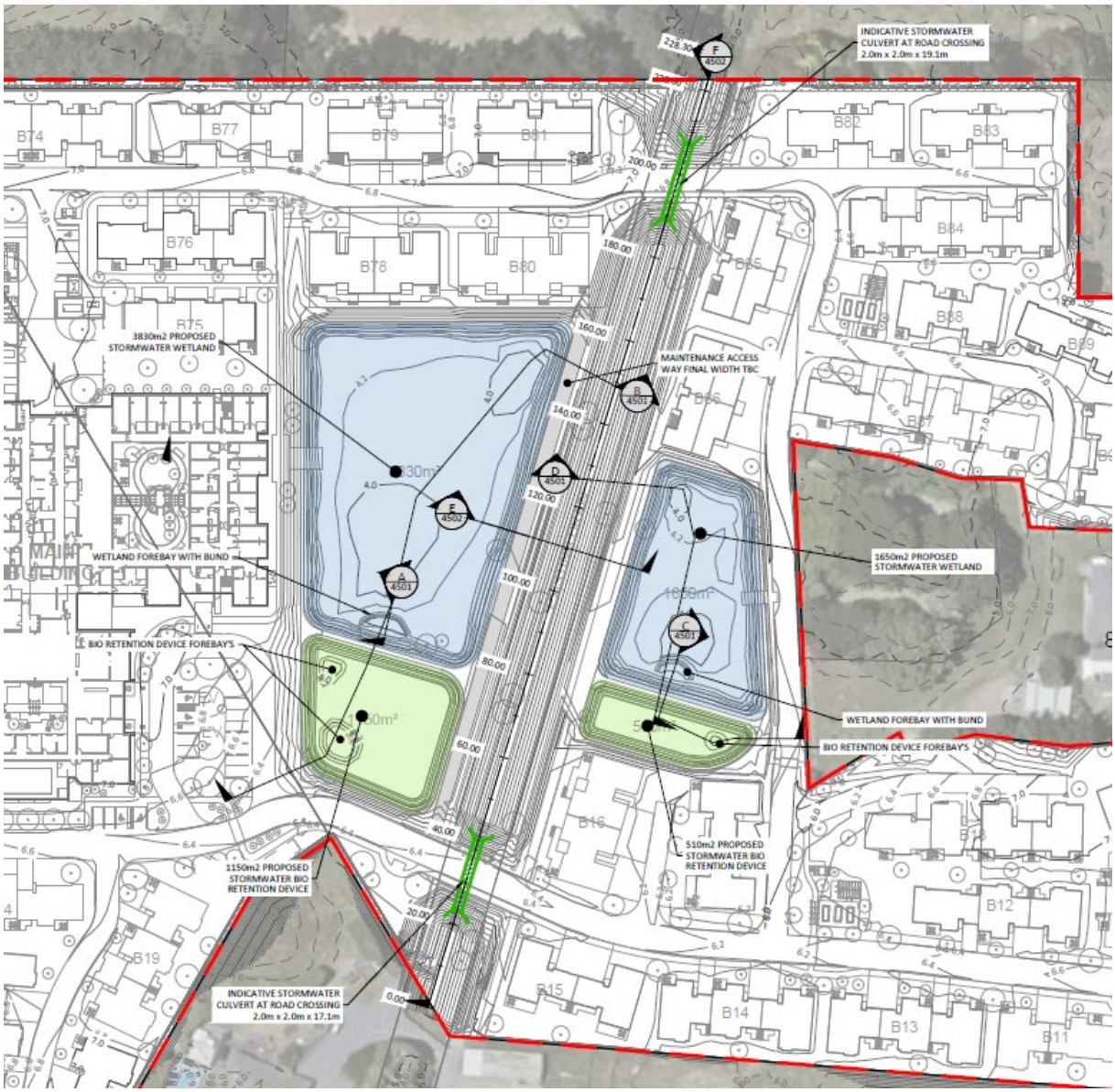


Source: Landscape plans (Sheet CP-1005)

Figure 30: Cross section of stream

7.14.3 Culverts

The Applicant proposes removing one existing culvert and installing two new culverts to provide for two stream vehicle crossings. The new culverts will be embedded by approximately 25 percent and filled with natural stream substrate to better replicate natural stream conditions and facilitate ecological connectivity.



Source: Civil Engineering Drawings (A25556-4500)

Figure 31: Locations of culverts

7.14.4 Lizard relocation

Boffa Miskell was engaged to provide specialist ecological advice with respect to the management of lizards including a Lizard Management Plan (attached as **Appendix 27**). The lizard management approach is outlined in Part 2 of this Application as this is regulated through a proposed Wildlife Approval.

7.15 Standard freshwater fisheries activity

The proposed works in waterbodies, including the upgrade and installation of culverts are defined as a 'standard freshwater fisheries activity' in Section 4 of the FTAA. The definition is as follows:

standard freshwater fisheries activity *means an activity that includes construction of any of the following:*

(a) a culvert or ford that could impede but not permanently block fish passage:

(b) weirs that comply with the conditions of regulation 72 of the Resource Management (National Environmental Standards for Freshwater) Regulations 2020:

(c) works—

(i) that require active disturbance to a water body, including diversions, in-stream operations, and removal of gravel, that does not persist for more than 3 months; or

(ii) that require disturbance of any duration outside the whitebaiting season to a water body within 500 m of the coast; or

(iii) that require disturbance of any duration outside the relevant spawning season to a water body that is known for the spawning of trout, salmon, or native fish; or

(iv) that require repeated disturbance to a water body and are temporary works for which there is a period of more than 6 months between each period of work

The works meet this definition as:

- The upgrading and placement of two new culverts could impede but not permanently block fish passage;
- Works require active disturbance to waterbodies that do not persist for more than three months; and
- Works require repeated disturbance to a water body and are temporary works for which there is a period of more than 6 months between each period of work.

Note that the works do not include:

- The construction of fords and weirs;
- Works within 500m of the coast;
- Works in an area known for trout, salmon or native fish spawning.

Section 17 provides the information required under Clauses 9 of Schedule 5 pursuant to section 43(3)(a).

Note that there are no works proposed that fall within the 'complex freshwater fisheries activity' definition in Section 4 of the FTAA:

complex freshwater fisheries activity *means an activity that includes construction of any of the following:*

(a) a culvert or ford that permanently blocks fish passage:

(b) a permanent dam or diversion structure:

(c) works—

(i) that require disturbance to a water body, including diversions, in-stream operations, and removal of gravel, that persists for more than 3 months; or

(ii) that require disturbance of any duration during the whitebaiting season to a water body within 500 m of the coast; or

(iii) that require disturbance of any duration during the relevant spawning season to a water body that is known for the spawning of trout, salmon, or native fish; or

(iv) that require repeated disturbance to a water body and are temporary works for which there is a period of 6 months or less between each period of work

7.16 Consent lapse date

This Proposal seeks a lapse date of five years for the district and regional consents to be given effect to. This is longer than the default two years set out in Schedule 5, clause 26 of the FTAA.

A five-year lapse date is sought to reflect the scale, complexity and staged delivery of the Proposal. The development requires detailed design, engineering approval, contractor procurement, certification of management plans, and coordination of civil works, stormwater infrastructure, roading upgrades and ecological mitigation before works can meaningfully commence. A two-year lapse period would create unnecessary implementation risk, particularly given seasonal earthworks constraints and approval processes. A five-year period remains finite and reasonable, while providing sufficient flexibility to deliver the Proposal and its associated regional benefits.

A duration of 15 years is sought for most regional consents, except the stormwater discharge consents (35 years sought) and impervious surface consents (sought in perpetuity). This is because, as set out above, a 5 year lapse period is proposed. This means if there are delays in commencing works the time left to carry out the works under the consents could be as little as 5 years under a 10 year duration. A 15 year duration means that, even if works start late in the lapse period, there will still be enough time to carry out and complete the works the consents authorise.

8 Information about Treaty Settlements – Sched 5, cl5(1)(i)

Under Schedule 5 Clause 5(1)(i), a Substantive Application must include information about any Treaty settlements that apply in the Project area, including-

(i) identification of the relevant provisions in those Treaty settlements; and

(ii) a summary of any redress provided by those settlements that affects natural and physical resources relevant to the project or project area; and

Under the interpretation section of the FTAA, a Treaty settlement includes both a Treaty Settlement Act and a Treaty Settlement deed.

Of the iwi authorities and relevant Māori groups the Applicant has engaged with in preparation of this Application (refer **Appendix 2**), Ngāti Toa Rangatira is the only one who has reached a Treaty Settlement with the Crown.

The post-settlement governance entity associated with the Toa Rangatira Treaty settlement is the Toa Rangatira Trust. Te Rūnanga o Toa Rangatira Incorporated (Te Runanga) is the trustee of this trust.

The deed of settlement acknowledged that Ngāti Toa suffered injustices that impaired sufficient land for their present needs, and that reclamation and public works affected the cultural and spiritual well-being of Ngāti Toa.

The Treaty settlement provided redress to Ngāti Toa in the form of land, the right of first refusal of Crown lands, facilitation of ongoing relationships with government agencies, imposition of overlay classifications and statutory acknowledgements placed over land sites, place name changes and an apology from the Crown. The provisions of the settlement Act are also intended to enhance the ability of Ngāti Toa to give practical to kaitiaki responsibilities through increased participation in resource management processes.

Under the Ngāti Toa Rangatira Claims Settlement Act 2014, there are no specific provisions relating to the Site, however there are more broader provisions relevant to Ngāti Toa's historical association with the Kāpiti area, and how they shall be involved in resource management processes.

Engagement undertaken with Te Rūnanga is set out **Appendix 2** of this application. While the area is in their rohe, Ngāti Toa noted the significance of this particular area to Atiawa where their respective rohe overlap. Ngāti Toa confirmed that they defer to Ātiawa ki Whakarongotai on this Proposal (see emails in **Attachment 6** to **Appendix 2**).

9 Confirmation of compliance with s46(2) and s13(4); – Sched 5, cl5(1)(c)

This section is provided in accordance with Schedule 5 Clause 5(1)(c), which requires confirmation that the consent application complies with section 46(2)(a), (b), and (d).

(2) A Substantive Application complies with this subsection if—

(a) the application complies with—

(i) section 42; and

(ii) sections 43 and 44; and

(b) the application relates solely to a listed project or a referred project; and

(c) the EPA considers that, on the face of the application, the project does not appear to involve an ineligible activity; and

(d) any fee, charge, or levy payable under regulations in respect of the application is paid.

These matters are addressed in turn below, starting with Section 42 in Table 3 below.

Table 3: Compliance with Section 42 (Authorised person may lodge Substantive Application for approvals)

Subsection	Assessment
(1) The authorised person for a listed project or a referred project may lodge with the EPA— *(a) 1 Substantive Application for the project; or* *(aa) 1 substantive application for a stage of a listed project that the Minister has determined, under section 37A(6)(a), may be lodged as a separate substantive application; or* *(b) in the case of a referred project whose referral application was accepted under section 21(1)(a), 1 Substantive Application for each stage of the project.*	The authorised person, Summerset Villages (Paraparaumu) Limited, is lodging one Substantive Application for the Proposal. Subclause (aa) is not applicable as the Proposal is referred rather than listed. The Proposal complies with subclause (b) as one application is being lodged.
(2) A Substantive Application must— *(a) comply with section 43; and* *(b) if there is more than 1 authorised person for the project, be lodged jointly by every authorised person who is the proposed holder of an approval.*	The Substantive Application complies with s43 as outlined in Table 4 below. Subclause (b) is not applicable as there is one authorised person for the project.

(3) For each approval sought under subsection (4),— *(a) the applicant must be eligible to apply for any corresponding approval under a specified Act; or* *(b) if the Substantive Application is lodged by more than 1 authorised person, the authorised person who is proposed to hold the approval sought under subsection (4) must be a person who would be eligible to apply for any corresponding approval under a specified Act.*	The applicant is eligible to apply for the approvals under subsection 4. Subclause (b) is not applicable.
(4) A Substantive Application may seek 1 or more of the following matters (the approvals): *(a) a resource consent that would otherwise be applied for under the Resource Management Act 1991 (but see subsection (5)):* *…* *(h) a wildlife approval as defined in clause 1 of Schedule 7:* *…* *(i) an archaeological authority described in section 44(a) or (b) of the Heritage New Zealand Pouhere Taonga Act 2014 that would otherwise be applied for under that Act (but see subsection (9)):* *…*	The Substantive Application is seeking approvals under the following subsections: • Section 42(4)(a) – resource consent • Section 42(4)(h) – wildlife approval • Section 42(4)(i) – archaeological authority
(5) A Substantive Application that seeks an approval described in subsection (4)(a)— *(a) may seek that approval for an activity that is a prohibited activity under the Resource Management Act 1991:* *(b) must, if section 30(6) applies, be lodged within the time frame specified in that section.*	Not applicable, no approvals are sought for prohibited activities under the RMA. The Substantive Application has been lodged within 3 months of receiving the section 30 notice (attached as **Appendix 3**)
(6) A Substantive Application may seek an approval described in subsection (4)(b) only if—	Not applicable, no approval under subsection (4)(b) is being sought

(a) the Substantive Application also seeks an approval described in subsection (4)(a) or (d); and *(b) the change or cancellation is material to the implementation or delivery of the project.*	
(7) A Substantive Application may seek an approval described in subsection (4)(c) only if the Substantive Application also seeks an approval described in subsection (4)(a) or (d).	Not applicable, no approval under subsection (4)(c) is being sought.
(8) A Substantive Application that seeks an approval described in subsection (4)(f) must comply with section 35(9).	Not applicable, no approval under subsection (4)(f) is being sought.
(9) A Substantive Application that seeks an approval described in subsection (4)(i)— *(a) may be made only if the application also seeks an approval described in subsection (4)(a) or (d):* *(b) may include an application under clause 7 of Schedule 8 (application for approval of person to carry out activity).*	The Substantive Application is also seeking an approval under subsection 4(a) so the application complies with this subsection. This application seeks approval for a person to carry out an activity under an archaeological authority Information required under clause 7 is provided in Part 3 of this application.
(10) A Substantive Application may seek an approval described in subsection (4)(l) if the applicant— *…*	Not applicable, no approval under subsection (4)(l) is being sought.
(11) A Substantive Application may seek an approval described in subsection (4)(n) only if— *…*	Not applicable, no approval under subsection (4)(n) is being sought.
(12) If a Substantive Application is lodged by more than 1 authorised person, the applicant for the purposes of subsections (10) and (11) is the person who is proposed to hold the approval described in subsection (4)(l) or (n), as the case may be.	Not applicable, there is only one authorised person applying.
(13) If the authorised person has applied under section 39 for a determination	Not applicable, no determination is being sought under section 39.

under section 23 or 24, the Substantive Application must comply with section 39(5).	

As shown in Table 3 above, the application complies with Section 42 and therefore Section 46(2)(a)(i).

The relevant matters in Section 43 are addressed in Table 4 below.

Table 4: Compliance with Section 43 - Requirements for Substantive Application

Subsection	Assessment
(1)(a) must be lodged in the form and manner approved by the EPA; and	The Substantive Application is lodged in a form and manner approved by the EPA.
(b) must— *(i) explain how the project to which the application relates is consistent with the purpose of this Act; or* *(ii) for a project referred under section 21(1)(a),—* *(A) explain how both the stage to which the application relates and the whole project are consistent with the purpose of this Act; and* *(B) contain information relating to the likelihood that any later stages of the project will be completed; and*	The Substantive Application is consistent with the purpose of the FTAA as outlined in Section 3.1.2 of this Application and complies with (b)(i). The application related to the whole Proposal, not any particular stage of a Proposal, so subclause (B) is not relevant. In regard to subclause (A), the Proposal is consistent with the purpose of the Act as outlined in section 3.1.2.
(1)(c) must demonstrate that the project does not involve any ineligible activities; and	The Substantive Application does not include any ineligible activities listed in section 5 of the FTAA.
(1)(d) must, if the application is lodged by more than 1 authorised person, state the proposed approval to be held by each person; and	Not applicable, there is only one authorised person applying.
(1)(e) must comply with— *(i) any information requirements specified by the Minister under section 27(3)(b)(ii); and* *(ii) the requirements listed in subsection (3) that apply to the approvals sought; and*	Subclause (i) is not applicable, as there are no relevant information requirements specified by the Minister under section 27(3)(b)(ii). In regard to (ii), The Substantive Application complies with the requirements in subsection 3 below as outlined later in this table
(1)(f) must, if the authorised person has applied under section 39 for a determination under section 23 or 24, include a copy of the notice under section 39(4); and	Not applicable, no determination is being sought under section 39.

(1)(g) must, if the application seeks an approval for an activity that is the subject of a determination under section 23, set out the steps taken to secure the agreement referred to in section 5(1)(a); and	Not applicable, no determination is being sought under section 39.
(1)(h) must state whether the application relates to a priority project and, if so, include confirmation that, to the best of the applicant's knowledge, there are no competing applications; and	Not applicable, the Minister has not determined that this is a priority project.
(1)(i) must be made by the deadline specified in the notice under section 28(3)(d); and	The Proposal has been lodged prior to the deadline specified by the Minister of 23 March 2028, which is two years from the notice of decision (23 March 2026).
(1)(j) must not lodge a Substantive Application unless any fee, charge, or levy payable under regulations in respect of the application is paid	All relevant fees, charges, or levies payable have been paid.
(2) If a Substantive Application is for a listed project, it must also contain the information required by section 13(4) (other than section 13(4)(b), (f)(ii) and (iii), and (g) which applies— *(a) as if the reference in section 13(4)(k) to section 11 were a reference to section 29; and* *(b) as if the reference in clause 2 of Schedule 11 to section 12(2) were a reference to section 29; and* *(c) with any other necessary modifications.*	Not applicable, the project is a referred project not a listed project.
(3) The requirements referred to in subsection (1)(e)(ii) are those set out in,— *(a) for an approval described in section 42(4)(a) (resource consent), clauses 5 to 9 of Schedule 5:* *...* *(h) for an approval described in section 42(4)(h) (wildlife approval), clause 2 of Schedule 7:* *...* *(i) for an approval described in section 42(4)(i) (archaeological authority), clause 2 of Schedule 8:* *...*	With regard to the three relevant subclauses of (3) are included in the left hand column: • This application contains all the information required by Clauses 5 to 9 of Schedule 5 • This application contains all the information required by clause 2 of Schedule 7 • This application contains all the information required by clause 2 of schedule 8
(4) The EPA must approve an application form for the purposes of this section and ensure that	The application form has been completed through the EPA Portal.

it is made available on an internet site administered by or on behalf of the EPA.	

As shown in Table 4 above, the application complies with section 43.

With regard to section 44, the information required by section 43 has been provided in sufficient detail to satisfy the purpose for which it is required. Therefore, the Proposal complies with Section 46(2)(a)(ii).

With regard to section 46(2)(b), the application relates solely to a referred project. With regard to section 46(c), the project does not involve and ineligible activity. With regard to section 46(2)(d), any fee, charge, or levy payable under regulations in respect of the application has been paid.

10 Description of any other resource consents for the project – Sched 5, cl5(1)(f),(l)

This section is provided in accordance with the Schedule 5 Clauses 5(1)(f) and 5(1)(l), as well as Section 30 of the FTAA.

> ***5 Information required in consent application***
> *(1) For the purposes of section 43(3)(a), a consent application must include the following information:*
> *…*
> *(f) a description of any other resource consents, notices of requirement for designations, or alterations to designations required for the project to which the consent application relates; AND*
> *…*
> *(l) if a notice under section 30(3)(b) or (5) has been received,—*
> > *(i) a copy of that notice showing that it was received within the time frame specified in section 30(6)(b); and*
> > *(ii) if a notice has been received under section 30(5), any more up-to-date information that the applicant is aware of about the existing resource consent referred to in the notice.*

With regard to Clause 5(1)(f), no other approvals are required for the project.

With regard to Clause 5(1)(l)(i), this notice is attached as **Appendix 3**. Clause 5(1)(l)(ii) is not relevant.

11 Resource consents required – Sched 5, cl5(3),(5)

This section sets out the resource consents required for the proposed activity in accordance with the following clauses in Clause 5(3) and Clause 5(5) of Schedule 5.

The following section summarises the activity status of the Proposal with regard to the activities proposed including infrastructure, transport, natural hazards, earthworks, and works in and near waterways. A detailed analysis of each rule summarised in the following section is provided in **Appendix 4.**

11.1 District Resource Consent Requirements

11.1.1 Operative District Plan

The site is zoned General Residential Zone following Plan Change 4 which became operative on 1 September 2026. It is within the DEV3 – Ratanui Development Area.

A summary of the resource consents required under the ODP and related matters of discretion is provided in Table 5 below.

Table 5: Summary of relevant district consent requirements

Rule	Relevance	Activity status	Matters of control/discretion
DEV3-R4 Retirement Villages within the Ratanui Development Area that do not comply with DEV3-R1.1	This rule applies to the activity as the Proposal does not comply with standards 2 and 9 of DEV3-R1 with regard to maximum building height and windows to street respectively.	**Restricted Discretionary**	1. The degree to which the development is undertaken in general accordance with DEV3- Figure 1: Ratanui Development Area Structure Plan. 2. The matters in policy DEV3-P1. 3. The matters of discretion in GRZ-R41.
GRZ-R25 Any commercial, industrial or retail activity that is not listed as a permitted, controlled, restricted discretionary or	This rule applies as the Proposal includes a café/bar that, while ancillary to the retirement village, will be open to the general public.	**Non-complying Activity**	N/A

discretionary activity.			
TR-R10 Vehicle movements	This rule applies as vehicle movements will exceed the 100 vehicles per day permitted in TR-R2, but an Integrated Transport Assessment and a Travel Plan is provided meaning it complies with TR-R10.	**Restricted Discretionary**	1. Consistency with Policies TR-P1,TR-P2 TR-P3, TR-P4, TR-P5, TR-P6, TR-P7 & TR-PARK-P8. 2. Consistency with Council's Land Development Minimum Requirements. 3. The extent to which the Transport Assessment is consistent with Policies TR-P1,TR-P2 TR-P3, TR-P4, TR-P5, TR-P6, TR-P7 & TR-PARK-P8 and Council's Land Development Minimum Requirements. 4. The extent to which the content of the Travel Plan is consistent with TR-P1,TR-P2 TR-P3, TR-P4, TR-P5, TR-P6, TR-P7 & TR-PARK-P8 and Council's Land Development Minimum Requirements.
TR-R11 Any activity which is not a permitted, controlled, restricted discretionary or non-complying activity.	This rule applies as site access and loading will not comply with TR-R3 with regard to vehicle crossing width.	**Discretionary**	N/A
TR-R13 Any activity that does not meet any one or more of the permitted activity standards under Rules TR-R4, TR-R5, TR-R6, TR-R7, or TR-R8.	This rule applies as vehicle parking areas will not comply with the minimum dimension standards under TR-R5.	**Discretionary**	N/A
TR-PARK-R32 Any activity which is not a permitted or	This rule applies as parking does not comply with the minimum number of vehicle parks required under TR-	**Discretionary**	N/A

controlled activity.	PARK-R18, and minimum number of cycle parks under TR-PARK-R19		
NH-FLOOD-R8 Development and earthworks within any flood storage or fill control area.	This rule applies to earthworks being undertaken in a mapped flood storage area, and the Proposal complies with the controlled activity standards	**Controlled**	1. Future management of the flood storage or fill control area. 2. Natural hazard effects. 3. Nuisance effects including dust. 4. Location and design of buildings and structures. 5. Suitability of access.
NH-FLOOD-R9 Any activity listed as a permitted or controlled activity listed in Rules NH-FLOOD-R1 to NH-FLOOD-R8 which does not comply with one or more of the associated standards, unless otherwise specified.	This rule applies to the post and rail fencing proposed in the stream corridor rather than post and wire fencing, this does not comply with NH-FLOOD-R5.	**Restricted Discretionary**	1. Consideration of the effects of the standard not met. 2. Measures to avoid, remedy or mitigate adverse effects. 3. Cumulative effects
NH-FLOOD-R11 In a ponding or shallow surface flow area, earthworks which do not comply with one or more of the permitted activity standards under NH-FLOOD-R4.	This rule applies to earthworks within a ponding area that do not comply with NH-FLOOD-R4.	**Restricted Discretionary**	1. The effect of the earthworks on the effective functioning of the overflow path, residual overflow path or ponding or shallow surface flow. 2. The avoidance or mitigation of adverse effects on the effective functioning of the overflow path, residual overflow path or ponding or shallow surface flow.

NH-FLOOD-R15 In any a stream corridor, or river corridor, fill earthworks, or earthworks that do not comply with one or more of the permitted activity standards in NH-FLOOD-R4.	This rule applies to earthworks within a stream corridor area that do not comply with NH-FLOOD-R4.	**Discretionary**	N/A
EW-R5 Earthworks not complying with one or more of the permitted activity standards in EW-R2 or EW-R3.	This rule applies as the Proposal does not comply with EW-R2 with regard to undertaking earthworks within a 20m stream setback, and the overall volume of earthworks exceeding 50m³ and 1m ground level alteration.	**Restricted Discretionary**	1. The degree of compliance with the Kāpiti Coast District Council Land Development Minimum Requirements. 2. The effects on water collection areas. 3. The degree of compliance with any applicable Environmental Management Plan or Structure Plan applicable to the development. 4. Ecological effects. 5. Visual and amenity effects.
NOISE-R21 Any activity that is not identified as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity and does not comply with one or more of the permitted, controlled or restricted discretionary activity standards	This rule applies as the Proposal may not comply with NOISE-R10 with regard to construction noise.	**Discretionary**	N/A

unless otherwise specifically stated.			
SIGN-R15 Any sign not otherwise provided for as a permitted activity, a restricted discretionary activity, or a non-complying activity in this chapter	This rule as the Proposal does not comply with SIGN-R7 with regard to signage exceeding six words, including contact information, and the one sign per site standard.	**Discretionary**	N/A

Although the Proposal includes a non-complying activity under GRZ-R25, section 104D of the RMA does not apply to the Panel's consideration of this application under the FTAA and is excluded from consideration in accordance with s17(1)(b) of the FTAA. This is addressed further in Section 18.

11.1.2 National Environmental Standard for Contaminants in Soil

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS) controls soil disturbance on land where an activity on the HAIL is being carried out, has been carried out, or is more likely than not to have been carried out.

Although the DSI (**Appendix 22**) has concluded that it is not "more likely than not" that a HAIL activity has occurred on site, a previous DSI submitted to KCDC as part of a subdivision consent for the site noted elevated arsenic from storage of treated timber (refer Section 5.6 above). The Applicant has elected to conservatively assume the NES-CS applies.

As outlined in **Appendix 4**, the soil disturbance is not a permitted activity under Regulation 8(3), but the Proposal complies with **Regulation 9(1)** and is therefore a **Controlled Activity** under the NES-CS.

The matters over which control is reserved under Regulation 9(1) are:

(a) the adequacy of the detailed site investigation, including—
(i)site sampling:
(ii)laboratory analysis:
(iii)risk assessment:
(b) how the activity must be—
(i)managed, which may include the requirement of a site management plan:
(ii)monitored:

(iii)reported on:

(c) the transport, disposal, and tracking of soil and other materials taken away in the course of the activity:

(d) the timing and nature of the review of the conditions in the resource consent:

(e) the duration of the resource consent

11.2 Regional Consent Requirements

11.2.1 Natural Resources Plan

The Natural Resources Plan (NRP) including Plan Change 1 (PC1), and the National Environmental Standards for Freshwater (NES-F) are the applicable resource management documents for consideration.

PC1 to the Natural Resources Plan was notified on 30 October 2023, with submissions closing on 15 December 2023. The rules within PC1 have immediate legal effect, and must be considered alongside relevant provisions in the Operative NRP.

PC1 is largely focused on Whaitua Te Whanganui-a-Tara and Te Awarua-o-Porirua Whaitua, however it does contain some relatively minor changes to region-wide provisions.

A summary of the resource consents required under the NRP and related matters of discretion is provided in Table 6 below.

Table 6: Summary of relevant regional consent requirements

Rule	Activity	Activity status	Matters of discretion
Rule R50 Stormwater from new subdivision and development	This rule applies to the discharge of stormwater from a new urban development associated with earthworks exceeds 3,000m^2 per property per 12-month period	**Restricted Discretionary**	1. Measures to minimise the adverse effects of stormwater discharges in accordance with Policy P83, including the extent to which water sensitive urban design measures are employed 2. Measures to manage runoff volumes and peak flows in accordance with Policy P84 3. Requirements of any relevant local authority stormwater network discharge consent, including those set out in any relevant stormwater management strategy developed in accordance with Schedule N (stormwater strategy)
Rule R94 All other discharges	This rule applies to the discharges from contaminated land as it cannot comply with	**Discretionary**	N/A

	permitted activity standards under Rule R82		
Rule R107 Earthworks and vegetation clearance	This rule applies to earthworks which exceed 3,000m^2 per property per 12-month period, and earthworks occurring within 5m of surface water bodies	**Discretionary**	N/A
Rule R117 Activities in natural wetlands	This rule applies to the proposed reclamation of natural inland wetlands including: • Structures placed in areas identified as natural inland wetlands that are proposed to be reclaimed • Vegetation will be removed as part of the reclamation of areas identified as natural inland wetlands	**Discretionary**	N/A
Rule R118 Activities in natural wetlands	This rule applies to the Proposal with regard to the take and diversion of water and land disturbance as part of the proposed reclamation of natural wetlands	**Non-Complying**	N/A
R145 All other uses of river and lake beds	This rule applies to the Proposal with regard to the installation of new culverts exceeding 1.2m in diameter	**Discretionary**	N/A
Rule R147: Damming or diverting water within or from rivers	This rule applies to the Proposal with regard to the installation of new culverts, and the removal and demolition of an existing culvert.	**Discretionary**	N/A

11.2.2 National Environmental Standard for Freshwater 2020

The NES-F sets additional consenting requirements for carrying out activities that pose risks to freshwater and freshwater ecosystems. These are assessed in **Appendix 4**. In addition, a specific assessment of Regulation 45C is attached as **Appendix 6**.

Regulation 45C provides for vegetation clearance, earthworks or land disturbance (including works that result in drainage), and the taking, use, damming or diversion of water within, or within 10m and 100m of a natural inland wetland if it is for the purpose of constructing urban development. The Proposal is a **Restricted Discretionary Activity** under **Regulation 45C(1), (2), (3), (4) and (5)** as the following activities are proposed**:**

- Vegetation clearance within, or within a 10m setback from, a natural inland wetland (Clause 1);
- Earthworks or land disturbance within, or within a 10m setback from, a natural inland wetland (Clause 2);
- Earthworks or land disturbance outside a 10m, but within a 100m, setback from a natural inland wetland (Clause 3);
- The taking, use, damming, or diversion of water within, or within a 100m setback from, a natural inland wetland (Clause 4); and
- The discharge of water into water within, or within a 100 m setback from, a natural inland wetland (Clause 5).

Subpart 3 of the NESF also requires consideration, as the Proposal includes new culverts placed in the beds of rivers, as well as extensions to existing culvert structures. Regulation 70 states that *the placement, use, alteration, extension, or reconstruction of a culvert in, on, over, or under the bed of any river or connected area is a permitted activity if it complies with the conditions*. As outlined in the assessment in **Appendix 4**, the proposed culverts are a permitted activity under Regulation 70(1).

Regulations 62 and 63 set out information requirements which, under 62(2) and 63(2) must be provided to the relevant regional council within 20 working days of the activity being finished. This will be met by the Applicant.

12 RMA Part 2 Assessment – Sched 5, cl5(1)(g)

An assessment against sections 5, 6 and 7 of the RMA is provided in this section in accordance with the Clause (5)(1)(g) Schedule 5 of the FTAA, as well as Section 104(1) of the RMA.

12.1 RMA Section 5

The purpose of the RMA as expressed in section 5 is to promote the sustainable management of natural and physical resources, with 'sustainable management' defined in section 5(2) as:

> *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while—*
>
> *(a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*

(b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.

Overall, and based on the technical assessments accompanying this application, the Proposal meets the purpose and principles of the RMA. In particular:

- The life-supporting capacity of water, soil and ecosystem resources will be safeguarded as a result of the avoidance, remediation and mitigation measures proposed (as outlined in the Assessment of Environmental Effects);
- The Proposal represents a sustainable use of the natural and physical resources of the Site as the development proposed responds appropriately to the local context and the emerging residential environment anticipated through the ODP;
- The Proposal provides for social and economic wellbeing including:
  - providing for an increase in housing capacity, including an increase in capacity for a much-needed aged-care housing typology; and
  - providing a significant investment in the local area through both the construction of the retirement village and its operation;
- The cultural effects assessment in Section 15.12.6 concludes that potential cultural adverse effects can be appropriately managed through wetland and riparian restoration, protection of archaeological and cultural discoveries, cultural induction and monitoring, mana whenua input into relevant management plans, and ongoing engagement with Ātiawa ki Whakarongotai. The Proposal also provides opportunities for positive cultural effects through freshwater and ecological enhancement and mana whenua involvement in implementation.
- The Proposal will increase the supply of housing to a district that is currently experiencing significant demand for housing.

Overall, the Proposal will promote the sustainable management of natural and physical resources in accordance with Part 2 of the RMA. The Proposal promotes sustainable management through the provision of housing on a site zoned for this purpose. Undertaking site development works to provide for the development of these allotments is considered to be an efficient use of a residentially zoned site, which is a finite resource. Ultimately the development will provide for the social and economic wellbeing of the applicant, future occupants and the wider community.

12.2 RMA Section 6

Section 6 of the RMA identifies matters deemed to be of national importance. In achieving the purpose of the RMA, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for these

listed matters of national importance. Matters relevant to the Site are assessed in the following sections.

12.2.1 Section 6(a)

Section 6(a) seeks to preserve the natural character of the coastal environment (including the coastal marine area), wetlands and lakes and rivers and their margins and protect them from inappropriate subdivision, use and development.

The natural character values of the Site have been highly modified by rural land uses over the past century or more. The Proposal does not constitute inappropriate subdivision, use and development as:

- While some reclamation works are proposed, given the thorough and detailed assessment of these areas through concept development, the Proposal will maintain and enhance the overall character of on-site streams and wetlands via proposed riparian planting, buffer planting and enhancement works; and
- The natural character of the stream will be improved through riparian planting and adverse effects on receiving environments have been assessed by the Project team as being less than minor.

12.2.2 Section 6(c)

Section 6(c) of the RMA seeks to protect areas of significant indigenous vegetation and habitats of indigenous fauna.

The site has a stream and wetlands which are both within both the Waikanae catchment. These areas have been significantly degraded due to rural land uses, causing sedimentation and degraded water quality. The proposed development faces unavoidable effects on wetlands due to engineering constraints, including the reclamation.

As outlined in Section 15 of this Application, the effects management hierarchy has been applied to works that impact areas of significant indigenous vegetation and habitats of indigenous fauna consistent with both the NPS-FM and NPS-IB. This includes a remediation and mitigation package to address potential adverse ecological effects on these areas.

Overall, in regard to Section 6(c) of the RMA, efforts have been made to protect significant indigenous vegetation and fauna habitats though mitigation and offset measures, and a net gain in biodiversity is anticipated through the restoration of indigenous habitat.

12.2.3 Section 6(d)

Section 6(d) of the RMA seeks to maintain and enhance public access to and along the coastal marine area, lakes and rivers.

Currently, the Site is held in private ownership with no public access permitted to the onsite waterbodies. While the is no public access proposed, there will be increased access for residents and visitors. The Proposal therefore positively responds to Section 6(d).

12.2.4 Section 6(e)

Section 6(e) of the RMA requires that the relationship of Māori and their culture and traditions with their ancestral lands, water, Sites, Wahi tapu, and other taonga be recognised and provided for.

The Applicant has undertaken pre-lodgement engagement with relevant iwi authorities and other Māori groups, predominantly Ātiawa ki Whakarongotai Charitable Trust. This engagement summarised in **Appendix 2** of this Application.

Ātiawa ki Whakarongotai Charitable Trust provided written feedback, which is attached to **Appendix 2**, this included information on values associated with the site, oral and written feedback on specific aspects of the Proposal, and a review of draft conditions of consent.

As described below, Section 15.12.6 concludes that the proposed mitigation and engagement measures provide an appropriate framework for addressing potential cultural effects. These include restoration initiatives, cultural and archaeological discovery protocols, induction and monitoring requirements, and ongoing mana whenua involvement in management planning and implementation. The Proposal also has the potential to deliver positive cultural outcomes through its freshwater and ecological enhancement measures.

12.2.5 Section 6(h)

Section 6(h) seeks to manage significant risks from natural hazards.

In relation to potential flood risk, an assessment of flood risk has been undertaken in the Infrastructure Design Report attached as **Appendix 16**. As outlined in Section 15.13.1, flood risk is managed through the proposed site levels, stormwater detention and attenuation measures, defined overland flow paths, and minimum finished-floor levels.

In relation to geotechnical hazards, the Geotechnical Assessment in **Appendix 21** outlines various geohazards present on site including liquefaction. The Geotechnical Assessment makes a number of recommendations with regard to mitigation measures to address risks posed by these hazards. The Geotechnical Assessment finds that the risk to proposed buildings from natural hazards will be acceptably low with these measures in place. It is therefore considered that significant risks from geohazards are being appropriately managed.

12.3 RMA Section 7

Section 7 lists other matters which all persons exercising functions and powers under the RMA must have particular regard to. Matters relevant to the Site and Proposal are assessed below.

12.3.1 Section 7(a) and 7(aa)

Sections 7(a) and (aa) of the Act require that particular regard be given to kaitiakitanga and the ethic of stewardship.

The Applicant has been undertaking pre-lodgement engagement relevant iwi authorities and other Māori groups, predominantly Ātiawa ki Whakarongotai Charitable Trust.

The Proposal acknowledges the role of Ātiawa ki Whakarongotai as kaitiaki in ensuring the protection and sustainable management of the site, the proposed conditions of consent provide Ātiawa ki Whakarongotai input into the construction phase of the development to provide for the input of mātauranga Māori. A draft set of conditions were provided to Ātiawa ki Whakarongotai Charitable Trust for review prior to lodgement, feedback received informed the proposed set as lodged (**Appendix 7)**.

Ultimately the Proposal, together with ongoing Ātiawa ki Whakarongotai involvement, seeks to acknowledge and respect Ātiawa ki Whakarongotai as mana whenua and its role in kaitiaki.

12.3.2 Section 7(b)

Section 7(b) relates to whether a Proposal involves the efficient use and development of natural and physical resources. The Proposal is an efficient use of natural and physical resources as it will enable the utilisation of a residentially zoned site for residential purposes instead of its current pastoral use.

The Proposal will result in the construction of a retirement village along with three-waters infrastructure, including enhanced riparian stream corridors and wetlands.

Ultimately, the Proposal seeks efficient use and development of natural and physical resources through ensuring development potential is realised of the finite urban land resource within appropriate environmental limits.

12.3.3 Section 7(c)

Section 7(c) relates to the maintenance and enhancement of amenity values.

Potential effects on amenity have been assessed in Section 15 where it is concluded that the amenity values of the existing environment will be maintained.

Further, while construction works have the potential to generate adverse effects on amenity values, they will be temporary in nature and are reasonably expected on a greenfield site that has been rezoned for residential development. Conditions are proposed in this application to manage construction effects. Based on the assessment provided in this application, associated technical reports and the measures included in the draft conditions, the Proposal will maintain and enhance amenity values in accordance Section 7(c).

12.3.4 Sections 7(d), (f) and (g)

Sections 7(d), (f) and (g) of the RMA relate to the intrinsic values of ecosystems, the quality of the environment, and the finite characteristics of natural and physical resources respectively.

Based on the conclusions reached below in Section 15, it is considered that particular regard has been given to the intrinsic values of ecosystems and to the maintenance of the quality of the environment. In particular:

- The Proposal has been designed to ensure that potential adverse effects on ecosystem values have avoided as far as practicable in the first instance.
- Ecosystem values have sought to be enhanced via the proposed restoration and enhancement planting, restoration of hydrological connections, the riparian corridor and wetlands and indigenous revegetation.
- The development prioritises pedestrian-friendly design contributing to improved local transport infrastructure.
- Mitigation and monitoring measures are proposed to protect and enhance habitats, recognizing the intrinsic value of local ecosystems and contributing to overall ecological health.
- Stormwater systems are integrated, preventing soil erosion and preserving water quality to safeguard the overall environmental health of the area.
- The design of the Village including layout and orientation has sought to maximise sunlight access, energy-use and outlook.
- The proposed infrastructure considers the finite characteristics of resources, aiming for efficiency, minimal environmental impact and community resiliency.

Overall, the Proposal seeks to integrate new built development on the Site within its ecological and environmental context.

12.3.5 Section 7(i)

Section 7(i) relates to the effects of climate change. The Proposal has had regard to the effects of climate change through:

- The future impacts of climate change have been considered through design of the stormwater management system, including the use of nature-based solutions such as constructed wetlands. These systems are designed to future proof the development against the predicted impacts of climate change such as increased rainfall intensity.
- The Proposal supports reductions in greenhouse gas emissions through enabling a well-functioning urban environment and multi-modal transport connectivity. Future residents will have multi-modal transport options including pedestrian and cycle connections to nearby amenities such as open space and commercial and community facilities. Further, the removal of stock from the site will have benefits in terms of reduced methane emissions.

13 Assessment Against RMA Planning documents – Sched 5 cl5(1)(h), cl5(2), cl5(3)

This section is provided in accordance with the Clauses 5(1)(h), 5(2) and 5(3) and clause 2(1) of Schedule 5 of the FTAA, as well as Section 104(1)(b) of the RMA which require an assessment of relevant provisions within:

- A national environmental standard;
- Other regulations made under the RMA;
- A national policy statement;
- A New Zealand Coastal Policy Statement;
- a regional policy statement or proposed regional policy statement;
- a plan or proposed plan; and
- a planning document recognised by a relevant iwi authority and lodged with a local authority.

For this Proposal, the following documents are considered to be relevant:

- National Policy Statement for Natural Hazards 2025 (NPS-NH);
- National Policy Statement for Infrastructure 2025 (NPS-I);
- National Policy Statement on Urban Development 2020 (NPS-UD);
- National Policy Statement for Freshwater Management 2020 (NPS-FM);
- National Policy Statement for Indigenous Biodiversity 2023 (NPS-IB);
- National Environmental Standard for Freshwater 2020 (NES-F);
- National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NES-CS);
- Regional Policy Statement for the Wellington Region 2013 (RPS);
- Change 1 to the Regional Policy Statement for the Wellington Region (Change 1);
- Natural Resources Plan (NRP);
- Plan Change 1 to the Natural Resources Plan (PC1); and
- Kāpiti Coast District Plan (ODP).

Note that there are no planning documents recognised by a relevant iwi authority and lodged with local authorities.

The NES-CS and NES-F are the only national environmental standards which apply to this Proposal or site. The rules and effects are addressed in sections 11 and 15 (note that national environmental standards do not contain any objectives or policies).

13.1 National Policy Statement on Urban Development

The NPS-UD directs local authorities to ensure that they provide enough space for their populations to happily live and work, with the overall purpose to ensure well-functioning urban environments that meet the changing needs of diverse communities. This can be both through allowing development to go "up" by intensifying existing urban areas, and "out" by releasing land in greenfield areas. The appropriateness of the site for built development has been established through the recent change in zoning assessed through KCDC Plan Change 4.

It directs how both regional and local Councils are to make decisions and plans through the provision of 8 objectives and 11 policies. A number of the objectives and policies are directed at plan making processes, however there are some, listed in **Appendix 5**, which apply to all decision makers under the RMA, and therefore are applicable for resource consent applications.

Overall, the assessment in **Appendix 5** finds:

- The Proposal contributes to a well-functioning urban environment which will provide for the social and economic wellbeing, and health and safety of the occupants (Objective 1 and Policy 1);
- This Proposal aims to create more housing supply which will have a positive impact on affordability (Objective 2);
- As detailed in the Economic Assessment (**Appendix 15**), the Proposal will contribute to meeting the District's housing demand as it will provide for an increase in housing supply with housing typologies that are in demand (Objective 4 and Policy 6);
- This Proposal has been informed by the values and aspirations as articulated by mana whenua, as well as ongoing engagement (Objective 5 and Policy 9);
- The Proposal takes an integrated approach with regard to the provision of new infrastructure on site and connecting with existing infrastructure off site (Objective 6); and
- The Proposal supports reductions in greenhouse gas emissions through enabling a well-functioning urban environment and multi-modal transport connectivity, as well as retiring the land from grazing and its associated methane emissions. The Proposal is resilient to natural hazards including the current future effects of climate change (Objective 8).

13.2 New Zealand Coastal Policy Statement

The New Zealand Coastal Policy Statement (NZCPS) guides local authorities in their day-to-day management of the coastal environment.

The site is within the Coastal Environment overlay of the District Plan which extends from mean high water springs to a line roughly equating to the alignment of Old State Highway 1. The Coastal Environment overlay therefore covers the majority of the urban areas within the District.

Given the location of the site within the Coastal Environment overlay and as the site contains remnant sand dunes, it is relevant to consider the Proposal against the NZCPS. However, as the site is well removed from the actual coastline (some 1.5km) and is located within an urban zone, the NZCPS is not considered overly determinative on the use of the area for urban development.

Further, the site does not contain any protected features such as outstanding natural features and landscapes, special amenity landscapes, areas of significant indigenous vegetation or significant habitats of indigenous fauna. It is highly modified by historical grazing, drainage works, vegetation clearance and earthworks and exhibits a relatively low level of natural character.

The assessment in **Appendix 5** finds that:

- The Proposal aligns with the direction of Policy 11 and Policy 14 through the naturalisation of the highly modified stream on site, and the creation of a new centralised wetlands, which will improve biodiversity outcomes. The newly naturalised and rehabilitated area will create and enhance habitat of indigenous species and will contribute towards an ecological link to the coast.
- While the Proposal will alter the existing pastoral character of the site, it retains key landform elements, including the northern dune, and incorporates a comprehensive landscape framework that integrates development with the surrounding environment. The proposed landscape framework will substantially increase vegetation cover and improve ecological and landscape values compared with the existing pastoral environment.
- The Proposal is not considered to represent an inappropriate form of development given its location within an established urban area and the absence of protected features within either the site or the immediate vicinity. It is therefore considered to be consistent with Policy 6 *Activities in the coastal environment* which provides for the provision of infrastructure, built development to accommodate population growth and the consolidation of urban areas.

13.3 National Policy Statement for Natural Hazards

The NPS-NH came into force on 15 January 2026 and directs local authorities to manage risk from natural hazards including: flooding, landslips, coastal erosion/inundation, active faults, liquefaction, and tsunamis. It is relevant to the Proposal due to the presence of flood hazards and geohazards on the site.

Overall, **Appendix 5** finds that the Proposal is consistent with the NPS-NH objective and policies, which require natural hazard risk to people and property to be managed using a risk-based, proportionate approach. The development relies on detailed hydrological and geotechnical assessments to understand hazard likelihood and consequences across the site. These investigations reflect the structured risk identification approach anticipated by the NPS-NH and ensure that land use decisions are grounded in robust, site-specific hazard evidence.

13.4 National Policy Statement for Infrastructure

The NPS-I came into force on 15 January 2026 and provides nationally consistent direction for how infrastructure is to be recognised, enabled, and managed. It applies to all infrastructure activities and infrastructure supporting activities, except those already covered by specialist national direction (renewable electricity generation and electricity transmission/distribution). The NPS-I clarifies the expected outcomes for infrastructure planning and consenting by setting an overarching objective and eleven policies addressing the benefits of infrastructure, functional and operational needs, spatial planning, efficient delivery, Māori interests, and the management of adverse effects and land use interfaces.

The NPS-I is relevant to the Proposal because the development requires the construction and integration of new infrastructure, including three waters networks (water supply, wastewater, and stormwater), a new intersection with Ratanui Road and supporting earthworks and utilities. The NPS-I directs decision-makers to give appropriate weight to the benefits of such infrastructure, ensure it is efficiently delivered, recognise when it has operational or functional needs to be located in particular places, and manage its interfaces with surrounding land uses.

Overall, as outlined in **Appendix 5**, the proposed infrastructure package is generally consistent with the policies of the NPS-I. The Proposal recognises the benefits of infrastructure, including: demonstrating functional siting; aligning with spatial plans; enabling efficient, staged delivery; providing for supporting activities; applying robust effects management approaches; and managing interfaces between activities.

The Proposal is generally consistent with the objective of the NPSI, as it recognises and enables the significant benefits of new and upgraded infrastructure, delivers it efficiently and in a manner aligned with long-term resilience and spatial planning, and embeds Māori involvement in implementation.

13.5 National Policy Statement for Freshwater Management

The NPS-FM sets national direction for how freshwater is managed. It prioritises the health of water bodies through Te Mana o te Wai, requires improved water quality, and ensures Māori values are part of decision-making. Its sole objective is:

> *The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises:*
>
> *(a) first, the health and well-being of water bodies and freshwater ecosystems*
>
> *(b) second, the health needs of people (such as drinking water)*
>
> *(c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.*

Overall, the assessment in **Appendix 5** finds the Proposal is generally consistent with the objective and associated policies of the NPS-FM through:

- The health and wellbeing of waterbodies and freshwater ecosystems has been prioritised. Protection and enhancement measures, including buffers, planting and ongoing management and protection, and the design and construction of stormwater infrastructure will ensure the continuous health and well-being of the natural watercourses and wetlands within the Site (Objective 1 and policies 1 and 2);
- An integrated management approach has been applied through taking a cross-disciplinary approach to design of the Proposal (Policy 3);
- The site is able to address natural hazard risks such as flooding, including the predicted impacts of climate change such as increased rainfall intensity, through the use of nature-based solutions such as rain gardens and constructed wetlands (policy 4);
- The Proposal will be undertaken to avoid the highest value ecological features. The Ecology Assessment and application set out at length the iterative design process (including the NES-F assessment in **Appendix 6**) that lead to a significant reduction in potential effects on the stream and wetlands. Where residual adverse effects remain after avoidance, remediation and mitigation, onsite offsetting will be applied so that there is no-net-loss of ecological values (policies 6 and 7);
- Measures have been incorporated into the Proposal (including Erosion and Sediment Control Principles) to ensure that the significant values and habitats of indigenous freshwater species will be protected (policies 8 and 9); and
- The granting of consent to this Proposal would allow for a sector of the community to provide for their social and economic wellbeing, as well as providing a wider economic benefit to the community as a whole with respect to providing additional housing supply within a constrained housing market, in a way that is consistent with the NPS-UD (Policy 15).
- The cultural effects assessment in Section 15.12.6 concludes that potential adverse effects can be appropriately managed through wetland and riparian restoration, cultural induction and monitoring, mana whenua input into relevant management plans, and ongoing engagement with Ātiawa ki Whakarongotai. The Proposal also provides opportunities for positive cultural effects through freshwater and ecological enhancement and mana whenua involvement in implementation.

13.6 National Policy Statement for Indigenous Biodiversity

This NPS-IB applies to indigenous biodiversity in the terrestrial environment throughout Aotearoa New Zealand. Its sole objective is:

> *(a) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and*
> *(b) to achieve this:*
> *(i) through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and*
> *(ii) by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and*

(iii) by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and

(iv) while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.

There are no SNA on site, and little in the way of indigenous biodiversity outside wetlands and the stream. The Proposal will provide for more indigenous vegetation on site and as such will have positive effects on terrestrial biodiversity.

Overall, the Proposal is generally consistent with the objective and policies of the NPS-IB.

13.7 National Environmental Standard for Freshwater

The NES-F sets requirements for carrying out activities that pose risks to freshwater and freshwater ecosystems. The relevant rules and effects relevant to the NES-F are addressed in sections 11 and 15 of this application respectively.

Consent is required for the restoration and maintenance of natural inland wetlands under Regulation 39 and for urban development within a natural inland wetland under Regulation 45C.

A specific assessment of the Proposal against Regulation 45C of the NES-F is provided in **Appendix 6**. In summary:

- The development contributes to a well-functioning urban environment as defined by Policy 1 of the NPS-UD as required by Regulation 45C(6)(a)(i);
- The development will provide significant economic benefits to the district and region as required by Regulation 45C(6)(a)(ii);
- The options assessment in **Appendix 6** finds that there is no alternative practicable option to the preferred Proposal with respect to wetlands that achieves an economically viable yield while having equal or lesser adverse effects on natural inland wetlands. This Proposal is therefore consistent with Regulation 45C(6)(b)(ii);
- The effects management hierarchy has been applied as outlined the Ecological Assessment and section 15 of this report. This Proposal is therefore consistent with Regulation 45C(6)(c); and
- The subject site is identified for urban development in KCDC's 2022 Growth Strategy – Te Tupu Pai and the ODP. The Proposal is therefore consistent with Regulation 45C(7)(a) and 45C(7)(b).

13.8 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

The NES-CS sets out requirements for how land affected by contaminants is assessed and, if necessary, managed to protect human health.

The relevant rules and effects relevant to the NES-CS are addressed in Section 11 and Section 15 respectively in this application.

Consent is required for disturbing soil as a Controlled Activity under Regulation 9(1) of the NES-CS.

The proposed conditions of consent in **Appendix 7** set out how risks are proposed to be managed under this consent under a Contaminated Site Management Plan proposed as a condition of consent.

13.9 Regional Policy Statement for the Wellington Region

The RPS sets the strategic framework for managing natural and physical resources in the Wellington Region. It was made operative in 2013. GWRC notified Proposed Change 1 to the RPS in August 2022 (Change 1). GWRC then notified its decisions on Change 1 on 26 September 2024, some of which are currently subject to appeal under Schedule 1 of the RMA and some of which are operative having been progressed through the Freshwater Planning Process.

The relevant objectives and policies from the Decisions Version of Change 1 are assessed in **Appendix 5**. Any provisions that are directed at regional or district planning processes are not included in that assessment. As outlined in **Appendix 5**, the Proposal is generally consistent with the RPS including Change 1.

13.10 Natural Resources Plan

The NRP is GWRC's operative plan for managing land, water, air, and coastal resources. As outlined in **Appendix 5**, the Proposal is generally consistent with the relevant objectives and policies in the NRP.

13.11 Plan Change 1 to the Natural Resources Plan

PC1 to the NRP was notified on 30 October 2023, with submissions closing on 15 December 2023. The rules within PC1 have immediate effect.

PC1 is largely focused on Whaitua Te Whanganui-a-Tara and Te Awarua-o-Porirua Whaitua and includes objectives and policies, rules and other methods to manage activities such as earthworks, stormwater discharges including from new urban development.

The relevant objectives and policies are assessed in **Appendix 5**. Overall, the Proposal is generally consistent with relevant objectives and policies in PC1.

13.12 Operative District Plan

The Site requires land use consent under the following chapters in the ODP:

- Ratanui Development Area;
- General Residential Zone;
- Transport;
- Natural Hazards;
- Earthworks;

- Noise; and
- Signs

The relevant objectives and policies are assessed in **Appendix 5**, including those that are specifically listed as matters of control or discretion. Overall, the Proposal is generally consistent with relevant objectives and policies for the reasons given in **Appendix 5**.

14 Proposed Conditions - Sched 5, cl5(1)(k)

This section is provided in accordance with the Clause 5(1)(k) of Schedule 5 of the FTAA.

Conditions of consent are proposed to avoid, remedy or mitigate effects and to achieve positive effects. These conditions have been informed by consultation with local authorities and iwi as well as recommendations in technical reports attached as appendices to this Application.

The proposed conditions of consent are arranged by topic under headings in **Appendix 7** and separated into district and regional consents. Some of the key matters proposed to be managed through conditions of consent relate to:

- **Construction Management (KCDC certification)**: A Construction Management Plan (CMP) must be prepared and certified by KCDC prior to commencement of works. The CMP will address construction staging, site management, communication with neighbouring properties, complaints management, contractor responsibilities, management of construction effects and implementation of environmental controls throughout construction.

- **Construction Traffic (KCDC certification)**: A Construction Traffic Management Plan (CTMP) will be prepared and certified. The CTMP will address construction traffic routes, site access arrangements, staff parking, temporary traffic management, road safety, road condition monitoring and measures to manage adverse effects on the surrounding transport network.

- **Noise and Vibration (KCDC certification)**: A Construction Noise and Vibration Management Plan (CNVMP) will be prepared and certified. The CNVMP will include construction noise and vibration management measures, monitoring requirements, and implementation of the best practicable option to minimise construction noise and vibration effects.

- **Earthworks and Geotechnical Management (KCDC certification and monitoring)**: Conditions will manage earthworks design, cut and fill activities, dust suppression, batter stability, retaining structures, progressive stabilisation and geotechnical certification. Geotechnical completion reporting and compliance with relevant engineering standards will also be required.

- **Landscape and Visual Mitigation (KCDC certification)**: A Landscape and Earthworks Plan (LEP) will be prepared and certified. The LEP will provide for implementation of landscape planting, landscape buffers, wetland and riparian planting, boundary treatments, maintenance requirements and long-term landscape establishment and management.

- **Contaminated Land Management (KCDC certification)**: A Contaminated Site Management Plan (CSMP) will be prepared and certified. The plan will address contaminated soil management, validation testing, unexpected contamination protocols, dust management, disposal requirements and reporting.

- **Three Waters Infrastructure (KCDC approval through detailed design)**: Conditions will require provision of wastewater, potable water and stormwater infrastructure in accordance with

relevant Council engineering standards. The detailed design, installation, operation and maintenance of these systems will be managed through engineering certification and approval processes.

- **Roading and Access (KCDC approval and auditing)**: Conditions will require construction of the proposed site access, internal roads, pedestrian connections and associated road safety improvements. Road safety audits will be undertaken at both design and post-construction stages.

- **Erosion and Sediment Control (GWRC certification)**: An Erosion and Sediment Control Plan (ESCP) will be prepared and certified. The ESCP will address earthworks staging, sediment control devices, progressive stabilisation, monitoring, maintenance, contingency measures and environmental protection measures during construction.

- **Chemical Treatment of Sediment Controls (GWRC certification)**: A Chemical Treatment Management Plan (ChTMP) will be prepared and certified where flocculation treatment is required. The plan will address dosing systems, monitoring, maintenance and contingency procedures.

- **Winter Earthworks (GWRC certification)**: Where earthworks are proposed during the winter period, a Winter Works Erosion and Sediment Control Plan (WWESCP) will be prepared and certified to provide additional controls and management measures appropriate for winter conditions.

- **Stormwater Management (GWRC certification)**: A Stormwater Management Plan (SMP) and Stormwater Operation and Maintenance Plan (SOMP) will be prepared and certified. These plans will manage stormwater treatment, attenuation, water quality outcomes, operation, inspection and long-term maintenance of stormwater infrastructure.

- **Wetlands, Streams and Ecological Restoration (GWRC certification)**: A Wetland Establishment, Planting and Restoration Plan (WEPRP) will be prepared and certified. This plan will address wetland creation and restoration, planting, ecological enhancement, monitoring, maintenance and long-term protection of restored wetland areas. In addition a Wetland Monitoring Plan (WMP) is required.

- **Cultural and Environmental Management**: Conditions will require engagement with Ātiawa ki Whakarongotai Charitable Trust, compliance with archaeological authority requirements, implementation of cultural induction requirements, and incorporation of iwi input into relevant management plans where practicable.

Overall, the proposed conditions establish a comprehensive framework for the management of construction, operational, infrastructure and environmental effects and ensure that the mitigation measures relied upon in the application are implemented, monitored and maintained throughout the life of the development.

15 Assessment of Environmental Effects – Sched 5, cl5(4), cl6 and cl7

This section is provided in accordance with Clause 5(4), Clause 6 and Clause 7 of Schedule 5 of the FTAA, as well as section 88 and Schedule 4 of the RMA.

15.1 Assessment of the actual or potential effects on the environment - Sched5, cl6(1)(a)

Clause 6(1)(a) requires the following information be provided:

> *(a) an assessment of the actual or potential effects on the environment:*

The effects identified below have been informed by the various technical experts assigned to the Project.

This subsection addresses positive effects, as specific matters listed in Clause 6 and Clause 7 of Schedule 5 are addressed in later subsections.

15.1.1 Positive effects

The proposed works facilitate a residential development across the subject site which is zoned for residential development. The Proposal will make more efficient use of land that has been specifically identified through the district planning process for urban development. It will implement the development outcomes anticipated by the DEV3 provisions and give effect to the strategic growth direction established through Plan Change 4. In doing so, the Proposal supports a more consolidated urban form and reduces pressure for residential growth in less appropriate locations.

The Proposal will provide significant positive social and housing outcomes through the delivery of a comprehensive care retirement village comprising independent living units, serviced apartments, memory care suites and care beds. The development will expand housing choice for older persons within Kāpiti and enable residents to age in place through the provision of a continuum of accommodation, healthcare and support services within a single integrated community.

This Proposal will provide an increase in housing development capacity for the Kāpiti Coast District, including an increase in capacity for a much needed aged-care housing typology. This will cater for Kāpiti's ageing population while freeing up existing residential housing stock for others in the market reducing land demand pressure.

The Proposal will generate positive economic effects during both the construction and operational phases. Construction of the village will create employment opportunities and demand for local goods and services, while ongoing operation of the retirement village will support long-term employment across healthcare, village management, maintenance and service sectors. The investment represented by the development will also contribute to economic activity within the wider Kāpiti District.

Property Economics has prepared an Economic Assessment which is attached to this application as **Appendix 15**. The Proposal will provide indirect benefits for local businesses supplying goods and services to the retirement village during the construction phase and thereafter during village operation. The Proposal will result in $258m in Net Present Value to the Wellington Regional Economy[35].

In summary, the Assessment finds[36]:

> *Overall, the Project represents an efficient use of residentially zoned land to accommodate an important and growing component of regional housing demand. Combined with the significant quantified economic injection and employment generated by the Project, the additional senior housing and care capacity, wider housing market benefits and improved housing choice are considered to materially outweigh the limited economic opportunity costs identified.*
>
> *Property Economics considers that enabling this significant urban development through the fast-track process would support the more efficient, coordinated, and timely realisation of the development capacity already anticipated by the site's urban zoning. Overall, based on our economic assessment, the Project would generate significant economic benefits to the Wellington regional economy in the context of the FTAA and the Resource Management Act 1991 (RMA).*

The Proposal will also improve the environmental condition of the Site. The existing Site is predominantly grazed pasture and contains highly modified drainage and wetland features. The development will establish extensive areas of indigenous vegetation, restore and enhance wetland habitats, and strengthen riparian margins along the existing drainage corridor. These measures will increase native vegetation cover and improve the ecological functioning of the Site over the long term.

The landscaping strategy prioritises locally eco-sourced indigenous species that are characteristic of the Kāpiti Coast environment. This will strengthen ecological connectivity with surrounding habitats and provide opportunities for the re-establishment of native flora and fauna. The proposed planting will also improve landscape quality, create a more diverse and resilient ecological environment, and provide long-term biodiversity benefits compared with the existing pastoral land use.

The Proposal will also secure the long-term protection and management of restored ecological areas. Ongoing maintenance, weed control and ecological monitoring will ensure that environmental benefits continue to increase as planting matures. Over time, the Site will transition from a modified rural property with limited ecological values to a more vegetated and ecologically diverse landscape that delivers enduring environmental benefits.

15.2 Hazardous installations - Sched5, cl6(1)(b)

Clause 6(1)(b) requires the following information be provided:

[35] Refer page 26 of Economic Assessment (Total NPV at 2% over a 7-year development period).
[36] Refer page 6.

(b) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:

There are no hazardous installations currently on the site, nor are there any proposed as part of the application. This subclause is therefore not relevant to the application.

15.3 Description of contaminant discharges and alternative methods - Sched5, cl6(1)(c)

Clause 6(1)(c) requires the following information be provided:

(c) if the activity includes the discharge of any contaminant, a description of—

(i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and

(ii) any possible alternative methods of discharge, including discharge into any other receiving environment:

The Proposal requires resource consents for the discharge of stormwater associated with the creation of new impervious surfaces and related stormwater management infrastructure. The SMP (**Appendix 18**) notes that runoff from residential development may contain sediments, metals, hydrocarbons and nutrients which require treatment prior to discharge. The receiving environment comprises the highly modified stream crossing the Site, Mazengarb Stream downstream of the Site, the Waikanae River and ultimately the coastal environment. The stream onsite itself is highly modified, is maintained as part of the KCDC stormwater network and has been identified by GWRC as a highly modified stream with poor aquatic habitat values.

The proposed stormwater treatment train has been designed to achieve water quality treatment, retention, detention and attenuation before discharge occurs. It includes bioretention devices, constructed wetlands, flood storage areas and controlled discharge structures.

With regard to (c)(ii), the SMP includes an assessment of alternative stormwater management methods and identifies the best practicable option for the Site. Alternative conveyance options considered included piped networks, swales and overland flow channels. Swales were discounted as the primary conveyance method because of safety and accessibility issues associated with a retirement village environment and the large number of vehicle crossings that would be required. A piped conveyance network was identified as the preferred option for primary stormwater collection, supplemented by overland conveyance pathways and swales where required for secondary flows and flood management.

The SMP concludes that the best practicable option is a treatment train comprising centralised bioretention devices for water quality treatment and retention, constructed wetlands for detention and attenuation, controlled outlet structures and discharge to the existing stream. This approach also supports the ecological mitigation strategy by creating larger wetland habitats and improving water quality outcomes while maintaining hydraulic neutrality and avoiding material increases in downstream flood risk. Flood modelling demonstrates that the proposed stormwater system will not

result in material adverse flooding effects downstream and that the practical intent of hydraulic neutrality is achieved.

The Proposal also requires regional consents for the discharge of sediment associated with earthworks during the construction phase. Earthworks have the potential to generate sediment-laden runoff which, if unmanaged, could enter the existing highly modified stream, downstream wetlands, Mazengarb Stream and ultimately the Waikanae River and coastal environment. These receiving environments are sensitive to increased sediment loads due to potential effects on water quality, aquatic habitat and ecological values. The Drain itself is highly modified and provides limited aquatic habitat, however management of sediment discharges remains important to protect downstream freshwater and coastal receiving environments.

The potential effects of sediment discharges will be managed through implementation of a comprehensive erosion and sediment control regime. This includes staged earthworks, sediment retention ponds, decanting earth bunds, stabilised construction entrances, diversion bunds, progressive stabilisation and, where required, chemical treatment of sediment-laden runoff. Detailed design and implementation of these measures will be managed through a certified Erosion and Sediment Control Plan and Chemical Treatment Management Plan. Monitoring, maintenance and incident response procedures will also be required throughout the construction period.

With regard to (c)(ii), alternative methods for managing sediment-laden runoff generated during earthworks are limited by the Site's physical characteristics and the location of the receiving environment. The adopted approach represents the best practicable option because it focuses on avoiding sediment generation and intercepting sediment as close as practicable to its source before discharge occurs. This approach is consistent with current Wellington regional erosion and sediment control practice.

15.4 Mitigation measures - Sched5, cl6(1)(d)

Clause 6(1)(d) requires the following information be provided:

> *(d) description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect of the activity:*

Various mitigation measures are proposed depending on the potential adverse effects associated with the activity. These are outlined in other sections but summarised in the below table:

Table 7: Proposed Mitigation Measures

Potential adverse effect	Summary of mitigation measures
Discharges to waterways	Refer Section 15.3 above – the Infrastructure Design Report in **Appendix 16** and Stormwater Management Plan in **Appendix 18** outline key mitigation and control measures that will be implemented during and post development. They are summarised as follows[37]:

[37] Refer page 4.

	• Staged earthworks to minimise exposed surfaces; • Progressive stabilisation and revegetation of disturbed areas; • Adherence to an Erosion and Sediment Control Plan (ESCP); • Sediment retention ponds and decanting earth bunds; • Diversion bunds and clean water separation; • Super silt fences and stabilised construction entrances; • Chemical treatment (flocculation) where required; • Regular monitoring, maintenance and auditing of control measures; • Winter Works Erosion and Sediment Control Plan for winter earthworks; • Incident response procedures for any unauthorised discharges; • Stormwater treatment through bioretention devices and wetlands prior to discharge; and • Wetland restoration and riparian planting to enhance receiving environments. Proposed conditions of consent in **Appendix 7** include requirements for management plans to be certified by GWRC prior to works starting including: • Erosion and Sediment Control Plan (ESCP); • Chemical Treatment Management Plan (ChTMP); • Winter Works Erosion and Sediment Control Plan (WWESCP); • Stormwater Management Plan (SMP); • Stormwater Operation and Maintenance Plan (SOMP); • Wetland Establishment, Planting and Restoration Plan (WEPRP); and • Wetland Monitoring Plan (WMP).
Landscape and visual & coastal effects	Refer section 15.10.1 – The following measures are proposed to avoid, remedy or mitigate these potential adverse effects: • Retention of the northern dune landform; • Preparation and implementation of a certified Landscape and Earthworks Plan; • Extensive indigenous planting using locally eco-sourced species;

	• Restoration and enhancement of wetlands and riparian margins; • Retention and enhancement of landscape buffers around the Site; • Integration of stormwater wetlands as landscape and ecological features; • Long-term management and maintenance of landscape and ecological planting; • Wetland creation to offset the loss of low-value wetlands; and • Ongoing weed and pest management within restoration areas.
Transport effects	Refer section 15.10.2 – The following measures are proposed to avoid, remedy or mitigate actual and potential transport effects associated with the Proposal: • Provision of a new site access from Ratanui Road, including a right-turn treatment; • Construction of pedestrian relief island crossing facilities on Ratanui Road; • Upgrades to footpaths and pedestrian connections adjoining the Site; • Provision of an internal road network designed for low-speed operation, including max 15 km/h speed limit within the village; • Provision of on-site parking, accessible parking and cycle parking; • Provision of pedestrian connections throughout the village; • Implementation of a Travel Plan to promote walking, cycling, public transport use and car-pooling by staff; • Preparation and implementation of a Construction Traffic Management Plan certified by KCDC; • Management of construction vehicle routes, parking and temporary traffic management measures through the CTMP; • Completion of road safety audits at the design and post-construction stages for the Ratanui Road intersection works; and • Ongoing operation and maintenance of transport infrastructure in accordance with consent conditions

Construction traffic effects	Refer section 15.10.3 – Mitigation measures include the requirement for a Construction Traffic Management to be certified by KCDC prior to works starting.
Earthworks effects	Refer section 15.10.4 – Mitigation measures include conditions requiring: • KCDC certification of the following management plans prior to works starting: – Construction Management Plan – Construction Traffic Management Plan • GWRC certification of the following management plans prior to works starting: – Erosion and Sediment Control Plan; – Chemical Treatment Management Plan; and – Winter Works Erosion and Sediment Control Plan (prior to any earthworks taking place between 1 June and 30 September).
Contaminants in soils	Refer section 15.10.5 - Mitigation measures include conditions of consent requiring: • A Contaminated Soil Management Plan (CSMP) to be certified by KCDC prior to works starting; and • A Site Works Report (SWR) to be provided to KCDC on completion of remedial works on the site.
Ecology	Refer section 15.11 - Various mitigation measures are proposed (as well as other elements of the effects management hierarchy) including: implementing a Lizard Management Plan; sediment and erosion controls, hydrological management, and exclusion of stock. Proposed conditions include requirements for the following plans: • Landscape planting including eco-sourced native plant species guided by a Landscape and Earthworks Plan to be certified by KCDC prior to works starting; • A Wetland Establishment, Planting and Restoration Plan to be certified by GWRC prior to works starting, as well as a Wetland Monitoring Plan; • Lizard Management Plan to be implemented through a Wildlife Authority, and completion reports provided to KCDC and mana whenua;

	• Approrpate lizard release areas through proposed conditions of consent.
Historic values effects	Refer section 15.10.4 and Part 3 - Various mitigation measures are proposed • Archaeological Authority obtained under the FTAA prior to earthworks; • Archaeological monitoring of earthworks within the northern and southern dune areas identified as having elevated archaeological potential; • Archaeological supervision of preliminary earthworks in areas identified in the archaeological assessment; • Authority provisions extended to all project works to manage the potential discovery of unrecorded archaeological remains; • Compliance with all conditions of the Archaeological Authority; • Cultural induction for contractors prior to the commencement of works; • Engagement with Ātiawa ki Whakarongotai Charitable Trust regarding works affecting archaeological values; and • Management of any archaeological discoveries in accordance with the Archaeological Authority and consent conditions.
Cultural effects	Refer section 15.12.6. Measures to address cultural effects include: • retaining the prominent northern dune landform and restoring wetlands and riparian margins; • protecting and managing archaeological material and culturally significant discoveries through the Archaeological Authority and Archaeological Management Plan; • requiring cultural induction for relevant construction and ecological activities; • providing for mana whenua input into relevant management plans and ongoing engagement with Ātiawa ki Whakarongotai Charitable Trust during detailed design and construction; and • supporting positive cultural outcomes through freshwater and ecological enhancement.
Noise effects	Refer section 15.14 - the following measures are proposed to avoid, remedy or mitigate potential adverse noise effects: • Preparation and implementation of a certified Construction Noise and Vibration Management Plan;

	• Compliance with NZS 6803:1999 construction noise standards and DIN 4150-3 vibration standards; • Restriction of construction hours; • Installation of site hoardings and acoustic barriers where required; • Construction noise and vibration monitoring; • Road safety and construction traffic management measures through the CTMP; • Design of fixed plant to comply with District Plan noise limits; • Acoustic treatment of mechanical plant where required; • Daytime-only testing of emergency generators and fire pumps; and • Compliance monitoring and adaptive management in accordance with consent conditions.
Natural hazard effects	Refer section 15.15 - The following measures are proposed to avoid, remedy or mitigate potential adverse natural hazard effects: • Finished building platforms located above identified flood hazard areas; • Retention and maintenance of the existing drainage corridor through the Site; • Construction of northern and southern stormwater attenuation ponds and wetlands; • Provision of flood storage areas along the western boundary; • Controlled discharge of stormwater through attenuated outlet structures; • Achievement of hydraulic neutrality; • Maintenance of existing overland flow paths where practicable; • Culverts and drainage infrastructure sized for flood conveyance; • Detailed flood modelling to inform site layout and earthworks design; • Geotechnical design and certification of earthworks; • Preparation and implementation of a Stormwater Management Plan;

	• Preparation and implementation of a Stormwater Operation and Maintenance Plan; • Ongoing inspection and maintenance of stormwater, culvert and flood management infrastructure; and • Monitoring and management of wetland, drainage and flood storage functions in accordance with consent conditions.

These above mitigation measures have informed the proposed conditions of consent which are set out in **Appendix 7** of this Application.

15.5 Views of persons affected – Sched 5, cl6(1)(e)

Clause 6(1)(e) requires the following information be provided:

> *(e) identification of persons who may be affected by the activity and any response to the views of any persons consulted, including the views of iwi or hapū that have been consulted in relation to the proposal:*

The persons that are potentially affected by the Proposal and all those otherwise consulted are set out in **Appendix 2**. This Appendix sets out their views and how these views have been responded to in the application.

15.6 No response from iwi or hapū – Sched 5, cl 6(1)(f)

Clause 6(1)(f) requires the following information be provided:

> *(f) if iwi or hapū elect not to respond when consulted on the proposal, any reasons that they have specified for that decision:*

The Applicant wrote to the Muaūpoko Tribal Authority, Te Rūnanga o Raukawa and Puketapu ki Paraparaumu with an overview of the Proposal and an offer to meet and discuss the Proposal. These groups did not respond to this offer or otherwise provide any feedback on the Proposal. No reason was provided for their decision.

The Applicant wrote to Ngā Hapū o Ōtaki and Te Rūnanga o Toa Rangatira, these groups both confirmed that they defer to Ātiawa ki Whakarongotai on this Proposal (see emails in Attachment 6 to **Appendix 2**).

15.7 Monitoring – Sched 5, cl 6(1)(g)

Clause 6(1)(g) requires the following information be provided:

> *(g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how the effects will be monitored and by whom, if the activity is approved:*

Various monitoring measures are proposed depending on the potential adverse effects associated with the activity. These are outlined in other sections but summarised in the below table:

Table 8: Proposed Monitoring Measures

Potential adverse effect	Monitoring required
Discharges of contaminants	The following monitoring measures are proposed: • Water quality, turbidity and pH monitoring where required; • Chemical treatment monitoring where flocculation is used; • Monitoring of bioretention device performance; and • Monitoring of wetland treatment and attenuation performance
Ecological effects	As outlined in Section 15.11.3, in regard to monitoring success of the effects management hierarchy the following measures are proposed: • Wetland extent monitoring; • Groundwater level monitoring; • Vegetation monitoring; • Weed monitoring; and • Wetland maintenance monitoring for a minimum of 10 years.
Archaeological effects	As outlined in Section 15.12.4, the Archaeological Assessment recommends Archaeological monitoring of earthworks within identified high-potential areas.
Noise and Vibration	Monitoring of compliance with noise and vibration limits through proposed CNVMP.
Geotechnical	The following monitoring measures are proposed: • Geotechnical supervision of earthworks; • Inspection of cut and fill operations; and • Geotechnical completion reporting and certification.

These above monitoring measures have informed the proposed conditions of consent which are set out in **Appendix 7** of this Application.

15.8 Effects on protected customary rights – Sched 5, cl 6(1)(h)

Clause 6(1)(h) requires the following information be provided:

> *(h) an assessment of any effects of the activity on the exercise of a protected customary right.*

Protected customary rights are defined in section 4 of the FTAA as:

(a) a protected customary rights area as defined in section 9(1) of the Marine and Coastal Area (Takutai Moana) Act 2011; or

(b) an area in which a protected customary activity, as defined in section 9 of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, is recognised under that Act

As outlined earlier in this application:

- The Project is not located within or adjacent to any marine and coastal area and therefore will not affect applicant groups with applications for a customary marine title under the Marine and Coastal Area (Takutai Moana) Act 2011.
- The Project is not located within or adjacent to, and will not directly affect, ngā rohe moana o ngā hapū o Ngāti Porou.

There are therefore no effects identified with regard to protected customary rights.

15.9 Effects on neighbourhood and wider community – Sched 5, cl 7(a)

15.9.1 Residential Character and Amenity Effects

Actual and potential residential amenity effects on external properties could potentially be caused by the character of the area changing from being rural to residential in nature.

While the character of the development is a significant change for those who own or occupy adjacent properties, it is not assessed as being an adverse change. This is because the rezoning of this area from rural to urban has been progressed through Plan Change 4 to the ODP. This was a fully notified process where the community was able to make submissions and be heard with regard to the change in future use. An Independent Hearings Panel recommended the zoning change which was adopted by the Council.

Further, there are developments that are already consented or under construction in the wider area which means that this development will be occurring in an evolving land use context.

There have however been concerns raised by the neighbouring properties about the potential for reverse sensitivity effects from new residents on existing rural activities. This is a common potential effect at many rural/urban interfaces across New Zealand. The retirement village has been designed to manage the interface with adjoining properties through setbacks, landscaping, internal road design and site layout. In this context, reverse sensitivity effects are considered to be no more than minor and do not outweigh the strategic planning framework which anticipates urban development of the Site and do not outweigh the significant regional benefits of the Project. The Proposal is therefore compatible with the changing character of the Ratanui Development Area and the evolving rural-urban interface.

The specific interface response includes the building setbacks and internalised circulation shown on the application plans, boundary fencing and planting required through the certified Landscape and Earthworks Plan, and proposed conditions requiring establishment and ongoing maintenance of that

landscaping. These measures address privacy, dominance, rural–urban interface and reverse-sensitivity effects. However as previously explained effects on views from private property must be disregarded under the transitional RMA provisions and amendments to the FTAA applying from 30 October 2026.

15.9.2 Effects from proposed signage

Resource consent is required for the proposed signage due to:

- The number of signs on the residentially zoned portion of the site above the one permitted sign (three signs proposed); and
- The size of the signage exceeding maximum size standards.

In considering the adverse effects of the temporary signage, the directional wayfinding sign to the retirement village will assist people visiting the area for the first time from Ratanui Road.

The hoarding signage attached along the fence will also have a wayfinding function, as well as informing people who are passing about what is under construction. As these signs are fixed to a permanent structure, and designed to fit within the dimensions of those structures (as shown in the following figure), they are not obtrusive.

The permanent entry signage either side of the entrance gate exceeds the permitted standards in regard to size. Entrance signs are a common feature of retirement villages helping create a sense of place and informing people of the location. Given the size of the site, and the proposed use of the land, the two signs will appear to be in context with the proposed environment. Further, they are to be affixed to a wall, and will not be dominant features.

The entry signage and one hoarding sign will remain as permanent features, while all other hoardings will be temporary and removed following construction. Given their limited scale and association with the development, the actual and potential character and amenity effects of the signage will be less than minor and will not be out of proportion to the Project's significant regional benefits.

The ODP signage related policies (SIGN-P4 and SIGN-P5) require consideration of potential effects on traffic and pedestrian / cyclist safety, including potential obstruction or distraction, together with effects on the efficiency of the surrounding road network. These are assessed in the ITA which finds:

> *The proposed signs will be attached to the boundary fencing and will not physically obstruct Ratanui Road or the adjacent path. They will also be located clear of the village access and temporary construction access, and will not obstruct visibility between drivers entering or exiting the village and pedestrians or cyclists using the Ratanui Road path.*
>
> *The individual signs will be static and oriented parallel to the road. The signs will be relatively simple in nature, comprising Summerset branding, images and sales information (as in the example in Figure 8-1), and will not incorporate changing or moving content. While intended to be visible to passing motorists, they are not expected to require a level of driver attention that would distract from the driving task.*

Overall, with the proposed signage having the fundamental qualities of being site-specific, simple and placed to not present obstructions, it is not expected to adversely affect the safety of passing motorists, pedestrians or cyclists, or the safe and efficient operation of Ratanui Road.

As such, the actual and potential environmental effects associated with the proposed signage is considered to be less than minor.

15.10 Physical effect on the locality, including landscape and visual effects – Sched 5 cl7 (b)

15.10.1 Landscape and visual effects

A Landscape Effects Assessment (LEA) has been prepared by Boffa Miskell and is attached as **Appendix 9**. The assessment considered the effects of the Proposal on landscape character, natural character and visual amenity.

The LEA concludes that the Proposal will result in Low adverse natural character effects, Low-Moderate adverse permanent landscape effects, and permanent visual effects ranging from Neutral to Low adverse, depending on the viewing audience and location[38].

The LEA states[39]:

The proposed Otaihanga Retirement Village at Ratanui Road will result in a permanent change to the character and appearance of the Site through the introduction of residential accommodation, care facilities, communal amenities, internal roads, open space and associated landscape treatments. The development will modify the existing landform and reduce the openness and degree of spatial separation currently provided by the Site.

Landscape effects will arise largely from the transition of the Site from an open pastoral landscape to a developed residential environment. Landscape effects will be most apparent within the Site and along its immediate interfaces, while public visual effects will be most noticeable from the adjoining section of Ratanui Road.

The Site is a modified landscape that does not form part of an Outstanding Natural Landscape, Outstanding Natural Feature, Special Amenity Landscape, or an area identified as having high natural character. It is located at a transitional position between more established and higher density residential development and low density rural-residential land and has a relatively limited visual catchment which is largely restricted to the area immediately surrounding the Site. The proposed landscape masterplan will assist in integrating the development into its surroundings and will become increasingly effective as planting establishes and matures.

[38] Refer page 39.
[39] Refer page 39.

> *Overall, the proposal is assessed as resulting in permanent Low adverse natural character effects, Low-Moderate adverse permanent landscape effects, and permanent visual effects ranging from Neutral to Low adverse, depending on the viewing audience and location. These conclusions are reflective of the modified nature of the Site, the absence of recognised landscape resources, and the proposed landscape measures incorporated within the development.*

With regard to natural character, the LEA finds that[40]:

> *Overall, the proposal will result in adverse effects on natural character through the modification of landform, a reduction in the expression of remnant dune features, and the alteration of existing wetland and drainage features. These effects arise from the scale of earthworks and landscape change required to facilitate the proposed development. However, the affected features occur within a landscape that has already undergone a high degree of modification through agricultural use and drainage, and which retains only a limited level of naturalness. Having regard to the modified baseline environment, the retention of the northern dune feature, and the proposed restoration planting and integrated stormwater and landscape design, the overall adverse effects on natural character are assessed as Low adverse.*

It is also noted that the redevelopment of the site will enable the restoration of degraded habitats, and planting will include eco-sourced species suited to this coastal environment, in combination with the restoration of wetland areas which will restore some aspects of natural character[41].

With regard to construction visual effects, vegetation clearance, earthworks, formation of building platforms, retaining-wall construction, infrastructure installation and progressive building development will temporarily create an active construction environment containing exposed earth, machinery, stockpiles, temporary works and partially completed structures. The LEA assesses construction-related landscape effects as Moderate adverse while active works are occurring, however the LEA states[42]:

> *These effects are temporary and will not occur for the full duration of construction. They will progressively increase and then reduce as construction stages (and activities within each stage) are completed and the proposed Landscape Masterplan becomes implemented and begins to establish. Effects will reduce to None once construction is complete.*

It is also worth noting that the topography of the site restricts public and private views of earthworks to a certain extent, and that the earthworks effects will be temporary in nature and are an anticipated component of development.

[40] Refer page 25.
[41] Refer page 28.
[42] Refer page 26.

With regard to permanent landscape effects the LEA states[43]:

> *Taking account of the modified nature of the Site, the absence of identified landscape values, the proposed landscape masterplan, and the fact that landscape effects would be largely limited to the Site and its immediate surroundings, overall long-term landscape effects are considered to be Low-Moderate adverse. While the proposal will result in a noticeable and permanent change in landscape character, the effects would not substantially influence the character of the wider landscape and are considered to be generally consistent with the anticipated future character of the Site and its surroundings. The recent rezoning of the Site and the DEV3 framework provide planning context for this outcome and indicate that this form of landscape change is anticipated as part of the future development pattern of the area.*

The LEA outlines the comprehensive landscape framework to integrate development with the Site and surrounding properties. Building mass is concentrated toward the interior of the Site, while lower-scale residential forms generally predominate along external boundaries. Mitigation includes[44]:

> *The proposal has been developed having regard to the landscape outcomes sought by DEV3-P1, including the management of landscape effects, integration of development with the surrounding landscape, and the establishment of a comprehensive landscape design across the Site.*
>
> *The proposal will require substantial earthworks to establish development platforms, internal roads, wetland and stormwater infrastructure and communal facilities. As a result, the existing modified dune landforms will be recontoured and retaining structures will be required, particularly where level changes occur near Site boundaries. These works will reduce the expression of the existing landform and introduce more engineered elements into the Site.*
>
> *While the proposal does not retain all existing landform features, it has sought to balance the operational requirements of a comprehensive retirement village with the landscape outcomes anticipated by DEV3-P1. This is reflected in the retention of the northern dune landform, the integration of extensive open space, the design of the wetland and stormwater areas, and the use of boundary-specific landscape treatments to assist in integrating the village with its surroundings. Together, these measures, along with the proposed landscape planting, will increase vegetation cover across the Site and assist in reinforcing landscape structure, ecological values and visual integration over time.*
>
> *In relation to the Site edges, boundary treatments have largely been designed to respond to adjoining land uses, topography and the sensitivity of the adjacent landscape. While portions of the Site interface will incorporate retaining walls and associated changes in finished ground levels, these elements have been considered alongside building setbacks*

[43] Refer page 28.
[44] Refer page 38.

and orientation, fencing, landscape buffers and supplementary planting as part of an integrated design response intended to achieve integration between the proposed development and adjoining land uses. The proposed landscape buffers, fencing, building setbacks and planting are intended to soften transitions between the retirement village and adjoining land uses, while reducing the visual prominence of retaining structures, built form and earthworks over time.

*The Landscape Masterplan, Architectural Masterplan and Structure Plan establish the overall landscape and interface treatment strategy for the Site. Detailed design and implementation of these measures should be addressed through a Landscape and Earthworks Plan (LEP) (see **Section 7**) which should include detailed design, planting, earthworks and interface treatment requirements consistent with the mitigation measures relied upon in this LEA.*

*Detailed establishment, planting, restoration and ongoing management requirements for wetlands, swales, stormwater management areas and related ecological enhancement works should be addressed through a Wetland Establishment, Planting and Restoration Plan to ensure that the landscape, ecological and visual outcomes anticipated by the proposal are successfully achieved over time (see **Section 7**).*

According to Te Tangi a te Manu (Aotearoa New Zealand Landscape Assessment Guidelines) low and low-moderate equate to 'minor' on the RMA spectrum of effects, while moderate equates to more than minor[45]. Therefore, the LEA findings in RMA terms are as follows:

Table 9: Summary of landscape effects

LEA effect rating	RMA equivalent	Effects locations
Neutral	Negligible	• Permanent visual effects experienced from Kotuku Park
Very low	Less than minor	• Permanent visual effects from Otaihanga Road • Temporary visual effects from Kotuku Park during construction
Low	Less than minor/minor	• Permanent effects on natural character • Permanent visual effects experienced from Ratanui Road
Low-moderate	Minor	• Overall permanent landscape effects • Temporary visual effects from public locations during construction
Moderate	More than minor	• Construction-related landscape effects (noting these reduce to none once construction is complete)

[45] Refer page 151.

To ensure the landscape and visual outcomes assessed in LEA are achieved, the LEA recommends that the following matters are addressed through resource consent conditions[46]:

- Require a Landscape and Earthworks Plan prepared by a qualified landscape architect, covering planting, buffers, boundaries, retaining walls, earthworks, dune protection, and ongoing landscape maintenance.
- Require a Wetland Establishment, Planting and Restoration Plan for wetlands, watercourses and ecological enhancement areas, including planting, maintenance and long-term management.
- Complete stage planting promptly: undertake planting in the first planting season after earthworks, with boundary buffers installed before or alongside adjacent building works where practicable.
- Review material design changes to buildings, ground levels, retaining walls, boundaries or mitigation measures through a qualified landscape architect, ensuring effects do not exceed those assessed.

Appendix 7 of this Substantive Application outlines proposed conditions of consent reflecting the above recommendations.

Having regard to the expert advice in the LEA, it is considered adverse landscape effects on the environment will be appropriate, will not be significant, and will not be out of proportion to the significant regional benefits of the Project.

15.10.2 Transport Effects

The potential traffic effects are assessed in the Integrated Transport Assessment (ITA) in **Appendix 12**. These include any effects associated with non-compliance with District Plan and council standards as well as wider traffic effects on and off site.

The proposed retirement village is classified as a major traffic activity under ODP rule TR-R10 as it is forecast to generate more than 100 vehicle movements per day. Accordingly, the ITA has given consideration to the potential transport effects of the Proposal.

With regard to the potential adverse effects, the ITA finds[47]:

> *As discussed in Section 6.2, the traffic generation of the proposed village is very similar to that of the retirement village scenario assessed through the PC4 process and remains substantially lower than the residential development scenario adopted for assessment of future development of the Site. The PC4 assessment also considered future traffic growth and the operation of the surrounding transport network. As such, the current Summerset proposal does not cause those previous assessments to be revisited.*
>
> *The proposed vehicle access point is considered appropriate by both Summerset and the Council for the traffic and speed environment on Ratanui Road. The proposal also includes frontage improvements, including a pedestrian refuge crossing, which will improve*

[46] Refer page 40.
[47] Refer page 16.

pedestrian connectivity in the vicinity of the Site and support access to the wider transport network.

The internal road and footpath networks have been designed in accordance with standards commonly adopted at Summerset villages and will provide safe and convenient access throughout the Site. The service yard accommodates manoeuvring by the largest regular service vehicle, while the parking areas provide sufficient manoeuvring space for vehicles to enter and leave conveniently. The slow speed nature of the internal roads will support safe use by pedestrians, mobility scooter users and cyclists.

Overall, while the proposed retirement village is classified as a major traffic activity under Rule TR-R10, the earlier PC4 assessment and this assessment demonstrate that the village can be accommodated safely and efficiently from a transport perspective. Accordingly, negligible adverse transport effects are anticipated.

As required by the same District Plan rule TR-R10, a Travel Plan has been prepared and is included in Appendix A to this report. The Travel Plan includes measures to promote awareness of transport options available to staff, including walking, cycling, public transport and shared travel opportunities.

With regard to compliance with the ODP, the ITA finds that compliance is achieved with most standards with the exception of those listed in **Appendix 4**.

These non-compliances and the associated effects assessment from the ITA summarised in Table 10 below[48].

Table 10: Effects assessment associated with ODP non-compliances

Standard	Assessment
TR-R3.3 Vehicle Crossing Width	*The proposed access point is approximately 11.3 m wide at the Site boundary, compared with the 9 m maximum width specified by TR-R3.3. The additional width reflects the kerbed T-intersection form adopted for the village access (as recommended by Council) and ties directly into the width of the internal village road network.* *The width provides for convenient two-way vehicle movement and accommodates manoeuvring by service and emergency vehicles. Vehicle tracking undertaken using a 9 m front-loading rubbish truck has informed the proposed intersection geometry, to accommodate the largest vehicle expected to regularly access the village. The truck is able to turn left into and out of the village without encroaching into opposing traffic lanes on Ratanui Road.* *The frontage path and crossing arrangement also clearly identify the village access point. Pedestrians approaching the access point will have good visibility of vehicles entering and leaving the village, and similarly drivers entering and exiting the village will have clear visibility of path users.*

[48] Refer pages 15 to 17.

	As assessed in Section 7, the proposed access arrangement will have negligible adverse effects on vehicle and pedestrian safety as a result of the additional width.
TR-R5.1 Car Parking Dimensions	*Short-term 90-degree spaces are required to be 2.6 m wide and 5.4 m deep, with a minimum aisle width of 5.8 m, in accordance with TR-R5.1. The proposed spaces are 2.6 m wide and 5.0 m deep, with the manoeuvring aisle widened to at least 6.2 m. This arrangement is consistent with AS/NZS 2890.1, which provides for the reduced space length where the combined space and aisle dimension is maintained. The arrangement encourages vehicles to pull further forward within the spaces while providing a wider aisle for convenient manoeuvring. The reduced space depth therefore represents a technical non-compliance only, with no adverse effects anticipated on the operation of the parking area.*
TR-PARK-R18 ILU Accessible Parking	*The District Plan does not include accessible parking requirements specifically for retirement villages under TR-PARK-R18. For the purposes of this assessment, the independent living unit component has been assessed against the Multi-unit Residential Development provisions, being the closest comparable activity within the District Plan.* *On this basis, 12 accessible parking spaces would be required for the 257 independent living units. However, all but eight of the independent living units are provided with a garage and a wide driveway parking space immediately adjacent to the dwelling they serve, which meets residents' accessibility needs. The remaining eight cottages do not include garages and are served by dedicated parking areas containing two accessible parking spaces. In addition, four accessible parking spaces are provided adjacent to the Main Building.* *Given the nature of the retirement village and the parking arrangements provided, it is considered that the proposed parking layout appropriately provides for mobility-impaired users. Any non-compliance is therefore considered technical in nature and will not result in adverse transport effects.*
TR-PARK-R19 ILU Bike Parking	*As for the accessible parking assessment, the District Plan does not include bicycle parking requirements specifically for retirement villages under TR-PARK-R19. The bicycle parking requirements for the different components of the village have therefore been assessed against the closest comparable activities within the District Plan.* *Although the café forms part of the retirement village Main Building, its bicycle parking requirement has been conservatively assessed separately because it is available to the public, despite primarily serving the village. For the combined Main Building, requirements of three visitor bicycle parking spaces and five staff bicycle parking spaces have been calculated. Six visitor bicycle parking spaces and four covered staff bicycle parking spaces are proposed near the Main Building. As café staff are included within the overall Main Building staff complement, and based on the total staff numbers and bicycle parking demand observed at other Summerset villages, the four proposed staff bicycle parking spaces are expected to meet demand. The shortfall of one space is therefore expected to have negligible adverse transport effects.* *The independent living unit component has been assessed against the Multi-unit Residential Development provisions, being the closest comparable activity within*

	the District Plan. On this basis, 13 visitor bicycle parking spaces and 26 resident bicycle parking spaces would be required for the 257 independent living units. *Residents of the independent living units will be able to store bicycles within garages associated with their units. Accordingly, it is considered that the resident bicycle parking requirement is adequately provided for.* *No dedicated visitor bicycle parking is proposed for the independent living units. It would be impracticable to provide convenient visitor bicycle parking throughout a village of this size. Visitors who cycle to the village are likely to cycle directly to the independent living unit they are visiting and park their bicycle adjacent to that unit. This is considered acceptable within a private retirement village environment and is not expected to adversely affect the likelihood of people cycling to the village.*

As shown in the table above, the ITA finds that there are either no or negligible adverse effects associated with ODP non-compliances and notes[49]:

> *The identified departures from the District Plan transport standards are either minor technical non-compliances or represent appropriate design responses to the specific characteristics of the proposal and are not expected to result in adverse transport effects.*

With regard to the proposed site access, the ITA finds[50]:

> *Overall, the proposed access arrangement is considered to provide a safe outcome for all road users. The refined access location provides sufficient separation from the preschool access while allowing introduction of a flush median outside the preschool entry, improved pedestrian connectivity and a right-turn bay designed to suit the existing operating speed environment on Ratanui Road. Summerset has also proposed consent conditions requiring Safe System Audits of both the detailed design and completed works within the Ratanui Road corridor, providing an additional level of safety review.*

These proposed consent conditions can be found in **Appendix 7**.

Given the above measures will be in place, it is considered that transport effects are able to be appropriately managed so that any potential adverse effects are less than minor.

15.10.3 Construction Traffic Effects

Construction of the retirement village will generate temporary construction traffic, including heavy vehicles associated with earthworks, building material deliveries and other construction activities. The ITA notes[51]:

> *Construction access is proposed via a temporary vehicle access point located to the east of the permanent village access point on Ratanui Road. The temporary access position has been selected to support efficient construction of the village while avoiding*

[49] Refer page 17.
[50] Refer page 14.
[51] Refer page 20.

interaction with the permanent access arrangements during the early stages of development.

Good visibility is available in both directions along Ratanui Road at the proposed temporary access location. Construction traffic will operate under temporary traffic management measures as required, including management of heavy vehicle movements and any activities within the road corridor.

The effects of construction traffic will be temporary in nature and can be appropriately managed through preparation and implementation of a Construction Traffic Management Plan (CTMP) proposed as a condition of consent. The CTMP will address anticipated construction traffic levels, heavy-vehicle routes and timing, construction staff parking, access arrangements and any temporary traffic management required on Ratanui Road.

To ensure any adverse effects associated with this traffic on the network are addressed, a Construction Traffic Management Plan (CTMP) will be prepared and provided to KCDC for certification prior to works commencing on the Site. The CTMP will set out details of the work phases, associated forecast construction traffic volumes for each phase, and related management.

Appendix 7 of this Substantive Application outlines proposed conditions of consent reflecting the above recommendations.

Overall, the construction traffic effects will be temporary in nature and are an anticipated component of development. With the above measures in place, the construction traffic effects on the surrounding environment are considered to be less than minor and not be out of proportion to the significant regional benefits of the Project.

15.10.4 Erosion and sediment effects

The Proposal involves substantial earthworks associated with site recontouring, construction of the retirement village platform areas, internal roads, infrastructure services, stormwater treatment devices and stream crossing structures. Earthworks have the potential to generate adverse effects through increased erosion and the discharge of sediment-laden runoff to downstream receiving environments, particularly the on-site stream and associated wetland areas.

An erosion and sediment control strategy has been developed as part of the Infrastructure Design Report (**Appendix 16**). The proposed controls have been designed in accordance with recognised industry best practice and include a combination of sediment retention ponds, decanting earth bunds, clean water diversions, stabilised construction entrances, contour drains, runoff conveyance measures and progressive stabilisation of exposed areas. These measures are intended to minimise the extent of exposed earthworks and reduce the volume of sediment discharged from the site during rainfall events.

The proposed conditions of consent in **Appendix 7** of this application include a requirement that prior to commencement of each earthworks stage, a detailed ESCP will be prepared and submitted for certification outlining the detailed controls for that phase. The proposed erosion and sediment controls will be implemented progressively as development proceeds and will remain in place until

disturbed areas have been permanently stabilised. Earthworks will be undertaken in stages, which will limit the area of exposed ground at any one time and reduce the potential for sediment mobilisation. Erosion and sediment control measures will be installed prior to the commencement of bulk earthworks and maintained throughout the construction period.

The receiving environment comprises a highly modified stream channel and associated wetland features located within the site. While these environments are sensitive to sediment discharges, the proposed erosion and sediment control measures have been specifically designed to protect downstream receiving environments by capturing and treating sediment-laden runoff before discharge. In addition, the proposed stormwater management system will ultimately provide permanent water quality treatment through bioretention devices and constructed wetlands, resulting in improved management of runoff from developed areas following completion of construction.

Some temporary sediment generation is inevitable during large-scale earthworks, particularly during heavy rainfall events. However, the implementation of the proposed erosion and sediment control measures, together with construction staging, monitoring and maintenance requirements, will substantially reduce the risk of adverse sediment discharges. Any residual effects will be temporary in duration and confined largely to the construction phase.

Overall, the potential erosion and sediment effects associated with the Proposal are considered capable of being appropriately managed through the proposed erosion and sediment control measures and associated management plans. Subject to implementation of these measures, adverse effects on downstream receiving environments are expected to be less than minor.

15.10.5 Contamination Effects

As outlined in Section 5.6 of this application, a DSI prepared by ENGEO (**Appendix 22**) found that although contaminants are present on site, ENGEO does not consider that it is “more likely than not” that an activity from the HAIL applies to the site.

The ENGEO assessment identifies generally low-level metals and metalloids in shallow soils across the site, with some concentrations above regional background and clean-fill acceptance criteria. Localised areas include arsenic in shallow soils associated with treated-timber storage west of the dwelling at 73 Ratanui Road, including a previously identified arsenic hotspot (Riley 2025), and elevated zinc in shallow soils within the former vehicle-storage area. Minor brick-containing fill was also identified at one location; testing of this material did not identify asbestos. No other significant visual or olfactory evidence of contamination was observed.

The DSI recommends management of soils which contain contaminants above the natural background range.

Proposed conditions of consent are set out in **Appendix 7** of this application requiring that:

- a Contaminated Site Management Plan (CSMP) be provided to KCDC prior to construction works; and
- a Summary of Works Report (SVR) is provided to KCDC within two months of the completion of any soil disturbance works on site.

With the above measures will be in place, it is considered that effects are able to be appropriately managed so that any potential adverse effects on human health from contaminated soil are less than minor.

15.11 Effect on ecosystems – Sched 5 cl7(c)

The Ecological Assessment attached as **Appendix 8** outlines the following potential effects of proposed works.

A peer review of the Ecological Assessment has been undertaken by Singers Ecological as attached as Appendix 32. The review agrees with the conclusions made in the Ecological Assessment, provided the measures recommended are appropriately implemented.

15.11.1 Effects on terrestrial ecosystems

The site has been used for farming with no remnant ecological features. The only areas not currently grazed are a small area of blackberry and herbaceous weeds on the northern boundary sand hill, as well as various exotic trees across the site.

The proposed Landscape Master Plan (**Appendix 20**) shows the extensive proposed landscape planting which will have a positive effect on terrestrial biodiversity values.

15.11.2 Effects on lizards

As outlined in the Lizard Management Plan (**Appendix 27**), the Proposal will remove approximately 5 ha of fragmented potential lizard habitat. Northern grass skink (Not Threatened) was the only species detected during the 2026 survey, and the Lizard Management Plan estimates that approximately 100–300 skinks may be affected. Arboreal lizards are very unlikely to be present within the site. Potential effects include habitat loss and the risk of injury or mortality during vegetation clearance, while effects from habitat fragmentation and construction disturbance are assessed as very low.

These effects will be managed through the Lizard Management Plan, including preparation of a suitable release site, pre-clearance salvage from all potential habitat, supervised habitat clearance, relocation of captured lizards, an incidental discovery protocol and reporting to the Department of Conservation. Further detail on the Wildlife Approval sought and the proposed lizard management is provided in Part 2 of this Application.

15.11.3 Effects on wetlands

The Proposal requires vegetation removal and land morphology change which will impact existing wetlands. This includes the reclamation of 17 features that meet the definition of natural inland wetland totalling 1500m². The Ecology Assessment notes that[52]:

> *The development of the village requires vegetation removal and land morphology change. While none of the identified natural wetlands is of particular representative*

[52] Refer page 37.

value or significant, and they are all small, they nevertheless meet NPS FM (2020) and NRP natural inland wetland classification. They are, however, of negligible ecological value (and function) and the loss of 1500m2 of these in this catchment (Mazengarb) landscape would be a loss of around 10 to 15% of the local Mazengarb catchment wetland features (I estimate from aerials some 8-10 ha between the Waikanae River and Ca. the Mazengarb Road). This will represent a loss of circa 15% of such wetland features in the Waikanae local sub catchment (a scale I consider relevant to determining the magnitude of the effect and in part at which I made my values assessment). <1% is negligible, 1-10% low and 10-25% moderate. The effect will therefore have a moderate magnitude of effect (at the sub catchment scale). This is a moderate magnitude and negligible value, which under the EIANZ (2018) matrix derives a very low (less than minor) level of effect.

The Proposal is to create two large central wetlands totalling approximately 5,480m² as mitigation for works affecting existing wetlands. The areas are proposed in the centre of the site which is currently grazed, in poor condition, and cannot achieve better indigenous biological diversity without different management and restoration.

These two wetlands are designed to be at the end of a treatment train including rain gardens and a forebay and settlement area prior to water entering the wetlands.

The Ecological Assessment follows the effects management hierarchy to address potential adverse effects which include an offset of the 1260m^2 of natural wetland with an onsite indigenous representative wetland development (two wetlands) totalling 5,480 m^2. The Ecology Assessment says that these should be seen in the hierarchy as mitigation (i.e. remedial actions to return wetlands on site (in addition to those areas directly replaced), to a greater extent rather than lost requiring offset[53].

The Ecological Assessment considers[54]:

> *Overall, the proposal is expected to deliver a significant net ecological gain for natural wetlands when compared with the ecological outcomes anticipated under the current land use.*

The design of the wetlands is set out in Landscape Plans (**Appendix 20**).

There are proposed conditions of consent in **Appendix 7** that require a Wetland Establishment, Planting and Restoration Plan set to be certified by GWRC prior to works commencing that includes details about:

- site preparation, including removal of weeds and earthworks/reshaping/changes to topography; and
- proposed planting, including plant species, spacing, densities, sizes at time of planting, layout and planting methods and timing of planting.

[53] Refer page 37.
[54] Refer page 35.

The proposed conditions of consent also require that the consent holder undertake wetland monitoring for a minimum period of 10 years to:

- document the monitoring to be undertaken of the wetlands,
- document the process for responding to threshold breaches (reduction by 10% area and incursion of non-wetland species), and
- to identify any reduction to the extent of the wetlands during the construction and operation of the Village.

With these measures in place, the Proposal is considered to have a less than minor adverse effects on wetland values on site, and overall a net ecological gain.

15.11.4 Effects on highly modified stream

The site contains a single east-west flowing highly modified stream that traverses the centre of the site. GWRC identifies this feature as a highly modified stream, although it functions largely as an artificial drainage channel and is frequently dry for extended periods. The stream is characterised by a muddy substrate, highly modified banks, limited riparian vegetation and poor aquatic habitat values. Ecological investigations found the stream generally lacks persistent surface flow and supports only very limited aquatic fauna, with a single juvenile shortfin eel recorded during winter monitoring in 2026[55].

Potential effects on the stream arise from the installation of two new road crossings, modification of surrounding landforms through earthworks, stormwater discharges associated with the developed village, and temporary construction activities.

Without mitigation, these activities could result in increased sedimentation, alterations to hydrological processes, reduced water quality, and temporary disturbance of aquatic habitat. However, the Proposal has been specifically designed to avoid or minimise these effects through a combination of stream-sensitive infrastructure design, water quality treatment, hydrological controls and ecological enhancement measures[56].

The proposed culverts have been designed to comply with the NES-F fish passage requirements. The culverts will be embedded by approximately 25% and backfilled with natural bed material to replicate existing streambed conditions and maintain aquatic connectivity through the crossings. The culverts are substantially wider than the existing channel bed and are designed to maintain channel capacity and avoid any increase in flow velocity that could create barriers to fish passage[57]. While existing aquatic values are very low, the proposed design will ensure that the limited fish passage opportunities currently available to species such as shortfin eel are retained and, in some respects, improved relative to the existing culvert structures[58].

In the long term, the Proposal is expected to improve stream condition through restoration of the riparian corridor. Existing grazed pasture margins will be replaced with native riparian planting

[55] Refer page 30 of Ecological Assessment.
[56] Refer pages 10-13 and 17 of SMP; pages 34-35 of Ecological Assessment.
[57] Refer page 12 SMP.
[58] Refer page 34 of Ecological Assessment.

adjacent to the stream channel and associated wetland areas. This planting will provide improved bank stability, increased shading, reduced erosion potential and enhanced habitat connectivity through the site. While the Ecology Assessment concludes that the stream currently possesses negligible ecological value due to its highly modified condition, intermittent hydrology and limited aquatic habitat, the proposed riparian enhancement will result in measurable improvements to stream margin condition and ecological function over time[59].

Stormwater effects on the stream have also been carefully addressed through the proposed treatment train. Runoff from developed areas will first pass through bioretention devices before entering constructed wetlands, where contaminants, sediments and nutrients will be treated prior to discharge to the stream. The SMP demonstrates that the system is designed to achieve high levels of water quality treatment while also providing runoff retention, extended detention and attenuation. Hydraulic modelling confirms that post-development flows will achieve hydraulic neutrality at the downstream site boundary and will not materially increase downstream flood risk or erosion potential[60].

Temporary construction-related effects, particularly sediment discharges, will be managed through a comprehensive suite of erosion and sediment controls, including sediment retention ponds, decanting earth bunds, diversion bunds, stabilised access points and progressive stabilisation of exposed surfaces. These measures will be implemented through certified management plans as outlined in the proposed conditions of consent in **Appendix 7** and are expected to reduce construction-related effects on the stream to acceptable levels[61].

Overall, the stream currently exhibits very low ecological values, limited aquatic habitat and highly modified physical characteristics. The Proposal maintains stream connectivity, preserves fish passage, improves riparian condition, enhances water quality through treatment and attenuation devices, and restores extensive native vegetation along the stream corridor. Consequently, while some temporary construction effects will occur, the operational effects on the stream are expected to be less than minor and will result in an overall net improvement in stream function and ecological condition when compared with the existing environment.

15.12 Effect on natural and physical resources that have values as listed in - Sched 5 cl7(d)

15.12.1 Effects on aesthetic values

Effects on aesthetic values are addressed in section 15.10 above with regard to landscape effects.

15.12.2 Effects on recreational values

There are no adverse effects identified with regard to the Proposal. However, there are positive effects associated with the provision of additional recreational resources for the enjoyment of future residents.

[59] Refer page 30.
[60] Refer page 24 of SMP.
[61] Refer page 17 of SMP.

The proposed works in Ratanui Road will have positive effects for recreational users of this transport corridor, including a new a pedestrian refuge crossing between the existing footpath on the southern side of Ratanui Road and the path on the northern side.

15.12.3 Effects on scientific values

No adverse effects on scientific values have been identified as part of this effects assessment.

15.12.4 Effects on historic values

An Archaeological Assessment was prepared by Clough & Associates Ltd and is attached as **Appendix 23**, as well as an Archaeological Management Plan attached as **Appendix 24**.

The Archaeological Assessment outlines the following potential effects of proposed works[62]:

> *The proposed earthworks required for the development are shown in Figure 37. The depths of the cuts in general will range from 1m to 2m. However, the higher dune ridges at the northern and southern parts of the project area will require cuts between 3-5m in depth. These elevated dunes also have higher potential for containing buried archaeological deposits, particularly shell midden/ oven associated with Māori occupation and settlement that were not able to be identified during the survey. As such, archaeological monitoring of the earthworks in the areas as shown in Figure 37 is recommended.*
>
> *As well, topsoil stripping will be required across the site and these works have the potential to affect any archaeological remains that may be present, which would most likely be in the form of shell midden/oven and isolated finds.*
>
> *Based on the findings of this assessment it is not expected that archaeological sites associated with early European settlement would be encountered during the works.*

[62] Refer Page 70.

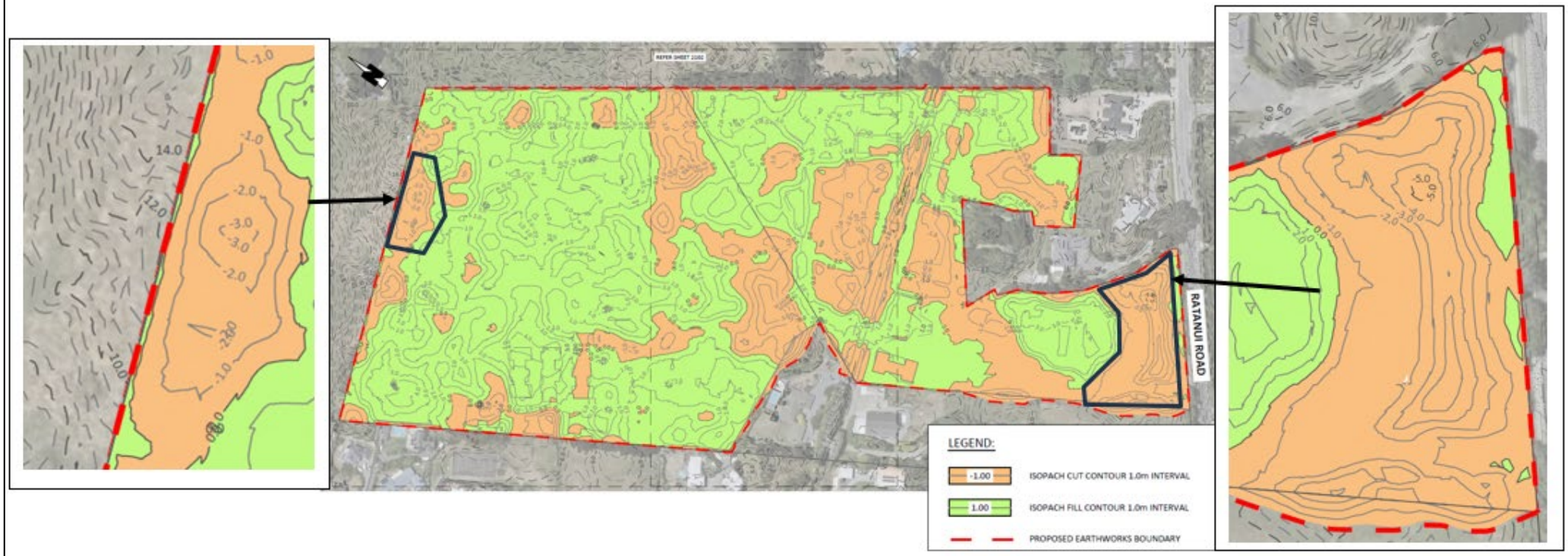


Figure 37. Earthworks plan showing the cut/ fill areas with the deeper cuts on the southern and northern dune ridges where archaeological monitoring of earthworks should take place outlined in black (source: CKL

Source: Archaeological Assessment (page 38)

Figure 32: Areas where archaeological monitoring recommended

The Archaeological Assessment recommends that[63]:

- *As the exposure of subsurface archaeological remains is considered possible, particularly in the more highly elevated dunes in the northern and southern parts of the project area, an Authority is recommended to be sought for risk management purposes for the preliminary earthworks to minimise delays if archaeological remains are identified once works are underway.*

- *As it is also considered possible that archaeological remains could be present in other parts of the project area, the authority should cover all works for the development.*

- *Once an Authority is obtained preliminary earthworks should be carried out under archaeological supervision in the areas shown in [Figure 32].*

These matters have been addressed in the Archaeological Authority application which is set out in **Part 3** of this application.

Given these measures in Part 3, the Proposal is considered to have a less than minor effect on archaeological and historic heritage matters.

15.12.5 Effects on spiritual values

No spiritual values have been identified as part of this effects assessment.

15.12.6 Effects on cultural values

The Applicant has undertaken pre-lodgement engagement with relevant iwi authorities and other Māori groups, predominantly Ātiawa ki Whakarongotai Charitable Trust. This engagement summarised in **Appendix 2** of this Application.

The Applicant has received an Interim Cultural Impact Assessment (CIA) prepared by the Trust. The CIA identifies the Site as part of a wider cultural landscape associated with the Kāpiti dune belt, historical wetlands, waterways and patterns of Māori occupation. While no recorded archaeological sites have been identified within the Site, the CIA notes that the absence of recorded sites does not equate to an absence of cultural values and that there remains potential for unrecorded archaeological material, cultural heritage values and connections to whenua and wai

The principal cultural concerns identified in the CIA relate to:

- Protection of cultural landscape values, including the relationship between dune landforms, wetlands and waterways;
- Protection of unknown archaeological material and culturally significant discoveries during earthworks;
- Protection and restoration of wetland, stream and water quality values;

[63] Refer Page 42.

- Meaningful mana whenua involvement in design development, management planning and construction activities; and
- Long-term restoration outcomes that strengthen cultural and ecological values.

The Proposal has been developed in a manner that responds to many of these matters. In particular, it retains the prominent northern dune landform, provides for the development of approximately 5,480 m² of new wetland habitat and extensive riparian planting, requires cultural input into key management plans, includes cultural induction requirements, provides for cultural monitoring of fish rescue activities, and incorporates ongoing engagement with Ātiawa ki Whakarongotai Charitable Trust through the proposed consent conditions.

The CIA seeks a Cultural Landscapes Management Plan (CLMP) to integrate cultural outcomes across the project. While such a plan is not currently proposed as a standalone consent condition, a number of the outcomes sought by the Trust are proposed to be addressed through consent conditions relating to management plan preparation, cultural input into management plans, contractor induction, fish rescue, wetland restoration, ecological monitoring, archaeological management and accidental discovery procedures.

Overall, the Proposal will result in permanent modification of a landscape that holds cultural significance for mana whenua. However, the Site does not contain any known wāhi tapu or recorded archaeological sites, ecological restoration and freshwater enhancement are proposed, and a suite of conditions are proposed to ensure ongoing mana whenua participation during detailed design and construction. On that basis, it is considered that potential adverse cultural effects can be appropriately managed. The Proposal also provides opportunities for positive cultural effects through wetland restoration, riparian enhancement and ongoing mana whenua involvement in implementation of the Proposal.

15.12.7 Effects on other special values

No other special values have been identified as part of this effects assessment.

15.13 Discharge of contaminants into the environment – Sched 5 cl7(e)

15.13.1 Overall approach to stormwater management

A Stormwater Management Plan (SMP) has been prepared to manage both the quantity and quality of stormwater generated by the proposed retirement village development (**Appendix 18**). The stormwater system has been designed in accordance with water-sensitive urban design principles and adopts a treatment-train approach combining bioretention devices, constructed wetlands, attenuation storage and controlled discharge structures.

The primary objectives of the proposed stormwater system are to maintain hydraulic neutrality, protect downstream receiving environments, improve stormwater quality, and integrate stormwater management with ecological restoration outcomes. Stormwater runoff from roofs, roads and other

impervious surfaces will be collected through a private piped network and directed to northern and southern stormwater management areas. These areas incorporate bioretention systems which provide treatment and runoff retention, before discharging to constructed wetland systems that provide extended detention and flood attenuation prior to discharge to the existing stream channel[64].

Hydraulic modelling undertaken for the development demonstrates that the stormwater system will achieve the practical intent of hydraulic neutrality and that post-development peak flows will not materially exceed existing conditions for design storm events up to and including the 1% Annual Exceedance Probability event. The modelling confirms that downstream flood levels are generally unchanged or altered by less than 10mm, and that the Proposal will not give rise to any material increase in flood risk or erosion potential within the downstream drainage network[65].

An important feature of the proposed stormwater system is its integration with ecological enhancement measures. The constructed wetlands have been designed not only as stormwater management devices but also as ecological restoration areas which will significantly increase the extent of wetland habitat on the site. The wetland systems are proposed to replace approximately 1,500 m² of small, low-value, highly modified natural wetlands with approximately 5,480 m² of larger, native-dominated wetland habitat, creating both stormwater treatment and biodiversity benefits[66].

Temporary stormwater and sediment-related effects during construction will be managed through a robust erosion and sediment control framework. This includes sediment retention ponds, decanting earth bunds, stabilised accessways, diversion bunds, progressive stabilisation and, where necessary, chemical treatment of sediment-laden runoff. These measures will be implemented through certified management plans and monitored throughout the construction period.

Overall, the proposed stormwater management approach represents an improvement on the existing highly degraded rural environment. The system provides effective stormwater treatment, runoff attenuation, flood mitigation and ecological enhancement while maintaining downstream hydraulic performance and protecting water quality within the receiving environment. Consequently, adverse operational effects associated with stormwater discharges are expected to be less than minor and, in several respects, the Proposal will result in positive environmental outcomes when compared with the existing site conditions.

15.14 Emission of noise – Sched 5 cl7(f)

15.14.1 Construction noise

Construction of the proposed retirement village will involve earthworks, civil works, building construction, installation of infrastructure and landscaping over an extended development period. These activities will generate temporary construction noise that may be experienced by surrounding residential properties and rural lifestyle dwellings. An Acoustic Assessment has been prepared by NDY (**Appendix 14**) to assess the potential effects of construction noise and identify appropriate mitigation measures.

[64] Refer page 17.
[65] Refer page 15.
[66] Refer page 32 of Ecological Assessment.

The acoustic assessment notes that construction activities are anticipated to extend beyond 20 weeks and are therefore classified as long-term construction works under NZS 6803:1999. Accordingly, the relevant construction noise limits are 70 dB LAeq during normal daytime construction hours (7:30am to 6:00pm weekdays and Saturdays), with lower limits applying outside these periods. The assessment considered the loudest anticipated construction activities, including excavators, vibratory rollers, wheeled loaders, lorries, dozers, vibratory compactors, pile drivers and potential rock breaking equipment. Acoustic modelling was undertaken using noise modelling software to predict construction noise levels at neighbouring receivers and evaluate the effectiveness of mitigation measures

The assessment concludes that compliance with the relevant NZS 6803:1999 construction noise limits can be achieved through implementation of standard mitigation measures, principally the installation of 2.4-metre-high solid site hoarding along identified sections of the site boundary. The recommended hoardings are to be solid, free of gaps, sealed to the ground and maintained for the duration of the works. For any rock-breaking activities undertaken close to neighbouring properties, localised temporary barriers are also recommended where necessary[67]. However, the Applicant wishes to seek consent under NOISE-R21 in the event that NZS 6803:1999 cannot be fully complied with during construction.

The assessment further recommends restricting noisy construction activities to standard daytime working hours, generally between 7:30am and 6:00pm Monday to Saturday, with only low-noise site preparation activities undertaken outside those hours. The report also notes that a Construction Noise and Vibration Management Plan (CNVMP) may be prepared to guide implementation of mitigation measures, communication procedures and management of any particularly noisy construction activities.

A proposed condition of consent is proposed in **Appendix 7** to require a CNVMP. This Plan will be submitted to KCDC for certification prior to works commencing, and the contractors will need to comply with it. It will address any effects associated with non-compliance with District Plan standard that cannot be avoided.

While neighbouring residents may experience temporary increases in noise levels during certain stages of construction, these effects will be short-term, localised and associated with a finite construction period. The acoustic assessment concludes that with the recommended site hoarding and management measures in place, construction activities are predicted to comply with the applicable construction noise standards and adverse construction noise effects will be appropriately managed

With these measures in place, the adverse effects associated with construction noise are less than minor.

[67] Refer page 11.

15.15 Natural hazards or hazardous installations – Sched 5 cl7(g)

There are two aspects to be addressed in respect of natural hazards, the first is the suitability of the ground conditions for development, and the second is flood hazards.

15.15.1 Geotechnical

A Geotechnical Assessment has been prepared by ENGEO and is attached as **Appendix 21**. The Assessment identified several natural hazard risks relevant to the Site, including earthquake shaking, liquefaction, liquefaction-induced lateral spreading, localised slope instability, flooding, undocumented fill, and variable near-surface ground conditions.

The Site is located approximately 3.2 km from the nearest mapped active fault (the Ohariu Fault), and while fault rupture at the Site is considered unlikely, the area is susceptible to strong earthquake shaking and associated secondary geotechnical hazards.

Ground investigations confirmed the presence of loose to medium-dense Holocene dune sands and shallow groundwater conditions which are susceptible to liquefaction during a significant seismic event. Assessment concluded that liquefaction may occur during ultimate limit state events, resulting in moderate ground settlement and the potential for lateral spreading adjacent to the proposed stream and stormwater pond margins.

The assessment also identified a risk of earthquake-induced deformation of the northern dune slope and localised areas of undocumented fill associated with past rural land use. However, slope stability analyses indicate that the proposed regraded landforms will be stable under normal operating conditions, with anticipated seismic displacements unlikely to present a credible risk to future buildings.

The Assessment concludes that the Site is suitable for the proposed retirement village development subject to implementation of recommended mitigation measures, including:

Liquefaction mitigation

- Areas identified as susceptible to more significant liquefaction-induced settlements should be treated through shallow ground improvement.
- Residential buildings within identified TC2/TC3 Hybrid areas should be founded on engineered gravel raft foundations incorporating geogrid reinforcement and compacted granular fill.
- The Main Building will require project-specific geotechnical and structural foundation design, including consideration of liquefaction-induced settlement and bearing capacity effects.

Lateral spreading remediation

- Pond and stream margins are recommended to be reconstructed as geogrid-reinforced engineered embankments. Reinforcement is anticipated to extend up to 20 metres landward from pond and stream edges.

- Buildings located within the influence zone of these free-face areas will require edge-stability remediation works to reduce seismic deformation risks.

Foundation design

- The Site does not meet the NZS3604 definition of "good ground" due to liquefaction susceptibility and shallow groundwater.
- Residential buildings should be designed in accordance with Technical Category 2 (TC2) or TC2/TC3 Hybrid foundation solutions depending on location.
- Enhanced slab foundations, waffle slabs, or specifically engineered alternatives are recommended.
- Foundation solutions should be capable of repair should differential settlement occur after a significant seismic event.

Slope stability management

- A building restriction line is recommended adjacent to the dune slope to maintain safe separation from future development.
- Development platforms should remain outside the identified slope hazard setback areas.

Management of undocumented fill

- Any undocumented fill encountered beneath buildings, roads or infrastructure should be removed and replaced with engineered fill.
- All subgrades should be inspected and approved by a geotechnical professional prior to construction.

Earthworks controls

- Earthworks are to be designed, supervised and certified by suitably qualified geotechnical engineers in accordance with NZS 4431:2022.
- Fill material should comprise engineered, compacted granular material placed in controlled layers and tested during construction.
- Geotechnical supervision is required during stripping, undercutting, filling and final platform preparation.

Retaining structures

- Boundary retaining walls will require detailed engineering design.
- Gravity or block retaining walls are recommended over cantilevered designs due to ground conditions and liquefaction risks subject to detailed design by an engineer.

- Retaining wall design must account for groundwater conditions, seismic loading and potential liquefaction effects.

Flood and stormwater management

- Existing flood-prone dune troughs will be infilled as part of the proposed landforming to elevate development areas above known ponding areas.
- Stormwater detention ponds, wetlands and drainage infrastructure are designed to manage surface water and reduce flood hazard risk.
- Surface water should be directed away from buildings through appropriately designed stormwater systems and overland flow paths.

Building restriction lines and setbacks

- Building restriction lines are recommended around significant slopes and retaining walls.
- Setbacks will be finalised following completion of detailed design and earthworks.
- Future buildings and infrastructure should avoid areas where slope movement or retaining wall influence could affect long-term performance.

Construction monitoring and certification

- Geotechnical monitoring, testing and certification should be undertaken throughout construction.
- A Geotechnical Completion Report should be prepared confirming compliance with approved earthworks specifications and foundation requirements.
- Ongoing involvement of the geotechnical engineer is recommended through detailed design, construction and certification stages.

The Assessment concludes that with these measures in place, the identified natural hazards can be appropriately managed and the development is not expected to accelerate or worsen natural hazard risks on or beyond the Site[68]:

> *Based on the investigations and assessments presented in this report, the site is considered geotechnically suitable for the proposed retirement village development and associated earthworks, subject to implementation of the recommendations set out in this report. The identified natural hazards and geotechnical constraints—including liquefaction, lateral spreading, local slope instability, flooding, undocumented fill and variable near-surface ground conditions—can be appropriately managed through the recommended landform design, engineered earthworks, ground improvement, edge-stability measures, foundation solutions, building restriction lines, stormwater*

[68] Rafer page 35.

management, detailed design and construction monitoring. Provided these measures are incorporated into the design and works, the development is not expected to accelerate or worsen the identified natural hazards, and the residual geotechnical effects can be managed to an acceptable level.

These matters and the approach outlined in the Geotechnical Assessment have informed the civil plans, ECMP and proposed conditions of consent which are set out in **Appendix 7** of this application.

Given mitigation measures summarised above, the Proposal is considered to pose a less than minor geohazard risk on people and property.

15.15.2 Flood hazard

The ODP flood maps identify a combination both stream corridor flood hazards in the highly modified stream, as well as localised ponding within depressions across the Site.

A Stormwater Management Plan (**Appendix 18**) and Flood Risk Assessment (**Appendix 19**) were prepared by CKL using a hydraulic model calibrated against the Council's AWA flood model.

The assessment considered existing and post-development scenarios for a 1% AEP event incorporating climate change projections. The modelling assessed flood extents, depths, levels, velocities, hydraulic neutrality and impacts on neighbouring properties and downstream receiving environments.

Under existing conditions flood depths generally range between 0.05 m and 2.0 m during the 1% AEP event (including climate change allowances)[69].

The proposed development includes substantial earthworks which alter existing topography and reduce the extent of some existing low-lying depressions. Consequently, without mitigation, there is potential for floodwater currently stored within those depressions to be displaced. To address this, the development incorporates a comprehensive stormwater management system including bioretention devices, attenuation wetlands, flood storage areas, swales, culverts and controlled discharge structures designed to replicate existing flood storage functions and attenuate runoff before discharge to the drainage network.

The flood modelling demonstrates that these mitigation measures are effective in maintaining existing flood behaviour across most of the Site and surrounding area. Following refinement of the design, predicted changes in flood levels are generally less than 10 mm across the wider floodplain, with many areas experiencing no measurable change or a reduction in flood levels. The proposed wetlands provide sufficient attenuation storage to accommodate the design event without surcharge, while outlet controls restrict discharge rates and minimise downstream flooding effects. Although strict hydraulic neutrality is narrowly exceeded by approximately 0.03 m^3/s at one assessment point, downstream flood levels increase by less than 10 mm and the modelling concludes that the practical intent of hydraulic neutrality is achieved. The development is therefore not expected to result in material adverse flood effects on downstream properties or infrastructure.

[69] Refer page 9.

The flood assessment identified several isolated locations along the eastern site boundary where localised increases in flood depths of approximately 100 to 300 mm may occur. These increases arise from reductions in flood storage within small natural depressions and are constrained by existing topography, which limits the practicability of further mitigation. Importantly, the modelling confirms that these effects are not caused by increased runoff from the development or diversion of flood flows onto neighbouring properties. Rather, they represent redistribution of floodwater within existing low-lying areas that are already subject to ponding under current conditions[70].

A detailed flood hazard assessment of these boundary locations was undertaken using the Greater Wellington Regional Council depth-velocity methodology. While localised increases in flood depth are predicted, the affected areas remain within the H1 flood hazard classification under both existing and proposed conditions. The H1 category is generally regarded as being safe for people, vehicles and buildings. Consequently, the development does not result in any increase in flood hazard classification or any material increase in flood risk to neighbouring properties.

The assessment also confirms that safe access and egress can be maintained during the 100-year rainfall event, with further resilience testing proposed during detailed design for more extreme events. Overall, the proposed stormwater and flood management measures ensure that flood hazards are appropriately avoided, remedied or mitigated. Residual effects are localised, minor in scale, do not materially increase flood risk or hazard beyond the Site, and are therefore considered to be less than minor.

15.15.3 Hazardous installations

There are no hazardous installations on the site or proposed as part of the application.

15.16 Conclusion

The Proposal has been subject to a comprehensive assessment of environmental effects across a wide range of domains, including ecological values, landscape impacts, transport, infrastructure, geotechnical stability, water quality, cultural heritage, and natural hazards.

The assessment has been informed by technical reports, expert input, and engagement with stakeholders and mana whenua.

Key potential adverse effects, such as those relating to construction traffic, earthworks, stream and wetland modification, and soil contamination, have been identified and addressed through proposed conditions of consent, including detailed management plans and monitoring frameworks.

Positive effects have also been identified, including ecological restoration, improved stormwater management, and significant contributions to housing supply and regional economic growth.

Overall, the Proposal is considered to result in no more than minor permanent adverse effects on the environment, with many effects being temporary, mitigated, or offset through management

[70] Refer page 3.

measures. The Proposal has no significant adverse effects, and the adverse impacts of the Proposal are not out of proportion to the significant regional benefits of the Proposal.

16 Information required in application for subdivision or reclamation – Sched 5, cl8

As the Proposal includes reclamation of wetlands, pursuant to Section 43(3)(a), Clause 8 of Schedule 5 sets out the information required for reclamation as follows:

> *Information required for reclamation consents*
>
> *(2) In addition to the information required by clause 5, a consent application for a reclamation must include information to show the area to be reclaimed, including the following:*
>
> > *(a) the location of the area to be reclaimed:*
> >
> > *(b) if practicable, the position of all new boundaries:*
> >
> > *(c) any part of the reclaimed area to be set aside as an esplanade reserve or esplanade strip*

This information is provided in the table below.

Table 11: Information requirements for reclamation

Subclause	Assessment
Information required for reclamation consents *(2) In addition to the information required by clause 5, a consent application for a reclamation must include information to show the area to be reclaimed, including the following:*	
(a) the location of the area to be reclaimed:	The locations of wetlands to be reclaimed are set out in the Ecological Assessment in **Appendix 8**. The boundaries of the central wetland are shown on sheet 4000 in the Civil Engineering Drawings (**Appendix 17**).
(b) if practicable, the position of all new boundaries:	
(c) any part of the reclaimed area to be set aside as an esplanade reserve or esplanade strip	Not applicable - there are no esplanade reserves proposed.

17 Information required in application including standard freshwater fisheries activity – Sched 5, cl9;

As the Proposal includes works that meet the definition of standard freshwater fisheries activities in Section 4 of the FTAA, pursuant to Section 43(3)(a), the information in Clause 9 of Schedule 5 must be provided.

Clause 9 of Schedule 5 sets out the information required for an application including a standard freshwater fisheries activity as follows:

> ***9 Information required in application including standard freshwater fisheries activity***
>
> *For the purposes of section 43(3)(a) and (d), an application for a resource consent or a notice of requirement for a project that includes a standard freshwater fisheries activity must include the following information:*
>
> *(a) in relation to the structure and any fish facility,—*
>
> *(i) a description of the type of structure or fish facility:*
>
> *(ii) the dimensions of the structure or fish facility:*
>
> *(iii) the design of the structure or fish facility:*
>
> *(iv) the placement of the structure or fish facility:*
>
> *(v) the water flows:*
>
> *(vi) the operating regime:*
>
> *(b) the freshwater species and values present (with particular focus on threatened, data-deficient, and at-risk species as defined in the New Zealand Threat Classification System):*
>
> *(c) the water quality and quantity in the surrounding habitat (at the proposed structure location, upstream and downstream):*
>
> *(d) how the passage of fish will be provided for or impeded.*

Table 12: Information requirements under cl9 for standard freshwater fisheries activity

Subclause	Assessment
(a)(i) a description of the type of structure or fish facility:	The Proposal includes the removal of one existing culvert and the installation of two new road crossing

	culverts within the existing highly modified stream that traverses the site. The culverts are associated with the internal road network and have been designed to maintain stream connectivity and provide for fish passage. No separate fish passage structures are required as fish passage is incorporated into the culvert design.
(a)(ii) the dimensions of the structure or fish facility:	The dimensions of the proposed culverts are provided in the Civil Engineering Drawings (**Appendix 17**) and Stormwater Management Plan (A**ppendix 18**). The culverts have been sized to accommodate design flood flows while maintaining aquatic connectivity and fish passage through the stream channel. Detailed dimensions are shown on the 4000-series drainage drawings and culvert detail drawings in the civil plans.
(a)(iii) the design of the structure or fish facility:	The culverts have been designed in accordance with the National Environmental Standards for Freshwater. The culverts will be embedded into the streambed by approximately 25% and backfilled with natural stream substrate to replicate streambed conditions through the structure. The design maintains stream continuity, avoids perched outlets and minimises excessive flow velocities that could restrict fish movement.
(a)(iv) the placement of the structure or fish facility:	The culverts are located at two internal road crossing points within the existing stream corridor. The locations have been selected to support the internal transport network while minimising disturbance to the stream. Culvert locations are shown on the 4000-series drainage plans and associated stream crossing detail drawings within the civil engineering plans.
(a)(v) the water flows:	Existing and post-development hydrology is assessed in the Stormwater Management Plan. The proposed stormwater treatment and attenuation systems are designed to achieve hydraulic neutrality for storm events up to and including the 1% AEP event. The culverts are sized to convey design flows while maintaining existing stream function and connectivity.
(a)(vi) the operating regime:	The culverts are passive drainage structures that will operate continuously as part of the stream channel. They will convey both low flows and storm flows through the stream corridor. Fish passage will

	be maintained through the embedded culvert design and natural bed substrate. Long-term operation and maintenance is provided for through proposed conditions of consent (**Appendix 7**).
(b) the freshwater species and values present (with particular focus on threatened, data-deficient, and at-risk species as defined in the New Zealand Threat Classification System):	The Ecological Assessment identifies the stream as a highly modified watercourse with generally low aquatic habitat values. Fish sampling recorded a single juvenile shortfin eel (Anguilla australis). The stream is frequently dry, has limited habitat complexity and supports low fish diversity and abundance. No threatened, data-deficient or at-risk fish species were recorded during the assessment.
(c) the water quality and quantity in the surrounding habitat (at the proposed structure location, upstream and downstream):	The stream is a highly modified drainage feature with intermittent flows and limited aquatic habitat values. Water quality and hydrological effects have been assessed in the Stormwater Management Plan. The proposed stormwater treatment train, including bioretention devices and constructed wetlands, will provide treatment and attenuation prior to discharge to the receiving environment. Hydraulic modelling demonstrates that post-development runoff can be managed without materially increasing downstream flood levels or erosion risk.
(d) how the passage of fish will be provided for or impeded	Fish passage will be maintained through the design of the proposed culverts. The culverts will be embedded by approximately 25% and backfilled with natural bed material to provide a continuous streambed through the structure. Culvert sizing and gradients have been selected to maintain suitable flow depths and velocities and to avoid the creation of barriers to fish movement. The Ecological Assessment concludes that the Proposal will maintain fish passage and aquatic connectivity within the stream corridor and may improve fish passage relative to existing conditions.

18 Statutory Assessment - Other

18.1 FTAA

18.1.1 Section 81 and Sched 17(1)

Section 81(3)(a) of the FTAA directs the decision maker to consider clauses 17-22 of Schedule 5 for resource consent approvals.

Clause 17(1) of Schedule 5 of the FTAA sets out criteria and other matters for assessment of consent applications as follows:

> *(1) For the purposes of section 81, when considering a consent application, including conditions in accordance with clauses 18 and 19, the panel must take into account, giving the greatest weight to paragraph (a),—*
>
> > *(a) the purpose of this Act; and*
> >
> > *(b) the provisions of Parts 2, 3, 6, and 8 to 10 of the Resource Management Act 1991 that direct decision making on an application for a resource consent (but excluding section 104D of that Act); and*
> >
> > *(c) the relevant provisions of any other legislation that directs decision making under the Resource Management Act 1991.*

The relevant provisions from the above are outlined below, apart from:

- The purpose of the FTAA which is assessed in Section 3 of this application; and
- Part 2 of the RMA which is assessed in Section 12 of this application.

In addition, Section 81(2)(aab) requires that the Panel consider any relevant Government policy statement.

The Government Policy Statement on Housing and Urban Development 2025 is considered relevant. The Proposal aligns with and assists in achieving the vision of the Government Policy Statement which is: “Everyone in New Zealand lives in a home and within a community that meets their needs and aspirations”. The Proposal will contribute to meeting the District’s housing demand as it will provide for an increase in housing supply, including in the aged-care housing typology that is in demand. This will cater for Kāpiti's ageing population while freeing up existing residential housing stock for others in the market reducing land demand pressure.

18.2 RMA

18.2.1 Section 104 RMA

Section 104(1) of the RMA provides that, when considering an application for resource consent, the consent authority must, subject to Part 2 of the RMA, have regard to:

- The actual and potential effects of the activity on the environment;
- Relevant plan and policy statement provisions; and

- Any other matter the consent authority considers relevant and reasonably necessary to determine the application.

Section 104(1)(a) requires consent authorities to have regard to "any actual and potential effects on the environment of allowing the activity". An assessment of environmental effects has been provided above in Section 15 of this application.

Section 104(1)(b) requires an assessment of relevant plan and policy statement provisions, this is provided in sections 13 of the application, with supporting analysis in appendices 4 to 6.

Under section 104(1)(c), consent authorities must have regard to any other matter the consent authority considers relevant and reasonably necessary to determine the application. This includes other relevant statutes, as well as various national and local government studies, strategies and plans. In this instance there are various local and regional growth planning documents that are considered relevant including:

Table 13: Documents relevant under s104(c)

Subclause	Relevance	How Proposal aligns
Better later life – He Oranga Kaumatua 2019 to 2034	The Government's strategy *Better later life – He Oranga Kaumatua 2019 to 2034* outlines what is required to have appropriate policies in place for our aging population, including creating diverse housing choices and options. The strategy identifies that by 2034, there is expected to be around 1.2 million people aged 65 and over, just over a fifth of our total population, and nearly 180,000 people aged 85 and over. However, "*this gift of longevity means that we need to rethink the existing notions of old age and retirement.*" This document discusses New Zealand's aging population demographics and the housing and care crisis facing older persons, then outlines the role of retirement villages in responding to that crisis.	The Proposal strongly aligns with this strategy by enabling a future integrated retirement village development in Kāpiti, including pedestrian, cycling and road access to the Site, a range of housing options (i.e. ranging from independent living units through to intensive care facilities), communal amenities and social connection, while providing the necessary support for people to "age in place" and connected to their communities. The strategy notes that "*[m]any people want to age in the communities they already live in, while others wish to move closer to family and whānau, or to move to retirement villages or locations that offer the lifestyle and security they want.*"
2022 Growth Strategy – Te Tupu Pai	KCDC released its Growth Strategy Te Tupu Pai in 2022. The purpose of this strategy is to "set out a vision and roadmap for how Kaunihera (Council) and Mana Whenua will	The urban rezoning of the site confirmed that the Site is suitable for urban expansion as a logical extension of the adjacent GRZ.

	work with our community to achieve sustainable development for our district in the 30 years to 2051." Te Tupu Pai sets an overall vision of "*a thriving environment, vibrant economy and strong communities.*" Te Tupu Pai sets out a strategy for the release of greenfield land, ranking greenfield areas as high, medium or low priority for growth. The Site is within a "Medium-priority greenfield growth area".	The Proposal is otherwise consistent with the six growth principles listed in the document as follows: • **Supporting Mana Whenua aspirations** – the Applicant has engaged with mana whenua, the Proposal responds positively to aspirations for water sensitive development in the area through providing for the restoration of currently degraded habitats on-site including a highly modified stream and wetland features. • **Valuing our environment** - the Site currently has low ecological value, and the rezoning provides opportunities to significantly enhance habitats on-site and improve biodiversity values. • **Fostering strong communities** – the Proposal will assist in providing for Kāpiti's aging population to "age in place", thereby fostering strong communities through maintaining social connections. • **Encouraging low-carbon living** - The proposed development will provide housing, healthcare, recreation and other facilities within the site which will serve the daily convenience needs of residents, reducing reliance on private vehicles. The site is well-located for multi-modal transport outside the development, including being in close proximity to the Paraparaumu Metropolitan Centre and its associated facilities and amenities. • **Embracing the opportunities of growth & Enabling choice** - This Proposal aligns with these two principles as it will provide an increase in housing development

		capacity for the Kāpiti Coast District. The Proposal is to develop the Site for a future retirement village which will provide an increase in capacity for a much-needed housing typology to cater for an aging population while freeing up existing residential housing stock for others in the market.
Wairarapa-Wellington-Horowhenua Future Development Strategy 2024–2054 (FDS)	The FDS sets out how the Greater Wellington Region plans to deliver well-functioning urban environments in existing and future towns and cities over the next 30 years. The FDS sets out areas where development is to be avoided (identified as Wāhi Toitu). These include areas with significant mana whenua values, areas protected in existing RMA plans, recreation land, areas subject to significant hazards, drinking water protection areas, highly productive land, and areas where there is significant infrastructure. The FDS also sets out areas where there are constraints that need to be managed when development occurs (identified as Wāhi Toiora areas). These include places like cultural and historic areas, areas with water quality issues, ecological sites, natural hazard areas, and contaminated land.	The urban rezoning of the site confirmed that the Site is suitable for urban expansion under the FDS. While Wāhi Toitu Wāhi Toiora maps are not viewable at a property scale, The Site does not appear to be within either of these areas. Although parts of the Site do contain elements that are consistent with the second Wāhi Toiora category including natural hazards and contaminated land. The Proposal has had regard to these constraints, and proposes mitigations to ensure the development occurs in a way in which people and property are not adversely affected by site constraints.
Te Whaitua o Kāpiti Implementation Programme 2024 (WIP)	The WIP was released in September 2024. It was developed by a committee made up of mana whenua and community representatives to set a vision, objectives, targets and limits for freshwater management. The document has been formally received by GWRC and will inform a future review of the NRP. Despite	The Site is within the Waikanae Freshwater Management Unit, and there is a specific vision and outcome for this catchment. The Proposal is considered to align with this vision and outcome. Engagement is ongoing with mana whenua, however the Proposal is consistent with iwi/hapū aspirations with regard to improved freshwater outcomes that would be enabled

	not yet being implemented through a plan change to the NRP, the WIP is relevant to this Proposal as it is an expression of mana whenua aspirations for freshwater.	through the restoration of degraded waterways on-site. This restoration would be unlikely to be undertaken if the Site was continued to be grazed and used as farmland under the current landuse. Improved waterways will provide improved water quality and habitats for mahinga kai species. This will assist in achieving the catchment's vision and outcome.

As outlined in the table above, the Proposal is consistent with these documents, as it provides for additional housing and business land in an area zoned for urban use.

18.2.2 Section 104D of the RMA

Although the Proposal includes a non-complying activity under the ODP, section 104D of the RMA does not apply to the Panel's consideration of this application under the FTAA in accordance with s17(1)(b). The FTAA prescribes the matters the Panel must consider when determining an application for an RMA approval and does not require the application to pass either gateway test in section 104D. Accordingly, no assessment against section 104D is required.

18.2.3 Section 105 RMA

Under section 105(1) of the RMA, a consent authority must have regard to:

(a) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and

(b) the applicant's reasons for the proposed choice; and

(c) any possible alternative methods of discharge, including discharge into any other receiving environment.

With regard to (a) and (c) above, the Proposal involves discharges resulting from the development including the discharge of sediment and other contaminants such as copper and zinc into the freshwater environment as outlined in Section 15 of this application. This Section also outlines how best practice sediment and erosion controls are proposed and will be implemented to minimise effects on freshwater environments, this includes proposed conditions of consent related to monitoring and ongoing oversight by GWRC and Mana Whenua. Any discharges from potentially contaminated land will be managed under NES-CS requirements including a Contaminated Site Management Plan.

With regard to (b), the proposed discharges are required to undertake the development of urban zoned land. With regard to (c) there are no possible alternative methods of discharge, and the proposed approach to discharge methods follows best practice as outlined in the Stormwater Management Plan.

18.2.4 Section 106A RMA

Section 106A of the RMA allows the consent authority to refuse a subdivision consent if:

> ***106A Consent authority may refuse land use consent in certain circumstances***
>
> *(1) A consent authority may refuse to grant a land use consent, or may grant the consent subject to conditions, if it considers that there is a significant risk from natural hazards.*
>
> *(2) For the purposes of subsection (1), an assessment of the risk from natural hazards requires a combined assessment of all of the following taken together:*
>
> *(a) the likelihood of natural hazards occurring (whether individually or in combination):*
>
> *(b) the material damage to land in respect of which the consent is sought, other land, or structures that would result from natural hazards:*
>
> *(c) whether the proposed use of the land would accelerate, worsen, or result in material damage of the kind referred to in paragraph (b):*
>
> *(d) whether the proposed use of the land would result in adverse effects on the health or safety of people.*
>
> *(3) Conditions imposed under subsection (1) must be—*
>
> *(a) for the purposes of avoiding or mitigating the effects referred to in subsection (1); and*
>
> *(b) of a type that could be imposed under section 108.*
>
> *(4) This section does not apply to land use consents if the use of the land for which the consent is sought is—*
>
> *(a) construction, upgrade, maintenance, or operation of infrastructure; or*
>
> *(b) primary production activities, as described in the national planning standards.*

With regard to (1)(a), natural hazard risk is assessed in Section 15.15 of this Report consistent with subsection (2). There are no known significant risks from natural hazards with the proposed approach to the residential development of the site.

With regard to (2)(c), the subsequent use of the land will not accelerate, worsen, or result in material damage from natural hazards.

Consequently, there is considered to be no reason to decline the application under section 106A of the RMA.

18.2.5 Section 107 RMA

Under section 107 of the RMA, unless there are exceptional circumstances, or the discharge is temporary, or it is associated with maintenance work, a consent authority cannot grant a discharge permit that would have following effects:

> *if, after reasonable mixing, the contaminant or water discharged (either by itself or in combination with the same, similar, or other contaminants or water), is likely to give rise to all or any of the following effects in the receiving waters:*
>
> *(c) the production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials:*
>
> *(d) any conspicuous change in the colour or visual clarity:*
>
> *(e) any emission of objectionable odour:*
>
> *(f) the rendering of fresh water unsuitable for consumption by farm animals:*
>
> *(g) any significant adverse effects on aquatic life.*

As identified under the Section 105 assessment, the discharges are to be managed in line with best practice as outlined in the Stormwater Management Plan, and none of the effects described in section 107 of the RMA are predicted to occur.

19 Conclusion

This Substantive Application for the Proposal demonstrates a comprehensive and integrated approach to planning, environmental management, and statutory compliance under the FTAA.

The Proposal seeks to deliver a retirement village with resident amenities, internal transport network and roading network upgrades within the Ratanui Development Area, aligning with regional growth strategies and district planning objectives.

The application has assessed all relevant environmental effects, including earthworks, stormwater, wastewater, transport, ecology, geotechnical stability, cultural heritage, and natural hazards. These assessments confirm that potential adverse effects are either avoided, remedied, mitigated, or offset through robust design, management plans, and proposed conditions of consent.

Key findings include:

- **Construction traffic effects** are temporary and manageable through a certified Construction Traffic Management Plan.
- **Ecological effects**, including wetland and stream modification, are appropriately addressed through offsetting, restoration, and long-term protection measures.
- **Geotechnical and flood hazards** are mitigated through engineering design and monitoring, ensuring safe development.
- **Cultural effects** can be appropriately managed through wetland and riparian restoration, protection of archaeological and cultural discoveries, cultural induction and monitoring, mana whenua input into relevant management plans, and ongoing engagement with Ātiawa ki Whakarongotai. The Proposal also provides opportunities for positive cultural effects through freshwater and ecological enhancement and mana whenua involvement in implementation.
- **Archaeological values** appropriate protocols are sought under the Heritage New Zealand Pouhere Taonga Act (see Part 3 below).
- **Infrastructure provision** is staged and coordinated with adjacent developments, ensuring capacity and resilience.
- **Planning alignment** is demonstrated with the FTAA, RMA, National Policy Statements (NPS-UD, NPS-FM, NPS-IB), the RPS, the NRP, and the ODP.

The Proposal will deliver significant regional benefits, including enabling increased housing supply, enhanced ecological outcomes, and substantial economic contributions.

With the proposed conditions in place, the overall effects of the development are assessed as no more than minor. Construction-related landscape effects are assessed as Moderate adverse, equivalent to more than minor, while active works are occurring, and reduce to None once construction is complete. The Proposal has no significant adverse effects, and its adverse impacts are not out of proportion to the significant regional benefits of the Proposal.

Accordingly, the application satisfies the purpose of the FTAA and meets the requirements of all relevant statutory instruments, and none of the section 85(1) situations requiring the Panel to decline apply.

PART 2 – Substantive Application for Wildlife Approval

20 Introduction

Lizards are a protected species under the Wildlife Act therefore the Applicant seeks approval to capture, temporarily hold and relocate, and kill native lizard species. Lizards present on the site are classified as Not Threatened.

20.1 Fast Track Approvals Act 2024

Pursuant to section 42(4)(h) of the FTAA, the Applicant is seeking a wildlife approval under the Wildlife Act for the capture, handling and relocating of lizards, should it be required during construction of the Proposal.

Part 2 of this Application has been informed by:

- Section 43(3)(h) of the FTAA which requires that the requirements of Schedule 7, clause 2 is met for wildlife approvals; and
- Section 81(1)(3)(i) of the FTAA which directs the decision maker to consider Clauses 5 and 7 of Schedule 7 for wildlife approvals.

20.2 Proposal

The proposed activity is described in detail in Section 7 of this application as follows:

a. 257 independent living units consisting of cottages,villas and townhouses;

b. a central main building which contains 40 assisted living suites, 20 memory care suites, 30 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; and

f. earthworks and boundary treatment.

20.3 Lizard Values

The Lizard Management Plan (LMP) outlined potential lizard habitats within the Site as follows[71]:

- areas of rank grassland amongst blackberry patches, shrubland edges, wetlands, woody debris piles and fencelines throughout the site;
- pampas and Harakeke surrounding a large pond in the southern half of the Site;
- Woody debris piles including slash and log piles
- Manmade debris including corrugated iron sheets and large cover objects
- Native woody vegetation in the driveway gardens and surrounding the southern pond.

The LMP outlines how lizard surveys using pitfall traps, tracking tunnels and CritterPic units were undertaken by a Boffa Miskell ecologist in September and October 2026. A total of 75 pitfall traps, 20 tracking tunnels and 10 Critter Pic units were installed on September 9. The survey found[72]:

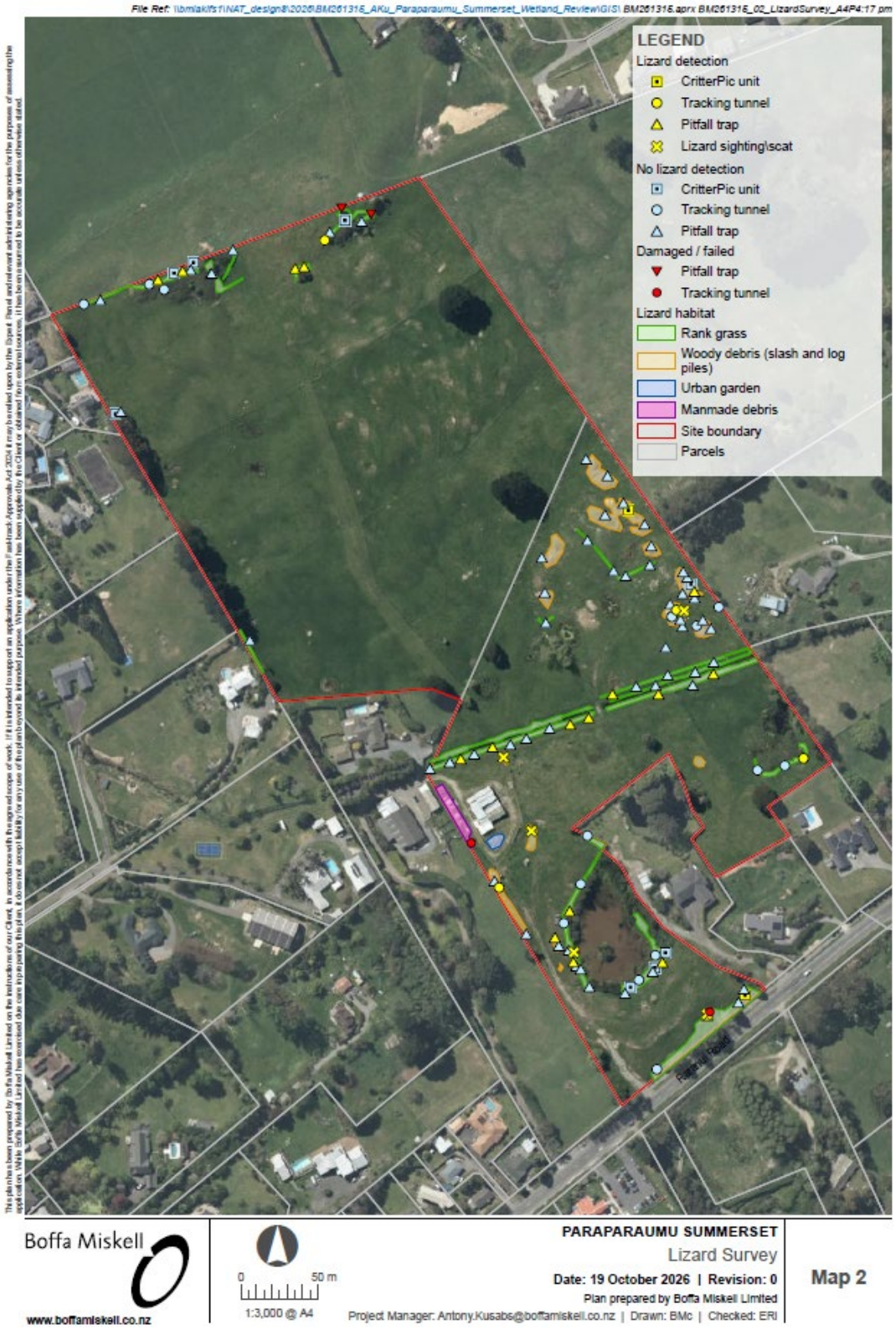
> *Northern grass skink (Oligosoma polychroma), listed as Not Threatened, was the only lizard species detected during the survey. In total, eight lizards were detected underneath an ACO, 17 lizards were captured during trapping, two lizards were detected on CritterPic units and lizard prints were detected on six tracking cards from four tracking tunnels. Two lizards were detected during visual surveys. Lizard scat was detected at four locations.*
>
> *Of the 39 detections, 30 lizards were identified as individually distinct and included five juveniles, 11 females (eight of which were gravid) and one male. The remaining 13 lizards were mis-captured or detected through passive methods that do not allow identification (e.g. scat and tracking tunnel prints). The location of skink captures are shown on Map 2.*

Map 2 is reproduced below as Figure 33. Northern grass skinks were observed during the lizard surveys. They are widely dispersed throughout the Wellington region, occupying modified habitats where un-managed / rank grass or cover objects are present.

The LMP considers that[73]:

> *Copper skink, glossy brown skink and raukawa gecko could also be present with woody debris throughout the Project Site providing suitable cover. However, their presence is considered less likely due to the limited contiguous surrounding habitat capable of harbouring source populations. Only the northern grass skink was detected during the lizard survey.*

[71] Refer page 9.
[72] Refer page 5.
[73] Refer page 8.



Source: LMP (page 7)

Figure 33: Lizard habitat identified in Map 2 of LMP

20.4 Ecological Effects Assessment

The LMP sets out the following activities which have the potential to impact lizards:

- Vegetation clearance
- Cut and fill earthworks to shape and stabilise the ground prior to construction;
- Installation of underground services
- Development of the site will occur in stages over multiple years

The impacts associated with this are outlined in the LMP as follows[74]:

> *Approximately 5 ha of suitable lizard habitat will be cleared as part of the proposed works.*
>
> *Evidence suggests that grass skinks can reach densities of 4000 per hectare in the wild.*
>
> *However, suitable lizard habitat is only available throughout the Site in small fragments (ranging from 7 m2 to 660 m2 in size) and rank grass habitats (which account for up to 68 % of the available lizard habitat) are frequently grazed by livestock.*
>
> *We estimate that between 100 and 300 skinks will be impacted by the proposed development. Arboreal lizards are very unlikely to be present within the site.*
>
> *…*
>
> *Given how fragmented the existing areas of potential lizard habitat are, the magnitude of the effect of removal of identified potential lizard habitats throughout the Project Site is assessed as Low. Any lizards present are subject to intermittent habitat disturbance from grazing and uncontrolled predators. Northern grass skinks are classified as 'Not Threatened' and have Low ecological value. The level of effect of habitat removal on Northern grass skinks is Very Low (Appendix 2, Table 8).*
>
> *The potential magnitude of effect of habitat fragmentation is assessed as Negligible, based on all lizard habitats being removed rather than isolating pockets of habitat. The level of effect of habitat fragmentation on northern grass skinks is Very Low.*
>
> *…*
>
> *If lizards are present, injury and death of any resident lizards in habitat patches during vegetation removal is likely in the absence of management, though the magnitude of effect on the overall abundance or viability of remaining meta-populations is Moderate, given the confirmed presence of northern grass skinks throughout the Site. The level of effect of injury or death during vegetation clearance at a meta-population scale is Low.*
>
> *Disturbance and sub-lethal stress to lizards during earthworks and construction, such as noise, dust and vibrations, may impact individual skinks. These may impact typical behaviours of lizards such as foraging or basking. Given works will be staged over several years (at least six years), the effects of noise, dust and vibrations will be long term, but intermittent (variable in duration and frequency). The magnitude of effect on lizards from increased noise, dust and vibrations is assessed as Low, and the overall level of effect Very Low.*

[74] Refer page 10.

The proposed management methods to address these impacts are outlined as follows[75]:

> *Habitat loss and fragmentation - Habitat loss is a certainty if lizards are present. With a very low level of effect, management is not required.*
>
> *Injury, death and disturbance during construction - Lizard salvage will be undertaken in all potential habitat areas prior to clearance. Lizards will be captured and relocated to a prepared release site using standard salvage and relocation methods by a suitably qualified and experienced ecologist(s).*
>
> *Noise, dust and vibrations - With a very low level of effect, this effect does not require management.*
>
> *Lizard release site: Pest control is proposed at the release site, as described in Section 7.5 of this [LMP] report. Details to be confirmed.*

The LMP provides a methodology for undertaking[76]:

1. *Preparation of a suitable release site including:*
    - *Pest control*
    - *Habitat enhancement (woody debris piles and planting)*
2. *Pre-clearance salvage within habitats known to be occupied and likely to be occupied by lizards including:*
    - *Pitfall and funnel trapping*
    - *Artificial cover objects*
    - *Manual searches*
3. *Supervised clearance of vegetation and woody debris piles*
4. *Relocation of salvaged lizards to the prepared release site*

The LMP outlined an incidental discovery protocol (IDP) for the scenario in which a lizard is discovered during works, outside of lizard salvage programme described above (e.g. after the salvage has been completed, or in areas that were not previously identified as habitat).

The lizard release site is outlined as follows[77]:

> *This LMP is a draft version. Two provisional options are proposed:*
>
> *1. Queen Elizabeth Park, Paraparaumu. This site is approximately 8.5 km south of the Project Site; or*
>
> *2. Mackay's to Peka Peka Expressway planting, located along the northern border of the Waikanae Summerset Retirement Village. This site is approximately 3.5 km east of the Project Site.*
>
> *The following details are to be confirmed:*

[75] Refer page 12.
[76] Refer page 13.
[77] Refer page 17.

- *Location and rationale.*
- *Assessment of the lizard release site based on Principle 6 of the Lizard Salvage Guidelines (Department of Conservation, 2019).*
- *Proposed habitat enhancements and / or pest control at the release site*

Lizard salvage outcomes will be reported by the Project Herpetologist to DOC (per requirements of the Wildlife Approval). Reports will be provided by 30 June for any lizard management that occurred in the preceding year.

These recommendations are reflected in the proposed conditions outlined below.

In summary, vegetation clearance and earthworks pose risks to lizards, but salvage, relocation, and habitat enhancement under a Wildlife Approval and the LMP will reduce effects to be less than minor.

21 Information required under Sched 7, cl2

The information required as part of an application for wildlife approval is set out in Schedule 7, clause 2 as follows:

2 Information required in application for wildlife approval

For the purposes of section 43(3)(h), an application for a wildlife approval must—

(a) specify the purpose of the proposed activity:

(b) identify the actions the applicant wishes to carry out involving protected wildlife and where they will be carried out (whether on or off public conservation land):

(c) include an assessment of the activity and its impacts against the purpose of the Wildlife Act 1953:

(d) list protected wildlife species known or predicted to be in the area and, where possible, the numbers of wildlife present and numbers likely to be impacted:

(e) outline impacts on threatened, data deficient, and at-risk wildlife species (as defined in the New Zealand Threat Classification System):

(f) state how the methods proposed to be used to conduct the actions specified under paragraph (b) will ensure that best practice standards are met:

(g) describe the methods to be used to safely, efficiently, and humanely catch, hold, or kill the animals and identify relevant animal ethics processes:

(h) state the location or locations in which the activity will be carried out, including a map (and GPS co-ordinates if available):

(i) state whether authorisation is sought to temporarily hold or relocate wildlife:

(j) list all actual and potential wildlife effects (adverse or positive) of the proposed activity, including effects on the target species, other indigenous species, and the ecosystems at the site:

(k) where adverse effects are identified, state what methods will be used to avoid and minimise those effects, and any offsetting or compensation proposed to address unmitigated adverse effects (including steps taken before the project begins, such as surveying, salvaging, and relocating protected wildlife):

(l) state whether the applicant or any company director, trustee, partner, or anyone else involved with the application has been convicted of any offence under the Wildlife Act 1953:

(m) state whether the applicant or any company director, trustee, partner, or anyone else involved with the application has any current criminal charges under the Wildlife Act 1953 pending before a court:

(n) provide proof and details of all consultation, including with hapū or iwi, on the application specific to wildlife impacts:

(o) provide any additional written expert views, advice, or opinions the applicant has obtained concerning their proposal.

These matters are all addressed in turn in in Appendix 1 of the LMP (**Appendix 27**).

22 Criteria for assessment of application – Sched 7, cl5

The matters that the Panel must take into account as part of an application for wildlife approval is set out in Schedule 7, clause 5 as follows:

> *For the purposes of section 81, when considering an application for a wildlife approval, including conditions under clause 6, the panel must take into account, giving the greatest weight to paragraph (a),—*
>
> *(a) the purpose of this Act; and*
>
> *(b) the purpose of the Wildlife Act 1953 and the effects of the project on the protected wildlife that is to be covered by the approval; and*
>
> *(c) information and requirements relating to the protected wildlife that is to be covered by the approval (including, as the case may be, in the New Zealand Threat Classification System or any relevant international conservation agreement).*

These matters are addressed in turn below.

22.1 Purpose of the FTAA – Sched 7, cl5(a)

The purpose of the FTAA is set out in section 3 as follows:

> *The purpose of this Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.*

The Proposal, including the wildlife approval sought, is consistent with the purpose of the FTAA which can be found in Section 3 of this application.

22.2 Purpose of the Wildlife Act 1953 – Sched 7, cl5(b)

An assessment against the purpose of the Wildlife Act 1953 is included in the LMP in **Appendix 27**[78]. This assessment finds that the activities subject to the wildlife approval are consistent with the protective purpose of the Wildlife Act.

22.3 Information requirements covered by the approval – Sched 7, cl5(c)

This application provides an appropriate level of information for decision makers relating to the identification and management of protected wildlife that may be present on site, including those listed in New Zealand Threat Classification System as detailed in the LMP.

[78] Refer page 3.

23 Proposed conditions – Sched 7, cl6

The matters that the Panel must consider when setting conditions as part of a wildlife approval is set out in Schedule 7, clause 6 as follows:

> *(1) A panel may set any conditions on a wildlife approval that the panel considers necessary to manage the effects of the activity on protected wildlife.*
>
> *(2) In setting any condition under subclause (1), the panel must—*
>
> *(a) consider whether the condition would avoid, minimise, or remedy any impacts on protected wildlife that is to be covered by the approval; and*
>
> *(b) where more than minor residual impacts on protected wildlife cannot be avoided, minimised, or remedied, ensure that they are offset or compensated for where possible and appropriate; and*
>
> *(c) take into account, as the case may be, the New Zealand Threat Classification System or any relevant international conservation agreement that may apply in respect of the protected wildlife that is to be covered by the approval.*

The following proposed conditions of approval have been informed by the above matters, as well as ecological advice and engagement with DOC and Mana Whenua

23.1 Proposed conditions

Proposed Wildlife Authority conditions are set out in **Appendix 28**.

24 Conclusion

Pursuant to section 42(4)(h) of the FTAA, the Applicant is seeking a wildlife approval under the Wildlife Act for the capture, handling and relocating of lizards should it be required during construction of the Proposal.

Lizards are a protected species under the Wildlife Act, therefore the Applicant requires authorisation under the Act to handle and/or relocate this species.

This application outlines how lizards can be relocated if required in an ecologically and culturally appropriate manner based on ecological advice and engagement with DOC and Mana Whenua. This includes proposed conditions of approval.

Overall, the Proposal is consistent with the purpose of both the Wildlife Act 1953 and the FTAA.

PART 3 – Substantive Application for Archaeological Authority

25 Introduction

An Archaeological Assessment has been undertaken for the site which is attached as **Appendix 23**. No archaeological sites have been identified in the project area. However, based on the findings of this assessment, it is considered that there is potential for unrecorded subsurface remains, particularly in the form of midden/oven and possibly as isolated artefact finds associated with Māori occupation and settlement to be present.

Where it is not possible to avoid adverse effects on archaeological values, an Archaeological Authority is sought under the provisions of the *Heritage New Zealand Pouhere Taonga Act* 2014 (HNZPTA) to provide a means of managing adverse effects on archaeological values and recovering data from the affected sites.

25.1 Fast Track Approvals Act 2024

Pursuant to section 42(4)(i) of the FTAA, the Applicant is seeking an Archaeological Authority under the HNZPTA. This Part 3 of this Application has been informed by:

- Section 43(3)(i) of the FTAA which requires that the requirements of Schedule 8, clause 2 is met for an Archaeological Authority; and
- Section 81(1)(3)(j) of the FTAA which directs the decision maker to consider Clauses 4 and 5 of Schedule 8 for an Archaeological Authority.

Heritage New Zealand Pouhere Taonga (HNZPT) is an administering agency and have a fast track procedure in place as part of the FTAA process. An Archaeological Authority application submission will be via the Environmental Protection Authority's (EPA) portal as part of the FTAA process. HNZPT is responsible for their organisation's specific Act (Heritage New Zealand Pouhere Taonga Act 2014 in relation to Archaeological Authorities) via the EPA's project approval process.

25.2 Proposal

The proposed activity is described in detail in Section 7 of this application. To summarise, the project includes:

a. 257 independent living units consisting of cottages, villas and townhouses;

b. a central main building which contains 40 assisted living suites, 20 memory care suites, 30 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; and

f. earthworks and boundary treatment.

25.3 Archaeological Values

An Archaeological Assessment has been undertaken by Clough & Associates Ltd (attached as **Appendix 23**). The Assessment outlines archaeological values on the site as follows[79]:

> *There are no previously recorded archaeological sites in the project area, and no sites were identified during the surveys. It should be noted that the presence of archaeological sites that are not visually detectable or identifiable by limited survey techniques (such as probing) cannot be confirmed.*
>
> *Both of the properties are part of a broader archaeological landscape that runs along the Kāpiti dune belt. The Paraparaumu area contains a number of archaeological sites associated with Māori settlement and occupation, especially in the form of shell middens and ovens. The relatively unmodified nature of the properties (except the establishment of a house and curtilage and dirt bike track at 65 Ratanui Road) indicates the likelihood that unrecorded archaeological remains, especially in the form of shell midden, may be present, especially along the northern boundary of the property at 65 Ratanui Road and southern part of 73 Ratanui Road both of which contain more highly elevated dune ridges. The property at 73 Ratanui Road is also noted from early survey plans and aerial photographs to have contained a number of ponds and would likely have been swampier in the past, so the presence of isolated artefact finds associated with Māori occupation and settlement, which are sometimes found associated with swamps/wetlands, is considered possible.*

25.4 Archaeological Effects Assessment

The Archaeological Assessment outlines the following potential effects of proposed works[80]:

> *The proposed earthworks required for the development are shown in [Figure 37] The depths of the cuts in general will range from 1m to 2m. However, the higher dune ridges at the northern and southern parts of the project area will require cuts between 3-5m in depth. These elevated dunes also have higher potential for containing buried archaeological deposits, particularly shell midden/ oven associated with Māori occupation and settlement that were not able to be identified during the survey. As such, archaeological monitoring of the earthworks in the areas as shown in [Figure 37] is recommended.*

[79] Refer page 36.
[80] Refer Page 70.

As well, topsoil stripping will be required across the site and these works have the potential to affect any archaeological remains that may be present, which would most likely be in the form of shell midden/oven and isolated finds.

Based on the findings of this assessment it is not expected that archaeological sites associated with early European settlement would be encountered during the works.

The Archaeological Assessment recommends that[81]:

- *As the exposure of subsurface archaeological remains is considered possible, particularly in the more highly elevated dunes in the northern and southern parts of the project area, an Authority is recommended to be sought for risk management purposes for the preliminary earthworks to minimise delays if archaeological remains are identified once works are underway.*

- *As it is also considered possible that archaeological remains could be present in other parts of the project area, the authority should cover all works for the development.*

- *Once an Authority is obtained preliminary earthworks should be carried out under archaeological supervision in the areas shown in [Figure 32].*

Clough & Associates have prepared an Archaeological Management Plan (AMP) as attached as **Appendix 24**. The AMP establishes the procedures for managing potential archaeological effects during earthworks. The AMP identifies areas requiring archaeological monitoring and provides for any remains to be investigated, recorded and sampled before they are modified or destroyed.

The AMP also specifies pre-start briefings, notification requirements, stop-work procedures and responsibilities for the Authority Holder, contractors and Project Archaeologist. It includes protocols for unexpected archaeological discoveries, kōiwi tangata and taonga, including notification of Heritage New Zealand Pouhere Taonga, iwi representatives and the New Zealand Police where applicable. It further establishes stand-down periods, post-earthworks analysis and reporting requirements, and a dispute-resolution process to support compliance with the archaeological authority.

These matters have informed the proposed Authority conditions which are set in **Appendix 26** of this application. The draft Authority conditions give effect to the AMP by requiring all works to be undertaken in accordance with it. They require pre-start notification and contractor briefings, archaeological monitoring of relevant earthworks, and the investigation, recording and analysis of any archaeological evidence encountered. The conditions also establish procedures for kōiwi tangata, taonga and tikanga, including notification of Heritage New Zealand Pouhere Taonga and Ātiawa ki Whakarongotai Charitable Trust. Reporting requirements include annual progress reports, completion notifications, updated archaeological site records, and interim and final archaeological reports.

[81] Refer Page 42.

26 Information required under Sched 8, cl 2

The information required as part of an application for archaeological authority is set out in Schedule 8, clause 2.

2 Information required in application for archaeological authority

(1) For the purposes of section 43(3)(i), an application for an archaeological authority must include the following information:

(a) a legal description of the land or, if one is not available, a description that is sufficient to identify the land to which the application relates; and

(b) the name of the owner of the relevant land, if the applicant is not the owner of the land; and

(c) proof of consent, if the owner has consented to the proposed activity; and

(d) confirmation that the application complies with section 46(2)(a), (b), and (d); and

(e) a description of each archaeological site to which the application relates and the location of each site; and

(f) a description of the activity for which the authority is sought; and

(g) a description of how the proposed activity will modify or destroy each archaeological site; and

(h) except in the case of an approval described in section 44(b) of the HNZPT Act, an assessment of—

(i) the archaeological, Māori, and other relevant values of the archaeological site in the detail that is appropriate to the scale and significance of the proposed activity and the proposed modification or destruction of the archaeological site; and

(ii) the effect of the proposed activity on those values; and

(i) a statement as to whether consultation with tangata whenua, the owner of the relevant land (if the applicant is not the owner), or any other person likely to be affected—

(i) has taken place, with details of the consultation, including the names of the parties and the tenor of the views expressed; or

(ii) has not taken place or been completed, with the reasons why consultation has not occurred or been completed (as applicable).

(2) If the Substantive Application includes the information required by subclause (1) for the purposes of an approval described in section 42(4)(a) or (d) (a planning application), the Substantive Application may—

(a) include the same information for the purposes of this clause; but

(b) must ensure that all of the information required by subclause (1) is provided.

(3) If the Substantive Application is to be lodged by more than 1 authorised person, the reference to the applicant in subclause (1)(b) must be read as a reference to the authorised person who is to be identified in the application as the proposed holder of the archaeological authority.

The relevant matters from subclause (1) are addressed in Table 14 below.

Note that subclause (3) is not relevant as the application is being lodged by one authorised person.

Table 14: Assessment of Information required under Sched 8, cl2(1)

Information required under Sched 8, cl2(1)	Assessment
(a) a legal description of the land or, if one is not available, a description that is sufficient to identify the land to which the application relates; and:	The site is legally described as Lot 4 Deposited Plan 58017 (65 Ratanui Road) and Lot 3 Deposited Plan 497389 (73 Ratanui Road). Works are also proposed within Ratanui Road itself which is adjacent to the site which is legally described as Road Reserve.
(b) the name of the owner of the relevant land, if the applicant is not the owner of the land; and *(c) proof of consent, if the owner has consented to the proposed activity; and*	Lot 4 Deposited Plan 58017 (65 Ratanui Road) is owned by [redacted] Lot 3 Deposited Plan 497389 (73 Ratanui Road) is owned by [redacted]. Proof of consent from these parties is attached to **Appendix 2** as Attachment 6.
(d) confirmation that the application complies with section 46(2)(a), (b), and (d); and	The application complies with these sections as outlined in Section 9 of this application.
(e) a description of each archaeological site to which the application relates and the location of each site; and	An Archaeological Assessment has been undertaken for the site which is attached as **Appendix 23** which describes the potential archaeological sites.
(f) a description of the activity for which the authority is sought; and	The proposed activity is described in detail in Section 7 of this application. The activities proposed include: a. 257 independent living units consisting of cottages, villas and townhouses; b. a central main building which contains 40 assisted living suites, 20 memory care suites, 30 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; and f. earthworks and boundary treatment.

	The specific works relating to the authority is the potential disturbance of archaeological sites as part of earthworks.
(g) a description of how the proposed activity will modify or destroy each archaeological site; and *(h) except in the case of an approval described in section 44(b) of the HNZPT Act, an assessment of—* *(i) the archaeological, Māori, and other relevant values of the archaeological site in the detail that is appropriate to the scale and significance of the proposed activity and the proposed modification or destruction of the archaeological site; and* *(ii) the effect of the proposed activity on those values; and*	The Archaeological Assessment in **Appendix 23** outlines the following potential effects of proposed works[82]: *The proposed earthworks required for the development are shown in [Source: Archaeological Assessment (page 38)* Figure 32*]. The depths of the cuts in general will range from 1m to 2m. However, the higher dune ridges at the northern and southern parts of the project area will require cuts between 3-5m in depth. These elevated dunes also have higher potential for containing buried archaeological deposits, particularly shell midden/ oven associated with Māori occupation and settlement that were not able to be identified during the survey. As such, archaeological monitoring of the earthworks in the areas as shown in Figure 37 is recommended.* *As well, topsoil stripping will be required across the site and these works have the potential to affect any archaeological remains that may be present, which would most likely be in the form of shell midden/oven and isolated finds.* *Based on the findings of this assessment it is not expected that archaeological sites associated with early European settlement would be encountered during the works.*
(i) a statement as to whether consultation with tangata whenua, the owner of the relevant land (if the applicant is not the owner), or any other person likely to be affected— *(i) has taken place, with details of the consultation, including the names of the*	Consultation has taken place with Mana Whenua as outlined in **Appendix 2** of this application.

[82] Refer Page 65 (PAGE NUMBER MAY YET CHANGE DUE TO FORMATTING).

parties and the tenor of the views expressed; or *(ii) has not taken place or been completed, with the reasons why consultation has not occurred or been completed (as applicable).*	

27 Criteria for assessment of application – Sched 8, cl4

The matters that the Panel must take into account as part of an application for archaeological authority is set out in Schedule 8, clause 4 as follows:

> ***4 Criteria for assessment of application for archaeological authority***
>
> *(1) For the purposes of section 81, when considering an application for an archaeological authority, including conditions in accordance with clause 5, the panel must take into account, giving the greatest weight to paragraph (a),—*
>
> *(a) the purpose of this Act; and*
>
> *(b) the matters set out in section 59(1)(a) of the HNZPT Act; and*
>
> *(c) the matters set out in section 47(1)(a)(ii) and (5) of the HNZPT Act; and*
>
> *(d) a relevant statement of general policy confirmed or adopted under the HNZPT Act.*

These matters are addressed in turn below.

27.1 Purpose of the FTAA – Sched 8, cl4(1)(a)

The purpose of the FTAA is set out in section 3 as follows:

> *The purpose of this Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.*

The Proposal, including the archaeological authority sought, is consistent with this purpose as it enables the delivery of a retirement village which will provide significant regional economic benefit in terms of providing residential development capacity, growing the housing market, and generating short and long-term employment opportunities.

27.2 The matters set out in section 59(1)(a) of the HNZPT Act – Sched 8, cl4(1)(b)

The matters set out in section 59(1)(a) are as follows:

> ***59 Decision on appeal***
>
> *(1) In determining an appeal made under section 58, the Environment Court—*
>
> *(a) must, in respect of a decision made on an application made under section 44, have regard to any matter it considers appropriate, including—*
>
> *(i) the historical and cultural heritage value of the archaeological site and any other factors justifying the protection of the site:*
>
> *(ii) the purpose and principles of this Act:*

(iii) the extent to which protection of the archaeological site prevents or restricts the existing or reasonable future use of the site for any lawful purpose:

(iv) the interests of any person directly affected by the decision of Heritage New Zealand Pouhere Taonga:

(v) a statutory acknowledgement that relates to the archaeological site or sites concerned:

(vi) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tūpuna, wāhi tapu, and other taonga; and

These matters are addressed in turn in Table 15 below.

Table 15: Assessment of matters set out in section 59(1)(a) of the HNZPT Act

Section 59(1)(a) matters	Assessment
(i) the historical and cultural heritage value of the archaeological site and any other factors justifying the protection of the site:	The archaeological values of the site are set out in the Archaeological Assessment in **Appendix 23**, and summarised in the table above.
(ii) the purpose and principles of this Act:	The purpose of the HNZPTA is set out in section 3 of the Act as follows: *The purpose of this Act is to promote the identification, protection, preservation, and conservation of the historical and cultural heritage of New Zealand.* The principles set out in section 4 of the HNZPTA are: *All persons performing functions and exercising powers under this Act must recognise—* *(a) the principle that historic places have lasting value in their own right and provide evidence of the origins of New Zealand's distinct society; and* *(b) the principle that the identification, protection, preservation, and conservation of New Zealand's historical and cultural heritage should—* *(i) take account of all relevant cultural values, knowledge, and disciplines; and* *(ii) take account of material of cultural heritage value and involve the least possible alteration or loss of it; and*

	(iii) safeguard the options of present and future generations; and *(iv) be fully researched, documented, and recorded, where culturally appropriate; and* *(c) the principle that there is value in central government agencies, local authorities, corporations, societies, tangata whenua, and individuals working collaboratively in respect of New Zealand's historical and cultural heritage; and* *(d) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tūpuna, wāhi tapu, and other taonga.* This application is consistent with the purpose of the HNZPTA as an Archaeological Authority will ensure that any adverse effects on archaeological sites found during construction will be mitigated and managed through the archaeological monitoring and recording of any evidence of pre-1900 archaeological remains, following standard archaeological practices. The proposed Archaeological Authority includes an Archaeological Discovery Protocol to follow in case any accidental discoveries are made, and this has been advised by Mana Whenua.
(iii) the extent to which protection of the archaeological site prevents or restricts the existing or reasonable future use of the site for any lawful purpose:	There are no recorded archaeological sites.
(iv) the interests of any person directly affected by the decision of Heritage New Zealand Pouhere Taonga:	The only identified potentially affected party is Atiawa Ki Whakarongotai. They have been consulted with, and their feedback has informed the Proposal.
(v) a statutory acknowledgement that relates to the archaeological site or sites concerned:	There are no relevant statutory acknowledgements on the site.
(vi) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tūpuna, wāhi tapu, and other taonga; *…*	Atiawa Ki Whakarongotai are Mana Whenua, they have been consulted with, and their feedback has informed the Proposal.

27.3 A relevant statement of general policy confirmed or adopted under the HNZPT Act – Sched 8, cl4(1)(d)

The only HNZPT statement of general policy that is potentially relevant to this application is The Administration of the Archaeological Provisions[83]. As shown in Table 16 below, the application is consistent with this statement.

Table 16: Assessment of application against the HNZPT statement

Statement objectives	Assessment
Objective 1: Archaeological sites are identified, protected, preserved, and conserved.	The application acknowledges the potential for encountering archaeological sites during works and sets out a protocol for how to avoid harm to sites prior to investigating, recording and analysing archaeological information.
Objective 2: Māori cultural values are respected and taken into account	Cultural values have been taken into account through consultation with Mana Whenua as outlined in section 27 above and in **Appendix 2**. The application includes protocols for Mana Whenua monitoring to ensure culturally sensitive and appropriate treatment (see proposed conditions).
Objective 3: The interests of landowners, applicants, iwi and hapū, and those directly affected are considered when making a determination	Extensive consultation has been undertaken as outlined in **Appendix 2**.
Objective 4: Any decision that affects an archaeological site is informed by all available information.	The application includes thorough identification and assessment by way of an Archaeological Assessment. Also, as above extensive consultation has been undertaken as outlined in section 27 above and in **Appendix 2**.
Objective 5: Historical and cultural heritage knowledge is gained through archaeological research.	The application sets out a protocol for how to avoid harm to sites prior to investigating, recording and analysing archaeological information (see proposed conditions).
Objective 6: Kōiwi tangata are treated in a sensitive and culturally respectful manner.	The application includes Archaeological Discovery Protocols for handling any Kōiwi tangata based on advice form Mana Whenua to ensure culturally sensitive and appropriate treatment (see proposed conditions).
Objective 7: Information relating to the historical and cultural heritage of New Zealand is	The application sets out an Archaeological Management Plan for how to avoid harm to sites prior to investigating, recording and analysing

[83] Heritage New Zealand Pouhere Taonga (2015) Statement of General Policy: The Administration of the Archaeological Provisions

recovered where protection of archaeological sites cannot be achieved.	archaeological information (see proposed conditions).
objective 8: Processes under the RMA and HNZPTA are aligned wherever possible.	This Substantive Application provides a combined and aligned application under both of these acts.
Objective 9: The archaeological authority process achieves avoidance and protection of archaeological sites where possible.	The application acknowledges the potential for encountering archaeological sites during works and sets out a protocol for how to avoid harm to sites through the investigation, recording and analysis of archaeological information (see proposed conditions).
Objective 10: The archaeological authority process achieves minimum impact on archaeological sites where avoidance is not possible.	The application acknowledges the potential for encountering archaeological sites during works and sets out a protocol for how to avoid harm to sites through the investigation, recording and analysis of archaeological information (see proposed conditions).
Objective 11: Decisions on archaeological authority applications are consistent with HNZPT's responsibilities to provide justifiable outcomes.	The application provides sufficient information to ensure that decisions about archaeological authority are informed by evidence, proportionate in conditions, incorporate Māori values, and aim for justifiable outcomes.
Objective 12: Archaeological work meets accepted archaeological practice standards.	The application ensure that work is undertaken by qualified personnel, following accepted standards for monitoring, recording, reporting, and handling sensitive finds (see proposed conditions).
Objective 13: Administration of the statutory provisions achieves maximum compliance.	The application ensures maximum compliance with statutory provisions by including all required information, consulting relevant authorities, establishing enforceable conditions, and demonstrating awareness of both FTAA and HNZPTA responsibilities.

28 Proposed conditions – Sched 8, cl5

The matters that the Panel must consider when setting conditions as part of an archaeological authority is set out in Schedule 8, clause 5 as follows:

> ***5 Imposition of conditions on archaeological authorities***
>
> *(1) In relation to an archaeological authority, a panel may impose any conditions, including conditions that—*
>
> > *(a) the consent of the land owner and the holder of any specified registered interest must be obtained before the holder of an archaeological authority may enter the relevant site or undertake any activity under that authority; and*
> >
> > *(b) the site must be returned as nearly as possible to its former state (unless otherwise agreed between the owner of the land on which the site is located and the panel); and*
> >
> > *(c) any activity undertaken at the site under the archaeological authority must conform to accepted archaeological practice; and*
> >
> > *(d) Heritage New Zealand Pouhere Taonga, or the person approved under this schedule to carry out an activity, must provide a report to—*
> >
> > > *(i) the holder of the authority; and*
> > >
> > > *(ii) the owner of the archaeological site concerned, if different from the holder of the authority; and*
> > >
> > > *(iii) Heritage New Zealand Pouhere Taonga, unless Heritage New Zealand Pouhere Taonga prepared the report.*
>
> *(2) The panel may impose a condition requiring an investigation under the HNZPT Act, but only if the panel is satisfied on reasonable grounds that the investigation is likely to provide significant information in relation to the historical and cultural heritage of New Zealand.*

The proposed conditions set out in **Appendix 26** have been informed by HNZPT and Ātiawa ki Whakarongotai Charitable Trust.

29 Conclusion

Pursuant to section 42(4)(i) of the FTAA, the Applicant is seeking an Archaeological Authority under the Heritage New Zealand Pouhere Taonga Act 2014.

An Archaeological Assessment has been undertaken for the site (**Appendix 23**) which is supported by an AMP (**Appendix 24**) and proposed Authority conditions (**Appendix 26**).

No archaeological sites have been identified in the project area. However, based on the findings of this assessment, it is considered that there is potential for unrecorded subsurface remains, particularly in the form of midden/oven and possibly as isolated artefact finds associated with Māori occupation and settlement to be present.

To avoid adverse effects on archaeological values, an Archaeological Authority is sought under the provisions of the *Heritage New Zealand Pouhere Taonga Act* 2014 (HNZPTA) to provide a means of managing adverse effects on archaeological values and recovering data from the affected sites.

Where it is not possible to avoid adverse effects on archaeological values, an Archaeological Authority is sought under the provisions of the HNZPT Act which provides a means of controlling those adverse effects and recovering data from the affected sites.

Overall, the Proposal is consistent with the purpose of both the HNZPTA and the FTAA.