Greater Wellington
Te Pane Matua Taiao

By email

7 October 2026

File No: PRE260019

100 Cuba Street
Te Aro, Wellington 6011
PO Box 11646
Manners Street
Wellington 6142
T 04 384 5708
F 04 385 6960

Level 27
Majestic Centre
100 Willis Street
Wellington 6011
By email: Hayden.beaton@summerset.co.nz

Tēnā Koe

Notice under section 30(3) of the Fast-track Approvals Act 2024

Thank you for your email dated 23 September 2026 notifying Wellington Regional Council (Greater Wellington) that you intend to lodge a substantive application for resource consents under the Fast-track Approvals Act 2024 (FTAA) for Otaihanga Retirement Village at 73 Ratanui Road, Paraparaumu. We understand that this email is your notice to us under section 30(2) of the FTAA.

Section 30(3) of the FTAA requires that Greater Wellington, by written notice, advise you:

> *(a) of any existing resource consent to which section 124C(1)(c) or 165ZI of the Resource Management Act 1991 would apply if the approval were to be applied for as a resource consent under that Act; or*
>
> *(b) that there are no existing resource consents of that kind.*

The table below advises you of whether either section 30(3)(a) or section 30(3)(b) of the FTAA applies in relation to each of the activities (and associated rules and regulations) that you have advised us in your notice that you will seek resource consent(s) for. This notice does not constitute acceptance by Greater Wellington that the rules and regulations you have identified are the relevant rules for the activities that you will be seeking consents for through any future substantive application.

Proposed activity	Regional rule or NES regulation	Activity status	Part of FTAA section 30(3) that applies to the proposed activity
Natural Resources Plan (NRP)			
Discharge of stormwater from a new urban subdivision and development	NRP Rule R50	Restricted discretionary	Section 30(3)(b)
Earthworks and vegetation clearance, and the associated discharge of sediment	NRP Rule R107	Discretionary	Section 30(3)(b)
Activities in natural wetlands, including reclamation of natural wetlands and removal of wetland vegetation.	NRP Rule R117	Discretionary	Section 30(3)(b)
	NRP Rule R118	Non-complying	Section 30(3)(b)
The use of the bed of a river to demolish an existing culvert and construct a new culvert.	NRP Rule R145	Discretionary	Section 30(3)(b)
The diversion of water from a river to enable construction of a culvert.	NRP Rule R147	Discretionary	Section 30(3)(b)
National Environmental Standards for Freshwater (NES-F)			
Vegetation clearance within natural inland wetlands	NES-F Regulation 45C	Restricted discretionary	Section 30(3)(b)
Earthworks or land disturbance within, and within a 100 m setback of, natural inland wetlands.	NES-F Regulation 45C	Restricted discretionary	Section 30(3)(b)
The diversion of water within, or within 100 m of a natural inland wetland.	NES-F Regulation 45C	Restricted discretionary	Section 30(3)(b)
The discharge of water within, or within 100 m of a natural inland wetland.	NES-F Regulation 45C	Restricted discretionary	Section 30(3)(b)

Attachment 1 sets out our understanding, based on your notice, of the site for which you will be seeking resource consents through your substantive application. There are no existing resource consents located at this site.

Should you have any questions about this notice, please contact Katherine Greenaway on 021 497 538.

Ngā mihi

[redacted]

Andrew Banks
Senior Resource Advisor
Environmental Regulation

Copy: Torrey McDonnell (torrey@incite.co.nz)

Encl: Attachment 1 – Proposed application site

Attachment 1 – Proposed application site

The following map sets out our understanding of the site to which the proposed substantive application relates, based on the information contained in the notice provided by the authorised person for Otaihanga Retirement Village on 23 September 2026.

