Appendix 2: Pre-lodgement Consultation

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Introduction

This consultation summary has been prepared in support of the Substantive Application (Application) for the Otaihanga Retirement Village.

The purpose of this Consultation Summary Report is to provide an overview of the consultation undertaken by the Applicant prior to lodging this Substantive Application.

During the development of the proposal, the Applicant and its representatives have undertaken consultation with Relevant Local Authorities, Mana Whenua, Administering Agencies, and potentially affected landowners.

The objective of this consultation was to discuss the proposal and infrastructure proposed to service the development, understand any issues with the development as proposed as well as the information requirements needed for the application.

Consultation and engagement has been carried out through a number of online and in-person meetings and workshops, emails, and written correspondence. The details of the consultation undertaken, including how feedback received during the consultation was addressed, are set out below.

Local Authorities

Kāpiti Coast District Council (KCDC)

KCDC is a local authority for the purposes of section 11 and 29 of the FTAA.

By way of background, the Applicant had significant engagement with KCDC as part of the process to rezone the site through private Plan Change 4 (2024-2026), a summary of engagement was provided in section 6 of the Plan Change Request (refer **Attachment 1**). As part of these processes, regular meetings were held with KCDC Council officers which resulted in the rezoning of the Site as and establishment of the Ratanui Development Area and associated Structure Plan which is enabling of a retirement village.

Subsequent to this, the Applicant engaged with KCDC as part of the referral application in 2025-2026[1].

A number of meetings and workshops were held with KCDC staff as part of the development of the proposal and substantive application.

Table 1 below gives an overview of consultation undertaken with KCDC as part of the preparation of the Substantive Application.

Table 1: Summary of engagement

Date	Meeting	Meeting summary
18 June 2026	Initial meeting	The Applicant provided a project overview, discussed timeframes, process and key issues to work through.

[1] For more information see the Fast-track website: https://www.fasttrack.govt.nz/projects/otaihanga-retirement-village/referral-application

25 July 2026	Transport meeting	• Applicant met with Council transport officers to discuss the proposed transport, access and pedestrian crossing arrangements. • Council expressed a preference for the proposed pedestrian crossing to be designed as a road crossing rather than a vehicle crossing, noting this would provide the safest outcome from a road safety perspective. • Discussion was held on the local speed environment, future speed management reviews, and the relationship between speed limit locations and the proposed crossing design. • Council officers advised the current crossing proposal appears sufficient for consent purposes and indicated that any future relocation of the crossing would not be a fundamental issue. • Transport design matters discussed included drainage requirements, traffic survey information, shared path connections, and opportunities to refine the access and crossing arrangements through detailed design. • Council and the project team also discussed streetlighting requirements, with detailed lighting design and compliance with Council standards to be addressed through the detailed design phase.
27 July 2026	Stormwater meeting	• Applicant met with relevant Council officers to discuss the proposed stormwater management approach, including wetlands, stormwater ponds, pipe networks, stream widening, flood storage areas and associated infrastructure. • Council emphasised the importance of clearly distinguishing natural wetlands from stormwater treatment devices, maintaining natural drainage patterns, and ensuring the design supports future stormwater attenuation opportunities. • Detailed discussion occurred on flood modelling, overland flow paths and hydraulic performance, including assessment of the 1% AEP flood event and potential effects on surrounding land and roads. • The project team advised that modelling indicates the proposal achieves hydraulic neutrality, with identified flood effects generally limited to low-risk and low-hazard areas. • Council noted the level of community interest in flooding and downstream effects and advised that flood modelling and supporting assessments should clearly explain how flood risks are managed. • Potential refinements discussed included stream naturalisation, additional planting, ongoing stormwater maintenance arrangements, and independent review of flood modelling to provide confidence in the assessment outcomes.

6 Oct 2026	Documents shared	The Applicant shared several documents for pre-lodgement feedback including the latest masterplan, the rule assessment (Appendix 4) and proposed conditions of consent (Appendix 7).

Minutes from the two meetings/workshops are provided in **Attachment 1** to this Appendix.

Table 2 below provides a summary of pre-application feedback from KCDC and how the proposal and/or application responded to matters raised by Council.

Table 2: Summary of pre-application feedback and Applicant's response

Item	Council feedback item	Applicant response
1	Transport	• The proposal incorporates a pedestrian island to assist pedestrians cross Ratanui Road, and improved walking connections in response to Council's safety and accessibility concerns. • Additional traffic and speed survey data has been collected and assessed to inform the crossing and access design. • The design has taken account of existing speed limits, road conditions and drainage constraints identified by Council. • A sealed connection to the existing shared path network is provided, improving pedestrian and cyclist connectivity. • Streetlighting and shared path design have been incorporated, with detailed design to be undertaken through subsequent engineering approvals. • The Applicant has adopted an iterative design approach, allowing transport infrastructure details to be refined in consultation with Council through the detailed design phase.
2	Stormwater	• The stormwater strategy was refined through pre-application engagement with Council and incorporates feedback received on water quantity and quality management. • The proposal includes attenuation and treatment measures designed to manage runoff from the development and reduce effects on downstream receiving environments. • Wetland creation and restoration form a key component of the stormwater design, providing both treatment and ecological enhancement benefits. • Modelling and technical assessments have been updated to demonstrate the performance of the proposed stormwater management system and confirm acceptable downstream effects.

		• The proposal includes long-term monitoring and maintenance provisions to ensure stormwater devices continue to operate effectively. • Detailed stormwater design will be further developed through subsequent engineering approvals in consultation with Council to confirm compliance with Council requirements.
3	Rule assessment	With regard to the resource consent assessment in Appendix 4, KCDC feedback was that rule NH-Flood R4 should apply based on the information they had reviewed. This rule was reassessed and it was agreed that it should apply.
4	Proposed conditions of consent	No specific feedback was provided on Appendix 7.

Greater Wellington Regional Council (GWRC)

GWRC is a local authority for the purposes of section 11 and 29 of the FTAA.

For context, as with KCDC, the Applicant undertook consultation with GWRC as part of the Plan Change 4 and referral process.

A number of meetings/workshops were held with GWRC staff and advisors as part of the development of the proposal and substantive application. The table below outlines consultation undertaken with GWRC as part of the preparation of the Substantive Application.

Table 3: Summary of engagement

Date	Meeting	Topics covered
26 June 2026	Initial meeting	• Applicant met with GWRC to provide an overview of the proposed application, including the master plan, anticipated consenting requirements and engagement programme. • GWRC supported early and ongoing engagement to identify and resolve technical and consenting issues prior to lodgement, particularly in relation to stormwater management, wetlands, earthworks and stream crossing activities. • GWRC outlined its preferred engagement process, including provision of project information, site visits, pre-lodgement review of technical assessments, and discussion of potential consent conditions. • GWRC advised that draft technical reports would assist in identifying key issues early and in determining the specialist review resources required for the application. • Key areas of regional interest identified by GWRC included wetland effects, stormwater management, earthworks and potential contamination matters, with specialist input likely to be required. • Both parties agreed to continue pre-application engagement with the objective of resolving technical matters before lodgement and minimising issues during the Fast-track Panel assessment process.
4 Sept 2026	Stormwater and ecology	• Applicant met with GWRC officers to discuss regional consenting requirements relating to stormwater management, wetlands, stream works and earthworks associated with the proposal. • The project team provided an overview of the proposed stormwater management system, including wetland design, flood management functions, stream crossings and measures to support ecological connectivity.

		• Ecological investigations identified a number of existing wetlands on the site, with the proposal seeking to avoid wetland impacts where practicable and provide replacement wetland habitat where effects cannot be avoided. • The project team outlined the proposed wetland mitigation package, including approximately 2,000m² of replacement wetland habitat, designed to provide enhanced ecological function and habitat diversity. • GWRC sought further information on stormwater design, wetland management, long-term protection mechanisms and the proposed regional consenting framework, and requested the opportunity to review draft technical material prior to lodgement. • Both parties agreed to continue pre-application engagement, with GWRC providing specialist input on ecology, streams, stormwater, earthworks and flood management matters before lodgement of the application.
23 Sept 2026	Documents shared, and section 30 notification	The Applicant shared several documents for pre-lodgement feedback including proposed conditions of consent and the rule assessment. In addition, in accordance with the requirements of Section 30 of the FTAA, on 23 September 2026 the Applicant formally notified GWRC of the approvals being applied for before lodging the Substantive Application.
5 Oct 2026	Section 30 notice	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 (refer to **Appendix 3**).

Minutes from two meetings/workshops are also provided in **Attachment 2** to this Appendix.

Table 4 below provides a summary of key issues discussed with GWRC and how the proposal and/or application responded to matters raised.

Table 4: Summary of pre-application feedback and Applicant's response

Item	GWRC feedback item	Applicant response
1	Stormwater and ecology	• Technical assessments and the proposed consenting framework were developed having regard to GWRC feedback on earthworks, stormwater, wetland and stream-related activities. • The proposal has been refined to incorporate replacement and enhanced wetland habitat, extensive indigenous planting, and long-term ecological management.

		• The stormwater management approach includes treatment wetlands, flow attenuation and water quality treatment measures, addressing GWRC feedback regarding downstream hydrological and water quality effects. • The design includes measures to maintain and enhance freshwater ecological values, including fish passage considerations, fish rescue protocols, stream habitat improvements and riparian restoration. • Additional technical assessment, modelling and proposed consent conditions have been developed in response to GWRC feedback, providing for ongoing monitoring, maintenance and adaptive management of both stormwater and ecological outcomes.
2	Proposed conditions of consent	• Proposed consent conditions have been informed by GWRC's standard conditions and pre-application discussions.

Relevant Administering Agencies

Department of Conservation (DoC)

The Applicant engaged with DoC as part of the referral application and as part of development of the substantive application. A pre-lodgement meeting was held as outlined in Table 5 below.

Table 5: Summary of engagement

Date	Meeting	Topics covered
23 Sept 2026	Project overview	Applicant met with DoC to provide an overview of the proposed application, including the master plan, anticipated consenting requirements and engagement programme The meeting discussed the likely DoC approvals and key ecological considerations. Freshwater ecological effects were expected to be minor, with limited fish habitat present. A key focus was the lizard survey programme, which has identified a skink on site. DoC discussed habitat management, potential relocation options, and the need for a Wildlife Authority and Lizard Management Plan. The meeting also covered application process matters, including iwi engagement, draft consent conditions, and assessment timelines. DoC indicated interest in reviewing technical information, although pre-lodgement circulation of reports may not be feasible within project timeframes.

Minutes from this pre-lodgement meeting is provided in **Attachment 3** to this Appendix, along with a pre-lodgement consultation summary provided by DoC following the meeting.

Table 6 below provides a summary of key issues discussed and how the proposal and/or application responded to matters raised by DoC.

Table 6: Summary of key issues raised and response

Item	Key issues raised	Response
1	Requirements for Wildlife Approval	• Lizard surveys have been undertaken and a Lizard Management Plan has been prepared by Boffa Miskell. The Plan includes habitat assessment, salvage methodology, relocation procedures, release site preparation, pest control, monitoring and reporting requirements.
2	Requirements for standard freshwater fisheries activities	• The proposal incorporates fish management measures to address standard freshwater

		fisheries requirements associated with stream works.

Heritage New Zealand Pouhere Taonga (HNZPT)

The Applicant engaged with HNZPT as part of the referral application and as part of development of the substantive application. Several meetings were held as outlined in Minutes from a pre-lodgement meeting is provided in **Attachment 4** to this Appendix.

Table 8 below provides a summary of key issues discussed and how the proposal and/or application responded to matters raised by HNZPT.

Table below.

Table 7: Summary of engagement

Date	Meeting	Topics covered
12 Oct 2026	Project overview	The Applicant met with HNZPT to provide an overview of the proposed application, including the master plan, anticipated consenting requirements and engagement programme. The meeting covered: • Proposed notification periods for iwi under the archaeological management framework, including concerns that a 48-hour notification period was insufficient and should be extended. • Procedures for managing potential discovery of kōiwi tangata, including roles and responsibilities, cultural protocols, specialist input requirements, and appropriate engagement with mana whenua. • Content and ongoing management of the Archaeological Management Plan (AMP), including treatment of taonga, midden material, archaeological samples, and incorporation of iwi feedback. • Expectations regarding storage, handling and retention of archaeological material and taonga, including a preference for material to remain within the local area where practicable. • Proposed archaeological monitoring methodology, including identification of areas requiring active archaeological monitoring versus on-call attendance. • Draft archaeological consent conditions, including AMP implementation, future AMP amendments, annual reporting requirements and alignment with common KCDC archaeological consent practices.

Minutes from a pre-lodgement meeting is provided in **Attachment 4** to this Appendix.

Table 8 below provides a summary of key issues discussed and how the proposal and/or application responded to matters raised by HNZPT.

Table 8: Summary of key issues raised and response

Item	Key issues raised	Response
1	Engagement with Mana Whenua	• Applicant confirmed ongoing engagement with Atiawa ki Whakarongotai Charitable Trust including hui, site visits to potential archaeological sites, and consideration of CIA and feedback. • The application provides for ongoing engagement with mana whenua and HNZPT in relation to kōiwi tangata protocols, taonga management, midden material and archaeological discoveries. • Proposed consent conditions have been amended to increase iwi notification timeframes from 48 hours to two weeks, addressing concerns regarding the practicality of the original approach.
2	Archaeological Management Plan	• The Archaeological Management Plan has been reviewed and updated to address matters raised by HNZPT regarding archaeological procedures, cultural management processes and management protocols. • The proposed archaeological conditions include implementation of an approved AMP and a mechanism for future amendments to be certified as the project progresses. • Archaeological monitoring areas and management procedures have been clearly identified and documented, consistent with HNZPT's preference for a detailed and transparent monitoring framework. • The application adopts an adaptive management approach, recognising that the AMP is a living document that may be refined through detailed design, authority processes and ongoing consultation.

Relevant Māori Groups

As part of the referral application, the Ministry for the Environment prepared a *Treaty Settlements and Other Obligations (Section 18) Report* dated 16 March 2026.

This report sets out how:

> *Section 18(2) of the Act requires that the report provide a list of relevant Māori groups, including relevant iwi authorities and Treaty settlement entities. We have identified Te Rūnanga o Toa Rangatira Inc as a relevant Treaty settlement entity/iwi authority, and Muaūpoko Tribal Authority Inc, Ātiawa ki Whakarongotai Charitable Trust, and Te Rūnanga o Raukawa Incorporated as relevant iwi authorities. We have also identified Puketapu ki Paraparaumu Trust, Ngā Hapū o Ōtaki, and the ART Confederation as other Māori groups which may have an interest in the application.*

The Applicant has engaged with Ātiawa ki Whakarongotai, Ngā Hapū o Ōtaki, and Ngāti Toa Rangatira (collectively the ART Confederation) through the private plan change process and through the referral application.

Ngā Hapū o Ōtaki and Ngāti Toa Rangatira have both confirmed that they defer to Ātiawa ki Whakarongotai on this project (see emails in **Attachment 6**). The Applicant has continued to engage with Ātiawa ki Whakarongotai Charitable Trust as outlined further in the section below.

The Applicant has contacted Te Rūnanga o Raukawa Incorporated who were identified by the section 18 report as a relevant iwi authority. The Applicant has also contacted both the Puketapu ki Paraparaumu Trust and Muaūpoko Tribal Authority Inc who were identified by the section 18 report as other Māori groups which may have an interest in the application.

These groups did not respond to this offer or otherwise provide any feedback on the proposal.

Ātiawa Ki Whakarongotai

A number of hui and site visits were held with Ātiawa ki Whakarongotai Charitable Trust as part of the development of the proposal and Substantive Application. The table below outlines consultation as part of the preparation of the Substantive Application:

Table 9: Summary of engagement

Date	Meeting	Topics covered
19 Aug 2026	Initial hui	The Applicant provided a project overview, discussed timeframes, process and key issues to work through. Discussion points in the hui were: • Commissioning of a Cultural Impact Assessment • Wetlands and freshwater values including collaboration of wetland design • Engagement with Ātiawa ki Whakarongotai Charitable Trust • Co-creation of consent conditions • Informed and transparent engagement
22 Sept 2026	Information shared	The Applicant shared draft conditions of consent, draft ecology assessment

5 Oct 2026	Site visit and hui	The Applicant undertook a site visit with representatives of Ātiawa ki Whakarongotai Charitable Trust, then met to discuss various aspects of the proposal of most interest to the cultural impact assessment including archaeology, ecology, landscape, monitoring and conditions of consent.
23 Oct 2026	Hui	The Applicant met with representatives of Ātiawa ki Whakarongotai Charitable Trust to discuss the Cultural Impact Assessment, the Archaeological Assessment, Archaeological Management Plan, and Archaeological Authority conditions.

Ātiawa ki Whakarongotai Charitable Trust provided the following written feedback which is provided in **Attachment 5** to this Appendix:

- Interim Cultural Impact Assessment (12 October 2026); and
- Memorandum on Cultural Landscapes Management Plan (CLMP) Condition (30 October 2026).

Table 10 below provides a summary of key issues discussed and how the proposal and/or application responded to matters raised by Ātiawa ki Whakarongotai Charitable Trust.

Table 10: Summary of key issues raised and response

Item	Key issues raised	Response
1	Recognition of the site's cultural significance as part of a wider cultural landscape associated with dune systems, wetlands and waterways.	The proposal has sought to retain significant landscape features where practicable and incorporates wetland restoration, indigenous planting and stream enhancement measures to recognise and enhance cultural and ecological values. Note that the Applicant will continue to engage with Ātiawa ki Whakarongotai Charitable Trust on a condition requiring a Cultural Landscapes Management Plan sought in the Cultural Impact Assessment. It was agreed that this would be progressed post lodgement, with the Applicant reserving the right to review the wording of the condition before accepting it.
2	Concerns regarding effects on wetlands, waterways and freshwater ecosystems.	The proposal includes replacement wetland creation, stormwater treatment wetlands, riparian planting, fish passage considerations, fish rescue procedures and long-term ecological monitoring and maintenance.
3	Need for mana whenua involvement in project development and implementation.	Ongoing engagement with Ātiawa ki Whakarongotai Charitable Trust has occurred through preparation of the CIA, and proposed consent conditions provide opportunities for

		mana whenua input into management plans, monitoring and key construction activities.
4	Potential disturbance of unknown archaeological material and cultural heritage values during earthworks.	The proposal includes an Archaeological Management Plan, archaeological monitoring requirements and cultural engagement procedures to manage any discoveries during construction.
5	Desire for ecological restoration and enhancement outcomes that provide long-term cultural benefits.	The proposal provides substantial wetland restoration and enhancement planting, stream restoration measures and long-term management commitments intended to deliver improved ecological and cultural outcomes.
6	Recommendation for fish salvage and protection of aquatic habitats during construction.	Fish salvage, fish handling and relocation procedures are proposed through ecological management plans and consent conditions, including opportunities for mana whenua participation.
7	Request for cultural values to be recognised throughout detailed design and construction.	Cultural considerations have been incorporated into the proposed conditions framework, which requires consultation and input from mana whenua during the preparation of key management plans and implementation of mitigation measures.
8	Recommendation for ongoing collaboration throughout the life of the project.	The proposal adopts an ongoing engagement approach through management plan review processes, monitoring requirements and implementation of cultural and ecological mitigation measures.

Affected Persons

Landowners

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

The Applicant has a conditional contract on the land identified in the red outline below in Figure 1. 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)[2].

Appendix 1 contains Record of Titles for 65 and 73 Ratanui Road.



Figure 1: Legal descriptions of site parcels

Table 11: Ownership details of subject site

Landowner	Address	Legal Description
[redacted]	65 Ratanui Road	Lot 4 Deposited Plan 58017
[redacted]	73 Ratanui Road	Lot 3 Deposited Plan 497389

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

Adjacent properties

The Applicant engaged with the owners/occupiers of adjacent and nearby properties through the private plan change process and through development of the Substantive Application.

The Applicant undertook wider consultation with the community through the plan change process, including presenting to the local community board, and holding a drop-in session for the local Otaihanga community.

The applicant undertook a recent letter drop to the properties in Figure 2 on 17 August 2026 with an offer to meet and discuss the proposal on the 8th or 9th of September, including any boundary treatments.



Figure 2: Adjacent landowners (red requested a consult with the Applicant, yellow did not respond to the request)

Ownership details of adjacent landowners are set out in Table 12 below.

Table 12: Engagement of adjacent landowners

	Landowner	Address	Legal Description
1	[redacted] y	54 Wood Leigh	Lot 2 Deposited Plan 76864
2	[redacted]	50 Wood Leigh	Lot 3 Deposited Plan 76864

3	[redacted]	46 Wood Leigh	Lot 2 Deposited Plan 467261
4	[redacted]	153 Mazengarb Road	Lot 2 Deposited Plan 58692
5	[redacted]	155 Mazengarb Road	Lot 3 Deposited Plan 58692
6	[redacted]	29b Ratanui Road	Lot 1 Deposited Plan 428745
7	[redacted]	51 Ratanui Road	Lot 2 Deposited Plan 82883
8	[redacted]	53 Ratanui Road	Lot 1 Deposited Plan 82883
9	[redacted]	62 Ratanui Road	Lot 3 Deposited Plan 59638
10	[redacted]	81 Ratanui Road	Lot 1 Deposited Plan 480728
11	[redacted]	85 Ratanui Road	Lot 2 Deposited Plan 497389
12	[redacted]	91 Ratanui Road	Lot 1 Deposited Plan 497389
13	[redacted]	97 Ratanui Road	Lot 6 Deposited Plan 59640
14	[redacted]	115 Ratanui Road	Lot 1 Deposited Plan 392466
A	[redacted]	60 Wood Leigh	Lot 4 Deposited Plan 332372
B	[redacted]	157A Mazengarb Road	Lot 2 Deposited Plan 76336
C	[redacted]	27A Ratanui Road	Lot 2 Deposited Plan 85773
D	[redacted]	66 Ratanui Road	Lot 2 Deposited Plan 59638
E	[redacted]	74 Ratanui Road	Lot 1 Deposited Plan 59638
F	[redacted]	10 Killalea Place	Lot 1 Deposited Plan 60205
G	[redacted]	54 Otaihanga Road	Lot 1 Deposited Plan 58017
H	[redacted]	24 Otaihanga Road	Lot 2 Deposited Plan 87479

Two adjacent landowners have provided affected party approvals (62 and 65 Ratanui Road). In addition, the owners of 65 and 73 Ratanui Road have consented to the Applicant undertaking earthworks and applying for an Archaeological Assessment. These approvals are attached in **Attachment 6.**

Table 13 below provides a summary of key issues discussed and how the proposal and/or application responded to matters raised by adjacent landowners.

Table 13: Summary of key issues raised and response

Key issues raised	Response
Landscaping, Boundary Planting and Screening. - Prefer native planting rather than exotic species - Tree height controls typically (2.5-4m) - Clarity on the width of planted buffers - Retention of landscape features such as the existing northern dune - Removal of large pines - Proposed boundary fencing and neighbour preference - Ensuring neighbouring trees are not affected by changes in drainage	The proposed landscaping strategy responds directly to feedback received from neighbouring landowners. Boundary planting will predominantly comprise native species, providing effective long-term screening while integrating with the surrounding environment. Planting palettes and mature heights will be carefully selected to balance privacy, outlook, and maintenance considerations. The width and composition of planted buffers are identified on the Landscape Plan and will provide an effective visual transition between the village and adjoining properties. Existing landscape features, including the northern dune area, will be retained and enhanced where practicable. Existing pine trees will be removed as part of the development works, with replacement planting undertaken. Boundary fencing treatments have been developed having regard to neighbour feedback and will provide an appropriate balance between privacy, visual amenity and CPTED outcomes. Detailed engineering and stormwater design confirms the proposal will not adversely affect neighbouring vegetation through groundwater or drainage changes.
Stormwater Management and Ground Level Effects - Potential runoff effects from the development - Western Basin design and location - Drainage impacts on neighbouring land	Comprehensive stormwater assessments have been undertaken to inform the design of the development. The proposed stormwater management system has been designed to ensure runoff generated by the development is appropriately managed and attenuated prior to discharge. The western stormwater basin forms an integral component of this system and has been located and designed to achieve the required stormwater treatment and attenuation outcomes while minimising effects on adjoining properties. Post-development runoff rates will be controlled, and the proposal will not result in adverse flooding or drainage effects on neighbouring land. Detailed engineering design will continue through the subsequent design phase to ensure these outcomes are achieved.
Construction Effects	Construction-related effects will be temporary and managed in accordance with industry best practice

- Construction noise and vibration from machinery Concerns about construction timeframes and staging	and the conditions of approval. Construction activities will be undertaken during standard construction hours, which align with the Noise and Vibration Assessment that forms part of this application. Construction staging will be carefully planned to minimise disruption, and neighbouring property owners will be kept informed of key milestones and anticipated works.
Privacy and Boundary Interface - Building heights and finished floor levels on boundaries. Concerns of multi-story units on boundaries Avoidance of service areas and exhaust systems facing neighbouring properties	The design of the village has been developed to appropriately manage privacy and amenity effects on neighbouring properties. Building locations, heights, and finished floor levels have been carefully considered through the design process, including the use of setbacks, landscaping, and fencing where appropriate. The position and orientation of buildings seek to minimise overlooking and visual dominance effects. While the MDRS anticipates an 11m three storey height, the proposal provides relief and proposes single level dwellings to directly adjacent dwellings, with two-storey dwellings and main building orientated closer to the centre of the site, or along rural outlook boundaries. Service areas and building infrastructure such as exhaust systems have been located within the main building in the centre of the site, designed to minimise potential nuisance effects on adjoining properties
Transport and Infrastructure - Traffic effects associated with the village - Road reserve and pedestrian crossing - Interest in fibre connection	A comprehensive transport assessment has been undertaken to evaluate the anticipated traffic effects of the development. The assessment concludes that the surrounding road network can accommodate the forecast traffic generated by the village, with proposed road reserve upgrades and pedestrian island relief improvements enhancing safety and accessibility. The development will contribute to improved pedestrian connectivity within the locality. Utility services, including telecommunications infrastructure will be upgraded for the village and the Applicant can be an advocate to extend telecom infrastructure further down Ratanui Road to service adjacent neighbours.

Attachment 1: Feedback from KCDC

- Plan Change Request (engagement summarised in Section 6); and
- Minutes from two pre-lodgement meetings/workshops.

Private Plan Change Request

on behalf of

Welhom Developments Ltd

Request for a Private Plan Change to the Kāpiti Coast District Plan for part of 65 and 73 Ratanui Road, Paraparaumu

February 2024



Quality Control

Title	Private Plan Change Request: Request for a Private Plan Change to the Kāpiti Coast District Plan for part of 65 and 73 Ratanui Road, Paraparaumu
Client	Welhom Developments Ltd
Version	Final
Date	February 2025
File Reference	\PROJECTS\Welhom
Prepared by	Torrey McDonnell
	[redacted]
Reviewed by	Tom Anderson
	[redacted]

Limitations:

The report has been prepared for Welhom Developments Ltd, according to their instructions, to form part of a private plan change request. This report has been prepared on the basis of information provided by Welhom Developments Ltd. Incite has not independently verified the provided information and has relied upon it being accurate and sufficient for use by Incite in preparing the report. Incite accepts no responsibility for errors or omissions in the provided information.

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1 Introduction

Welhom Developments Ltd (Requestor) requests a change (Request) to the Operative Kāpiti Coast District Plan (District Plan) pursuant to Section 73(2) and Clauses 21 and 22 of the First Schedule of the Resource Management Act 1991 (RMA or the Act).

The Request relates to two properties - part of 65 and 73 Ratanui Road (the Site) as further described in Section 2 of this report. The Request seeks to rezone the Site from its current Rural Lifestyle Zone to General Residential Zone under the District Plan with a Development Area and associated Structure Plan, policies and rules.

The Request will enable the residential development of the Site, with specific provision for uses associated with a retirement village. The Request is made in the context of the Kāpiti Coast District's forecasted population growth and associated growth in demand for residential development. This Request shows that there is a strong anticipated demand for future retirement housing and associated care facilities.

The Site has been identified by the Kāpiti Coast District Council's (Council or KCDC) 2022 Growth Strategy – Te Tupu Pai as a "Medium-priority greenfield growth area" which signals its potential for future urban growth. This Request confirms that the Site is suitable for urban expansion as a logical extension of the adjacent General Residential Zone.

The Request largely seeks to work within the existing District Plan framework by fundamentally adopting existing District Plan provisions to enable the residential development of the Site (subject to some new provisions specifically enabling a retirement village).

The Request has been assessed as being consistent with national, regional and district level policy considerations and as a result will promote the sustainable management purpose of the RMA.

2 Description of the Proposal

2.1 Background

Welhom Developments Limited is a company that develops land for the construction of retirement villages. The Requestor seeks to rezone land, being part of 65 and 73 Ratanui Road from its current Rural Lifestyle Zone to General Residential Zone.

The purpose of this Request is to provide a more appropriate zoning for the future development of a retirement village on the Site to provide accommodation, care facilities and associated healthcare services to support Kāpiti's ageing population.

The Economic Assessment (**Appendix J**) conservatively estimated that the district will need around 2,750 retirement units over the next 30 years. At present, the district has about 1,380 privately owned retirement units, with potential growth to 1,490 units in the short term and 1,730 units in the medium to long term as several retirement villages currently being constructed in the district are completed[1].

This proposal will provide an increase in housing development capacity for the Kāpiti Coast District. The proposal is to rezone the Site for future residential development, enabling the Site for retirement village use which will provide an increase in capacity for a much-needed housing typology. This will cater for Kāpiti's aging population while freeing up existing residential housing stock for others in the market.

2.2 The Site and Surrounds

2.2.1 Description of the Site

The Site comprises part of 65 and 73 Ratanui Road, which are two contiguous properties located in Paraparaumu, approximately 3.2km north of the Paraparaumu Metropolitan Centre. The Site has a combined area of 12.65ha. The Requestor intends to undertake a subdivision to create a separate title for the southern portion of 65 Ratanui Road along with the existing dwelling on the site, as such it is not included in this Request.

[1] Property Economics (2024) Ratanui Road Plan Change Economic Assessment (attached as Appendix J).



Image source: KCDC District Plan (October 2024)

Figure 1: Site and wider Paraparaumu area

2.2.2 Topography and ground conditions

The topography of the Site is undulating as is characteristic of the Kāpiti Coast dune lands. Elevations range from approximately RL 16.0m down to RL 4.0m (Wellington 1953 local vertical datum).

A Geotechnical Assessment (**Appendix I**) for the Site, prepared by Riley Consultants, indicates that the Site is generally underlain with 0.15m to 0.50m of topsoil overlaying a fine sand layer with varying quantities of silt. Groundwater has been recorded at depths between 2m to 8m below ground level.

2.2.3 Land use and ecology

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.

An Ecological Assessment prepared by BlueGreen Ecology, attached as **Appendix E**, outlines the ecological values present on the Site.

By way of a summary, the Ecological Assessment identifies pockets of native and exotic vegetation across the Site. The majority of trees are exotic (pine, blackwood, cypress, willow in the paddocks). The few native species observed during the field survey were Coprosma, karo, ti koura and pittosporum in the driveway gardens. 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 a waterway running east to west across the middle of the Site, crossed by three culverts in the southern third of the Site. The Greater Wellington Regional Council (GWRC) Regional Highly Modified Streams online maps show the waterway as being a highly modified stream beginning in the middle of residential dwellings westward of the site (**Figure 2**), as opposed to an artificial watercourse.



Figure 2: GWRC identified highly modified waterways

The Ecological Assessment states that 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). It is often dry for long periods of time throughout the year, as seen in **Figure 3** below.



Figure 3: West-east running stream on Site

The Ecological Assessment also identifies natural inland wetlands, as classified under the National Policy Statement for Freshwater Management 2020 (NPS-FM). These are identified on **Figure 4** (marked in green). The area of the 14 wetland features sum to 621 m^2. All the wetland features on the Site are small and dominated by exotic species as a result of historic forest clearance and farming, and are therefore considered to be of negligible ecological value.



Figure 4: Location of NPS-FM natural inland wetlands on the Site

2.2.4 Archaeological values

There are no previously recorded archaeological sites on the Site and no sites were identified in the Archaeological Assessment prepared by Clough and Associates (**Appendix F**). However, the assessment notes that the Site is part of a broader archaeological landscape that runs through Kāpiti and the general area contains a number of archaeological sites associated with Māori settlement and occupation, particularly in the form of shell middens and ovens.

The Archaeological Assessment states that the relatively unmodified nature of the Site indicates the likelihood that unrecorded subsurface remains may be present, especially along the northern boundary of the property at 65 Ratanui Road which contains more highly elevated dunes. Also, the property at 73 Ratanui Road is noted to have contained a number of ponds and would likely have been more swampy in the past. As such, the presence of isolated artefact finds, which are sometimes found to be associated with swamps/wetlands, is considered possible.

2.2.5 Transport

As outlined in the Transport Assessment prepared by Stantec (attached as **Appendix G**), Ratanui Road has the function of a Local Community Collector route, as defined by the road hierarchy of the District Plan. Such roads are identified as having functions that link larger urban roads and suburbs, have mainly locally generated traffic movements, and with traffic travelling at moderate speeds.

To the east, Ratanui Road becomes Otaihanga Road which connects with Old State Highway 1. To the west, Ratanui Road intersects with Mazengarb Road.

The Transport Assessment states that Ratanui Road has one traffic lane in each direction, measuring around 3.25m each in width. From Mazengarb Road to just west of the Site, Ratanui Road is formed with kerb and channel, kerbside lanes of approximately 1m in width, and has a footpath on its southern side. It operates with a posted speed limit of 50km/h in this section.

Eastwards across the frontage of the Site, the speed limit on Ratanui Road changes to 60km/h, and the form of the road changes – there is no kerb and channel, the roadside shoulders lessen, and the footpath becomes a gravel shared path on the northern side of the road. The location of the proposed new intersection and vehicle access into the Site is in about the position of the existing 50/60km/h speed change.

The form of Ratanui Road (looking west) with the Site access on the right (currently established in a temporary form) is shown by the photograph in **Figure 5** below.



Figure 5: Ratanui Road with main Site driveway on right

2.2.6 Three waters

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 6** below). 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 6** 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 6** below), and the pond at 73 Ratanui Road as a non-KCDC stormwater feature marked as an "Other" (green hashed polygon below).

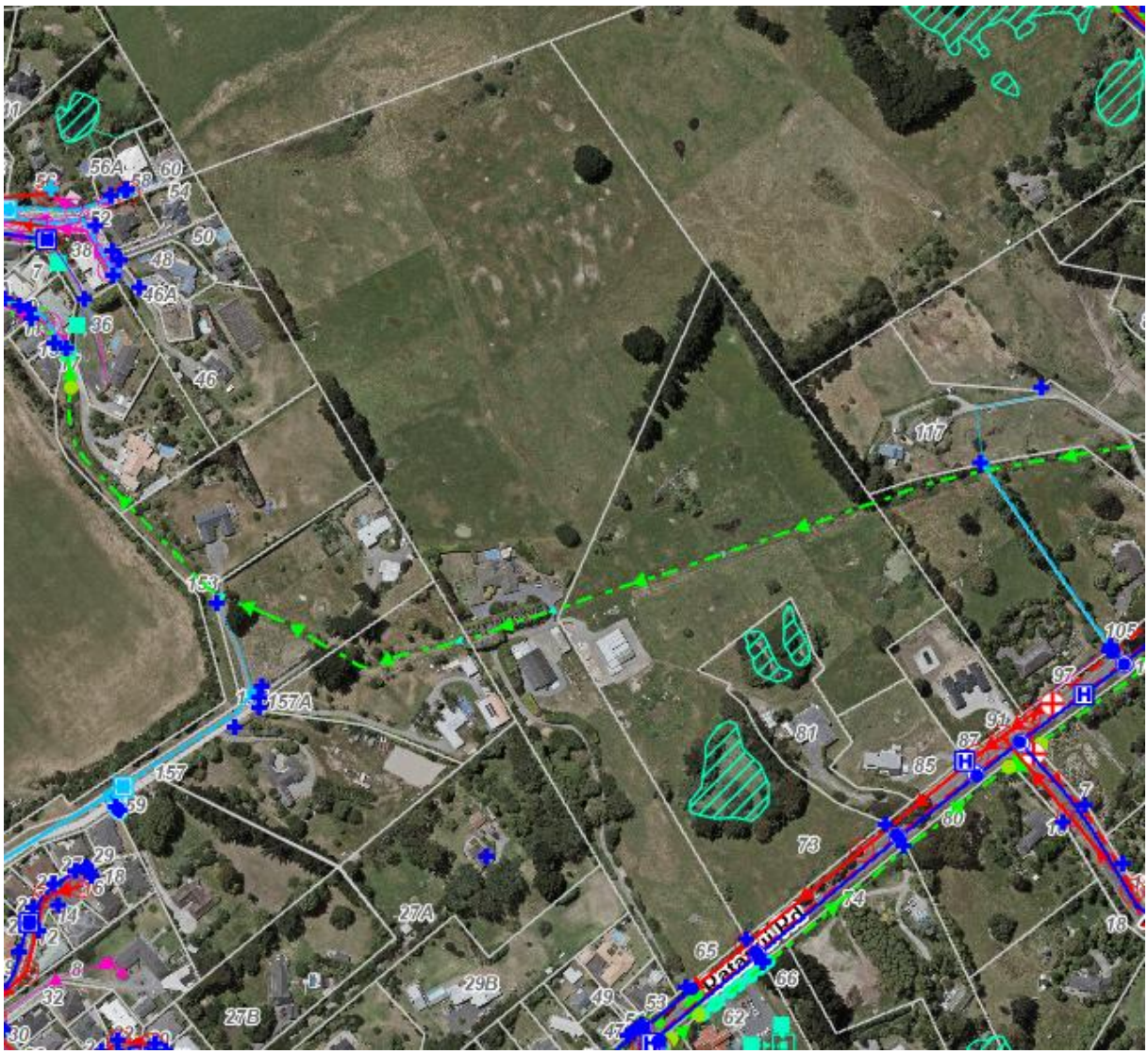


Figure 6: KCDC GIS portal three waters services map

Existing utility service networks providing electrical supply (Electra), telecommunications (Chorus) and gas (FirstGas) are present within Ratanui Road in close proximity to the Site.

2.2.7 Geotechnical and site contamination

A Geotechnical Assessment prepared by Riley Consultants is attached as **Appendix I**. This assessment outlines how the Site has high liquefaction potential due to its sandy soils, but notes that the liquefaction induced settlement findings are likely to be similar to that of other sites in Paraparaumu given the sandy material, relatively high groundwater table and region's seismic hazard parameters. Therefore, any development of a similar nature in the district would likely bear similar geotechnical challenges.

A Preliminary Site Investigation (PSI) concerning potential contamination has also been prepared by Riley Consultants and is attached as **Appendix K**. The assessment finds that based on GWRC records, neither 65 or 73 Ratanui Road are listed on the GWRC Selected Land User Register (SLUR) for any current or historical activities that are identified on the Ministry for the Environment's (MfE) Hazardous Activities and Industries List (HAIL). No resource consents have been applied for in relation to these lots. However, a desktop review found that unknown fill has previously been used for construction of dwellings and/or internal roads on site. Therefore, MfE HAIL category I has potentially occurred on-site[2].

As part of the PSI, an intrusive site investigation has been undertaken to assess soil quality, including providing 85 samples for laboratory analysis.

No contaminants of concern were identified that exceeded the applicable health-based National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS) soil contaminant standards.

However, a sample taken from 73 Ratanui Road adjacent to the existing shed identified an arsenic concentration exceeding the NES-CS residential (10% produce) soil contaminant standard. This area is recommended to be delineated and soil removed to an appropriate off-site facility.

2.2.8 Description of surrounds

As identified above, Ratanui Road connects with the Old State Highway 1 via Otaihanga Road. It is a 2 minute drive from the Old State Highway 1 intersection to the Site. While the Site is in closer physical proximity to the Kāpiti Expressway (600m in a straight line), the closest on and off ramps to the expressway are located on Kāpiti Road (a 3.9km drive southwest from the Site).

The closest bus stops are on Mazengarb Road, south of Ratanui Road, an approximate 700m walk from the Site. The Metlink Route 262 bus service travels along Mazengarb Road providing a connection between Paraparaumu Beach and the Paraparaumu Metropolitan Centre. The service runs half hourly in each direction on weekdays, with more frequent buses during commuter times. Buses run hourly in each direction on weekends.

The closest major centres to the Site are Paraparaumu Beach and the Paraparaumu Metropolitan Centre as shown on **Figure 1** above. Paraparaumu Beach is an 8 minute drive (12 minute cycle). The Paraparaumu Metropolitan Centre is a 7 minute drive (14 minute cycle). This Centre includes a full

[2] Category I – Land that has been subject to the intentional or accidental release of a hazardous substance.

range of commercial and community facilities including the Coastlands Shopping Centre, an aquatic centre, library and the Paraparaumu Train Station.

The Waikanae River is located 1.5km north of the Site (3 minute drive, 5 minute cycle or 25 minute walk). This area has a variety of open space and recreation facilities, including an extensive network of walking trails down to the river mouth.

The Kāpiti Coast Airport is 4km to the southwest and is a 9 minute drive from the Site.

The land uses surrounding the Site are a mix of residential and rural residential/lifestyle blocks as shown in **Figure 7** below.



Image source: KCDC District Plan (October 2024)

Figure 7: Site and Surrounding Area

2.2.9 Planning context

As shown in **Figure 8** below, the Site is zoned Rural Lifestyle Zone and is adjacent to the General Residential Zone boundary to the northwest of the Site.



Figure 8: Zoning surrounding the Site (yellow is General Residential Zone and pink is Rural Lifestyle Zone)

As shown in **Figure 9** 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)

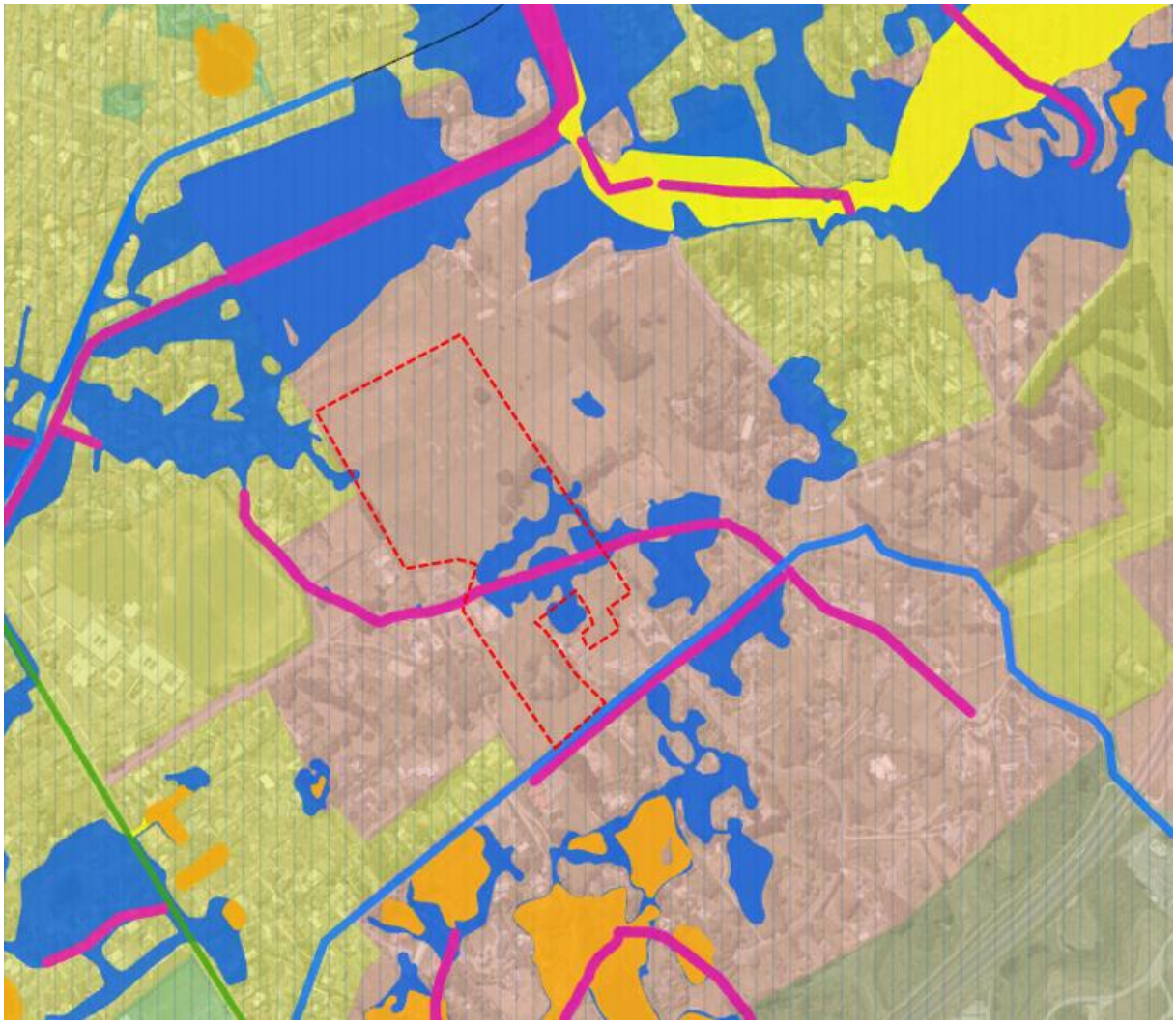


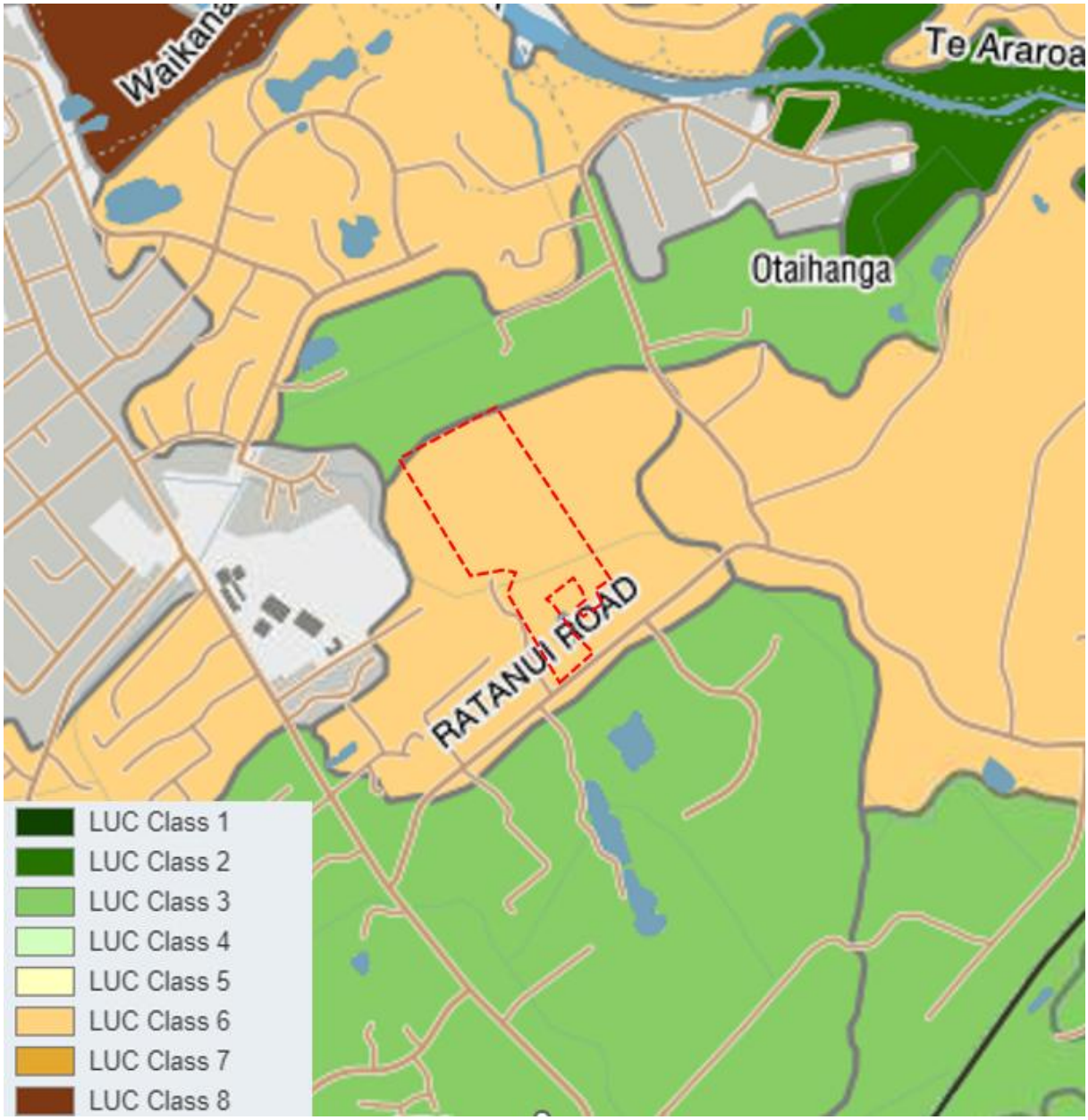
Figure 9: Zoning and overlays over the Site

2.2.10 Highly productive land

As shown in **Figure 10** below, according to mapping undertaken by Manaaki Whenua/Landcare Research, the land is within Land Use Class (LUC) 6 which is defined as:

> *Non-arable. Slight to moderate limitations to pastural use, suitable for pasture, tree crops and forestry and in some cases vineyards. Erosion is generally the dominant limitation.*

It is possible that the very northern portion of the Site boundary is within LUC 3. However, these maps are not designed to be applied at a property specific scale. As outlined in Section 4.3, the NPS-HPL was reviewed as part of this Request and found to be irrelevant. This is because it is directed at land zoned general rural or rural productive where this Site is zoned rural lifestyle.



Source: Manaaki Whenua/Landcare Research online maps downloaded 18 October 2024

Figure 10: NPS-HPL Land Use Capability – with the Site outlined in red dashed line

2.2.11 Legal description and titles

65 Ratanui Road has an area of 9.431ha and is legally described as Lot 4 DP 58017, which is partially proposed to be rezoned as shown in **Figure 11** below. 73 Ratanui Road has an area of 5.375ha and is legally described as Lot 3 DP 497389. These records of title are attached as **Appendix C**.

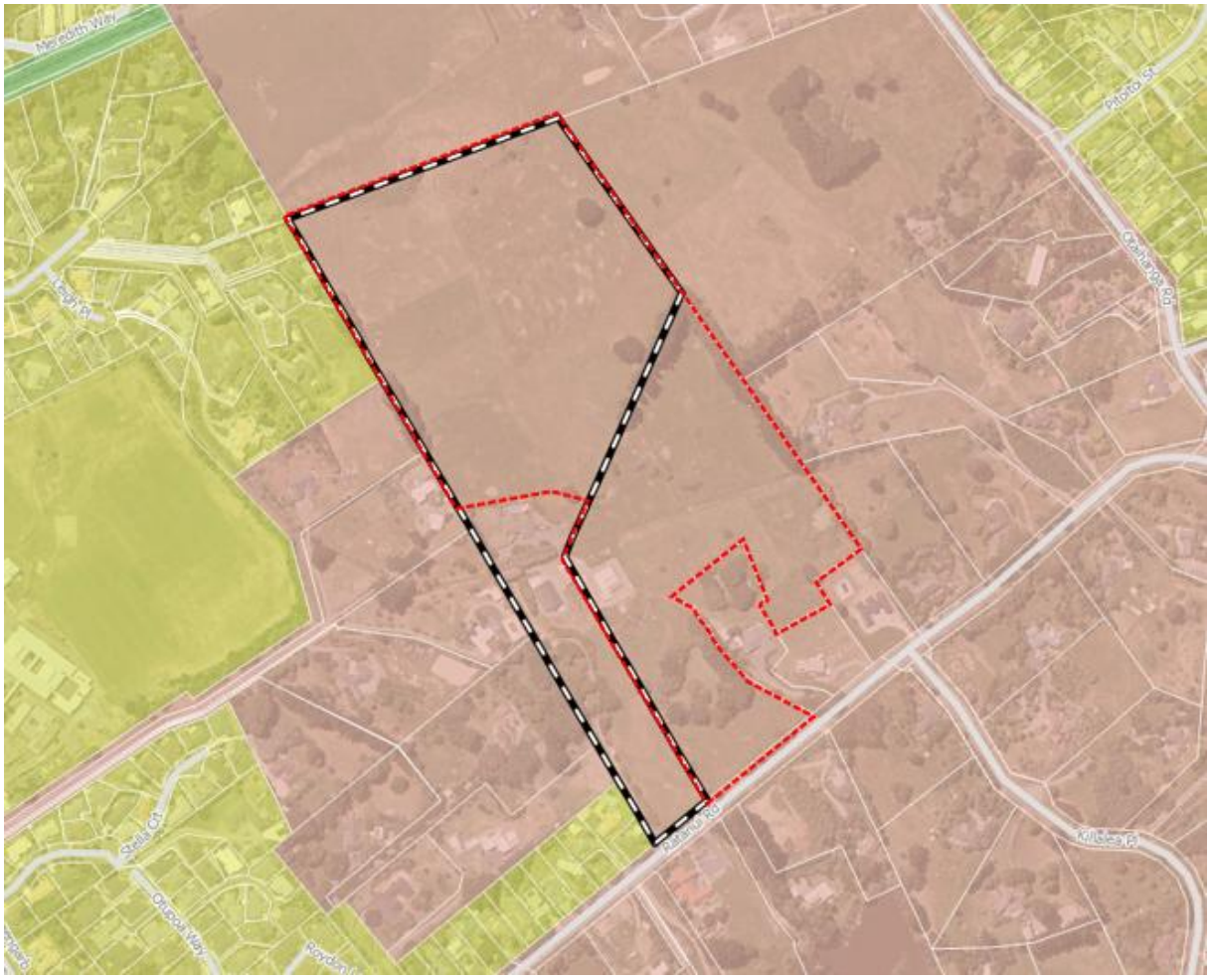


Figure 11: 65 Ratanui Road highlighted in black and white with boundaries of Request site in red

73 Ratanui Road is subject to a consent notice (also attached in **Appendix C**) which contains three conditions with ongoing effect. These relate to on-site stormwater disposal, foundation design for buildings, and access design. As part of a resource consent process, this consent notice would typically need to be addressed. However, more up to date information will be submitted with the future resource consent application which would make this consent notice redundant.

2.3 The Request

2.3.1 Proposed changes

The Request seeks to rezone the Site to General Residential Zone to provide for residential development, including the potential for a retirement village.

The proposed changes to the District Plan can be summarised as follows:

- Rezoning of the Site from its current Rural Lifestyle Zone to General Residential Zone;
- Adding a new Development Area to the District Plan;

- Adding a Structure Plan to the Development Area that shows the main Site access, the location of the highly modified stream, the indicative location of a stormwater wetland, and the proposed location of landscaping and planting boundary treatment; and
- Adding new site-specific policies and rules in the Development Area specific to use and development on the Site, requiring retirement villages or residential activity be undertaken in general accordance with the Structure Plan.

Appendix A contains the complete suite of changes to the District Plan provisions that are being sought in the Request.

2.3.2 Reasons for the request

The Request is made for the following reasons:

1. The Kāpiti Coast District is experiencing high levels of population growth with an aging demographic. The Request will contribute to the residential development capacity of the district both in terms of general residential development but also specifically for the development of a retirement village on the Site which will cater to a growing elderly demographic cohort and respond to a growing demand for retirement housing. There is also potential to make existing dwellings available in the balance of the district for owners who choose to move from their existing dwellings to the retirement village.
2. The District Plan provisions for the Rural Lifestyle Zone do not facilitate residential development, including a retirement village. While the existing Rural Lifestyle zoning does not entirely preclude a retirement village being established through a non-complying resource consent process, residential zoning is considered more appropriate for the long-term management of the proposed land use and integration with the surrounding urban area.
3. The Site is suitable for future residential development, including a retirement village, for the reasons detailed in this report.

3 Assessment of Environmental Effects

This section provides an assessment of the actual and potential effects of the Request. The environmental effects are assessed under the following broad topic areas:

- Positive effects
- Landscape and visual amenity effects
- Ecological effects
- Archaeological effects
- Transport effects
- Civil engineering effects
- Geotechnical effects
- Contamination effects
- Economic effects
- Loss of rural land resource
- Cultural effects

Where relevant, technical assessments provided in support of this Request have considered two scenarios for the potential development of the site if rezoned:

1. Development as a retirement village.

2. Residential development in accordance with adoption of the General Residential Zone rules.

This latter scenario assumes that the Site could realistically and conservatively accommodate 153 allotments through subdivision, which could accommodate 235 dwellings assuming a number could be medium density (duplexes or town houses). This assumption is based on economic advice that market trends could drive that approximately one third of allotments could be 650m², a third could be 450m², and a third could be 150m² (these allotments developed comprehensively through an integrated consent process to approve built form at the same time as subdivision). This results in an average of 390m² lots once roads and stormwater management areas are factored in.

The intent of this report and the associated technical assessments is to explore potential effects for any future residential activity on the Site, whether it used for a retirement village or a residential development, whilst allowing flexibility as the detailed design phases evolve in the future.

3.1 Positive effects

The Request will contribute to the residential development capacity of the district both in terms of general residential development, but also specifically for the development of a retirement village,

which will cater to the Kāpiti Coast District's growing elderly demographic cohort and respond to a growing demand for retirement units.

As outlined in the Economic Assessment attached as **Appendix J**, the Request will have positive economic effects as follows:

> *Based on the estimated latent demand and significant future shortfall, Property Economics considers that rezoning the PPC site to enable the development of a new retirement village would represent a positive benefit for the community. The rezoning would enhance the variety of living options, price points, and overall growth potential within Kāpiti Coast's senior residential market, contributing positively to the creation of a 'well-functioning' urban environment as required by the NPS-UD Policy 1 and Policy 55 of the Proposed Plan Change 1 and Variation to the Wellington Region RPS.*[3]

Further, the Ecological Assessment in **Appendix E** finds there are opportunities for positive ecological effects with regard to restoring degraded waterbodies on site. If the Site was continued to be utilised for rural lifestyle land use, it is unlikely that restoration works would occur.

3.2 Landscape and visual amenity effects

The landscape and visual amenity values of the Site, as well as the impacts of the Request are addressed in **Appendix D** in a Landscape Effects Assessment prepared by Boffa Miskell.

The assessment considers the landscape of the Site in the context of the surrounding Paraparaumu area as follows:

> *The Site comprises undulating topography reflective of the dunelands which characterise the Kāpiti coast landscape. It is rural in character, comprising small fields used for grazing and individual trees or tree groups scattered across the Site. Paddocks are delineated by posts and wire fencing. From the tops of the larger landforms, more open views extend north across the lower lying urban areas. Kāpiti Island is visible in the background of these views. Elevated views to the south, east and west contain scattered rural properties, rural fields of pastoral grass interspersed with areas of vegetation. In lower lying areas where views are contained by topography, the Site has a smaller scale, more enclosed character. Vegetation along parts of the boundary and specimen trees within the Site area provide landmarks for orientation. A mature shelterbelt within the Site area has recently been felled, leaving single trees as the only notable vegetation on the Site. Generally, the Site is free of structures with the exception of one farm building located in the southwestern extent of the Site, and farm related elements such as fencing and troughs etc. Current access to the Site is from the south via Ratanui Road.*
>
> *There is a highly modified stream that extends through the Site in a roughly east-west direction. Small areas of wetland and associated wetland vegetation are present throughout the Site area, and a large manmade pond is located within the Site's southern extents. Vegetation which surrounded the pond has recently been cleared, with only grass species and small shrubs currently present around the pond's perimeter.*

[3] Refer page 10.

> *As previously described, there are a number of rural residential properties which abut the Site boundary along parts of its southern, eastern and western boundaries. Many of these properties 'borrow' views into the Site to extend the view from their property across the wider farmland.*
>
> *Overall, the Site is notably rural in character but is influenced by residential development along its boundaries, and in views from elevated locations within the Site.*[4]

The assessment considers that the likely effects of the Request will relate to effects on rural character (resulting from a change in the Site from rural character to a residential character) and on visual amenity, both from public and private locations. The assessment notes that within the Rural Lifestyle Zone some buildings of up to 10m in height can already be constructed as a permitted activity.

With regard to natural character, the assessment concludes given the Site's existing low level of natural character, that "*the proposal is considered to have a **Neutral** effect on natural character values associated with the coastal environment and on-Site water features*"[5].

With regard to natural coastal character, the assessment considers there is little on the Site but there is opportunity to restore some coastal character:

> *Although the Site lies within the coastal environment, there is little notable coastal character remaining across the site area. While there would be a loss of a discrete area of duneland topography, the overall character of the site has been extensively modified by farming practices and there is little evidence of amenity or natural character of the coastal environment…*
>
> *The introduction of native species suited to grow within the sandy soils found across the Site, in combination with the restoration of wetland areas as part of the overall stormwater management practices should also assist in restoring some aspects of natural character.*[6]

With regard to physical landscape effects, the assessment finds:

> *Given the context of the Site and the wider area, which has already gone through high levels of modification and change, it is anticipated that works required to achieve a Site suitable for the development of residential dwellings and associated infrastructure will result in a **low-moderate** adverse effect on the landscape of the Site.*[7]

With regard to landscape character effects, the assessment notes:

> *…the Site will undergo a land use change through the proposed Plan Change. There would be a change to the overall character of the Site, with the loss of the undulating dune topography and currently open character. The residential nature of land use across the Site is anticipated to a degree through the Council's Kāpiti Growth Strategy, as well as the*

[4] Refer page 4.
[5] Refer page 15.
[6] Refer page 16.
[7] Refer page 15.

*Site currently being currently zoned for residential uses (albeit low density). The Site is a logical extension for residential growth in this part of Paraparaumu based on its proximity to existing infrastructure, road network and to ensure the efficient use of land. Any proposed residential development, or development of a retirement village, will initially create temporary **Low-Moderate** adverse landscape effects during the construction phase as well as a change from rural lifestyle to more suburban in character. Over time, appropriate landscaping and planting should assist any development to integrate into its landscape setting. As planting establishes, residential development will read as a legible extension to Paraparaumu's growing urban fringe and effects would reduce to **Very Low**.*[8]

The assessment recommends the following mitigation measures to mitigate the potential landscape effects of the Request:

It is recommended to enable a planting and/ or landscape buffer from the urban/rural interface along the northern, eastern and part of the southern boundaries of the Site, with provision for at least a vegetated planting buffer to soften the transition from a residential land use on the Site to the surrounding rural land use. It is recommended that proposed boundary treatments along this interface should reflect the transition to a rural land use and utilise established rural boundary treatments, such a post and rail or post and wire fencing, rather than close board fencing (unless located adjacent an existing dwelling), which has a more urban character. The introduction of native species suited to grow within the sandy soils found across the Site, in combination with the restoration of wetland areas as part of the overall stormwater management practices should also assist in restoring some aspects of natural character. It is understood that these recommendations could be addressed through a subsequent resource consent process and the development of a landscape plan.[9]

With regard to visual effects from public locations, the assessment finds that effects from road users on Ratanui Road are **Low** (less than minor), and Otaihanga Road are **Low** to **Very Low**. The assessment also notes that the Site would be partially visible from Kotuku Park (located to the North of the site), but the effect would be **Low** (less than minor).

With regard to visual effects from private locations, the assessment considers private locations where the Site may be visible from are residences that border the Site to the north, east, west and south as shown in **Figure 12** below.

[8] Refer pages 16 - 17.
[9] Refer page 16.



Source: Figure 3 in Boffa Miskell Graphic Supplement

Figure 12: Private viewpoints where effects have been assessed

Table 1 of the assessment considers the potential visual effects of the Request from the locations shown in **Figure 12**. The effects are assessed as follows[10]:

- **Low Moderate:** sites 1-3, 10, 13, and 22;
- **Low:** 12, 14, and 15;
- **Very Low:** 4-7, 9, and 16-21; and
- **Neutral:** 8.

In response to these effects, the assessment notes:

[10] Noting 25 and 26 not assessed as they are vacant and have a childcare facility respectively.

The proposed visual changes will be residential in character, similar to the built-up area of Paraparaumu to the west, and located within an area that has been identified for future urban growth. Recommendations presented in Section 7 of this report seek to ensure that any landscaping, street trees and other open space provision proposed as part of a future resource consent application will provide a level of residential amenity assisting to break up the built forms anticipated. Recommendations also identify the need for considered boundary treatments which seek to soften the transition between the rural and residential environments and mitigate impacts on existing views from neighbouring residential properties.[11]

The assessment considers that effects should be addressed through an Earthworks and Landscape Plan to be provided at the time of the resource consent application, and that plan should include the following:

- *Street tree, structure and amenity planting, including proposed vegetated buffer and appropriate landscape buffers along the northern, eastern and partial southern boundaries of the Site (as shown on the Structure Plan) should be implemented to soften the rural lifestyle/general residential interface as well as providing adequate and appropriate screening for existing neighbouring residential dwellings.*
- *Planting species, species mixes, and planting arrangement should reflect the location of the Site;*
    - *indigenous species which are typical of the coastal area.*
    - *In the southern extent of the Site, boundary planting arrangements should reflect the more 'wooded' character of the rural residential properties along Ratanui Road;*
- *Sensitive earthworks designed to ensure that the development platforms are sensitively and effectively integrated into the existing terrain along the edges of the Site, particularly at the northern and eastern edges; Reserves/open space design;*
- *Connection to the transport network (roads, pedestrian and cycle links); and*
- *Stormwater basin and swale design to reflect the coastal location of the site, seeking to restore areas of natural character across the Site.*[12]

On the basis of the Landscape and Visual Assessment, it is concluded that the environmental effects resulting from the Request would be minor at worst, according to the following scale provided by Te Tangi a Te Manu – Aotearoa New Zealand Landscape Assessment Guidelines (2022)[13]:

[11] Refer page 30.
[12] Refer page 32.
[13] Refer page 151.

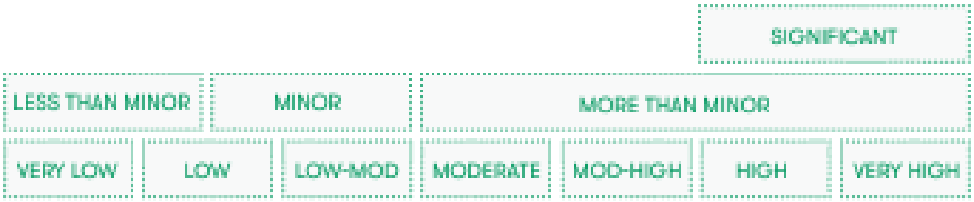


Figure 13: Landscape Assessment categories compared to RMA effects categories

Overall, a short-term Low-Moderate effect on rural character is an acknowledged and a consequential aspect of the rezoning that is proposed (i.e. the change from rural lifestyle to general residential land use). However, the transitional effects of the proposal will reduce over time, and any residual adverse effects can be appropriately addressed through the future consenting process (including with the recommendations outlined in the assessment).

The assessment is also supportive of subsequent considerations relating to higher order planning documents, and the District Plan itself, that follow in this Request. As such, the Request is supported from a landscape perspective.

3.3 Ecological effects

The ecological values of the Site, as well as the impacts of the Request, are addressed in **Appendix E** in the Ecological Assessment prepared by BlueGreen Ecology.

The assessment concludes that the ecological features present on the Site are as follows:

> *…one linear waterway, one large, ponded area, one small dug pond, one large driveway garden feature, two sand hill scrub features that were not pasture, an area of recent shelterbelt pine felled piles, dune hill and hollow pasture, shelterbelts, isolated trees and the driveway tree line as well as 20 small dune hollow potential wetland areas.*[14]

The assessment determines that there are no indigenous terrestrial ecological values of note, nor any areas that should be considered that could meet the significance criteria in Policy 23 of the Greater Wellington Regional Policy Statement (RPS).

The assessment notes that there are 14 features that classify under the NPS-FM delineation process as natural inland wetland. All the wetland features present on the Site are small and dominated by exotic species as a result of historic forest clearance and farming. The assessment therefore considers that these features do not classify as significant features under the criteria of Policy 23 of the RPS and are all of low ecological value and function.

It is likely that a small number of these existing wetlands would need to be reclaimed to enable efficient residential development of the Site. Where the loss of wetlands cannot be avoided, the Ecological

[14] Refer page 8.

Assessment considers that any loss of wetlands can be offset on-site (through mitigation measures proposed as part of a future consenting process), with the greatest opportunity for offsetting being the development of large centralised wetland areas in the centre of the Site. The assessment considers:

> *The development of a village will require vegetation removal and land morphology change. There are no terrestrial ecological constraints and few terrestrial opportunities. While none of the identified natural wetlands is of a particular representative value and are all small and non-viable without management, they nevertheless meet NPS FM (2020) classification. It may be perceived that constraints exist around removal of these wetlands and any impacts to the extent and value of the waterway as well (as directed by the NPS FM (2020)).*
>
> *However, a better outcome on site through this plan change would be the development of a centralised large indigenous wetland that is part of the hydrology management of the site (so as to maintain wetland hydrology). To this end a stormwater management system could be feasible and in and about the waterway such that the end result of the development is the creation of an integrated wetland and stormwater system with improved waterway riparian conditions.*[15]

The assessment considers that the "*net ecological outcome for natural wetlands of the proposal could be one of significant gain in relation to the potential under the current land use.*"[16]

With regard to the highly modified stream dissecting the centre of the Site, the assessment notes:

> *Bisecting the site there is a highly modified waterway that is of low aquatic value and often dry such that there is unlikely to be any resident fish or permeant macroinvertebrate assemblage. It is currently crossed by culvert crossing and only has a rank grass riparian vegetation state.*[17]

The assessment considers that there are some limited ecological benefits possible from the restoration of this stream that would be enabled by the proposed rezoning:

> *The introduction of riparian revegetation could see low levels of gain in function although the condition and values instream are sufficiently negligible that no gains are likely to instream fauna communities.*[18]

Based on this Ecological Assessment, it is concluded that the potential ecological effects associated with the future development of this Site for residential purposes can be appropriately addressed at the resource consent stage. The assessment concludes that there are few ecological constraints on the Site, as well as reasonable opportunities to improve the state of existing natural wetlands, stream habitat, and terrestrial biodiversity compared to the current land use. The effects on waterways can

[15] Refer page 29.
[16] Refer page 31.
[17] Refer Executive Summary.
[18] Refer page 31.

be addressed through regional consents, and do not preclude the urban rezoning of the Site. As such, the Request is supported from an ecological perspective.

3.4 Archaeological effects

The ecological values of the Site, as well as the impacts of the Request are addressed in **Appendix F** in an Archaeological Assessment undertaken by Clough & Associates. With regard to potential archaeological values present on-site, the assessment finds:

> *There are no previously recorded archaeological sites in the PPC area, and no sites were identified during the survey at 65 Ratanui Road for this preliminary assessment. As the property at 73 Ratanui Road has not been visited, the presence of archaeological sites that are 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 general 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 which contains slopes of more highly elevated dunes. The property at 73 Ratanui Road is 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, which are sometimes found associated with swamps/wetlands, is considered possible.*[19]

The Archaeological Assessment identifies the following potential effects associated with the Request:

> *Based on the findings of this preliminary assessment, any future residential development enabled by the PPC has the potential to affect unrecorded subsurface archaeological remains, most likely in the form of shell midden/oven and isolated finds, although other features associated with Māori occupation and settlement may also be present.*
>
> *In any area where archaeological sites have been recorded in the general vicinity it is possible that unrecorded subsurface remains may be exposed during development. In this case it is considered likely that unrecorded subsurface archaeological sites relating to Māori occupation and settlement will be exposed during development, especially along the northern boundary of the property at 65 Ratanui Road which contains slopes of more highly elevated dunes.*
>
> *Once detailed design has been undertaken and the final layout and earthworks plans for the proposed residential development have been prepared, it will be necessary to update*

[19] Refer page 25.

this assessment to determine the level of potential effects, and to recommend appropriate archaeological management and mitigation measures for the development.

Archaeological features and remains can take the form of burnt and fire cracked stones, charcoal, rubbish heaps including shell, bone and/or 19th century glass and crockery, ditches, banks, pits, old building foundations, artefacts of Māori and early European origin or human burials.[20]

The assessment recommends as follows:

The Kāpiti Coast District Plan is relevant to any future residential development enabled by the proposed PPC on the Site. There are no scheduled historic heritage sites located in the Site. However, future residential development enabled by the PPC does have the potential to affect unrecorded subsurface archaeological remains that may be present within the Site. Further detailed archaeological assessment and mitigation recommendations will be required as part of future resource consent applications for residential development enabled by the PPC an Authority issued under the HNZPTA would be required prior to the commencement of any works that would affect the site/s and would be subject to appropriate mitigation through archaeological information recovery.[21]

Based on this Archaeological Assessment, it is concluded that the Request could potentially have effects on archaeological values if these are discovered during earthworks and construction for future residential development of the Site. However, this potential risk can be addressed through the framework provided by the Heritage New Zealand Pouhere Taonga Act 2014 including an archaeological authority. As such, the Request is supported from a archaeological perspective.

3.5 Transport effects

The transport context of the Site, as well as the impacts of the Request are addressed in **Appendix G** in a Transport Assessment undertaken by Stantec.

The Transport Assessment considers the integration of future development of the Site with the adjacent transport network, including the future safety and performance of that network by considering two scenarios possible through the proposed zoning.

Scenario 1 considers traffic generation for standard residential development of the Site. The assessment assumes that the Site could realistically yield approximately 235 residential dwellings based on a range of lot sizes and allowing for some medium-density housing.[22] A residential road network would service the Site.

Scenario 2 considers traffic generation for the Site should it be developed for retirement village living. The Requestor has provided an indicative scale of a retirement village that would likely be developed

[20] Refer page 34.
[21] Refer page 36.
[22] In reliance on the economic assessment undertaken by Property Economics (Appendix J).

on this Site based on their experience developing numerous sites in the region and around Aotearoa New Zealand. They consider that the Site could accommodate 260 independent living units and 90 care suites.

For Scenario 1, the Transport Assessment assumes a daily traffic generation rate of 7.5vpd per dwelling (10x average peak hour traffic generation), meaning that a 235 dwelling development could generate approximately 1,760vpd. The assessment confirms this is a level of traffic consistent with a residential local road formation.

For Scenario 2, the Transport Assessment assumes a daily traffic generation rate of approximately 1,020vpd. This is approximately 740vpd fewer than the 1,760vpd that could be generated by a 235-dwelling general residential development determined in Scenario 1.

Both scenarios have been tested against a concept design as follows:

- A new intersection / vehicle access located on Ratanui Road, approximately 85m east of the Little Farm Preschool & Nursery entry and 150m west of Killalea Place; and
- A matter of discretion to be included in the relevant rule in the District Plan for Council for a residential development of the Site relating to connectivity to adjacent land.



Figure 14: Concept design for a new intersection on Ratanui Road

The Transport Assessment considers that:

> *… a T-intersection with a right turn bay in this location to support development of the Site is feasible, with works predominantly being carried out on the Site side of the road. The design will be subject to refinement at subsequent consent and engineering design stages. The existing speed limit change point is approximately 35m west of the proposed intersection location and the position of the signs would be a detail to be confirmed through design refinement.*[23]

With regard to the effects expected from each scenario, the Transport Assessment finds:

> *From a traffic perspective, the residential development scenario would generate higher traffic volumes, and the morning peak period is the critical period for assessment due to a greater volume of exiting movements. It has been concluded that a new T-intersection with a right turn bay on Ratanui Road will be able to accommodate traffic from either residential or retirement village uses safely and efficiently, with a negligible effect on the safe and efficient operation of Ratanui Road.*

[23] Refer page 18.

There is capacity on Ratanui Road and the wider roading network to accommodate traffic volume increases associated with either development scenario.

A feasibility concept design for a new T-intersection on Ratanui Road has confirmed that an intersection layout appropriate for the existing speed environment will be able to be designed through consent and approval processes to follow. The intersection and associated frontage upgrades will provide the opportunity for a crossing point between the existing path on the northern side of the road, and an extended footpath on the southern side of the road. This will benefit existing users of the paths as well as ensure development of the Site is connected to existing infrastructure.

The proposed text provisions accompanying the structure plan include a matter of discretion for a residential development relating to connectivity to adjacent land. It will be appropriate for this matter to be considered further through subdivision consenting. Existing District Plan transport provisions will require a transport assessment for a retirement village development generating 100vpd, with that assessment giving Council discretion to consider consistency with District Plan transport policies.[24]

With regard to active modes of transport, the Transport Assessment outlines Ratanui Road has a gravel path along the Site frontage running east to the Otaihanga Road intersection, and a footpath on the southern side of the road between Mazengarb Road and the Little Farm Preschool & Nursery. The feasibility concept design for the new T-intersection and Site access includes an extension of the footpath beyond the preschool and a crossing point to link to the path on the northern side of Ratanui Road. The feasibility concept design shows that an intersection in the proposed location will contribute to a better-connected path network, with the crossing point and extension of the southern footpath providing benefits to existing path users as well as ensuring development of the Site is appropriately connected to existing infrastructure.

With regard to public transport, the Transport Assessment considers that given the distance to and the limited frequency of the bus service on Mazengarb Road, the bus service uptake following future residential development of the Site would be relatively low. However, the Site will be able to be connected to the existing path network, as outlined above, to ensure it is accessible by public transport. Development of the Site will also be connected to any future service that is created along Ratanui Road via the path network.

The Transport Assessment considers that the District Plan provisions can be appropriately applied to the Site as part of the Request and any future resource consent process as follows:

The requirements of Part 2 – District Wide Matters – Transport from the Kāpiti Coast Operative District Plan have been reviewed to assess the appropriateness of these applying to development of the Site at the consenting stage. Relevant requirements along with comments on suitability are outlined in the table in Appendix B. From this review, it is concluded that there are no concerns with the rules being applied to a development of the Site for either residential or retirement village use. Of note, a retirement village or a residential subdivision generating more than 100vpd would be considered a 'major traffic

[24] Refer page 22.

activity' under Transport Rule 2, requiring a transport assessment at the consenting stage with Council having discretion over consistency with all District Plan transport policies.[25]

Based on this Transport Assessment, it is concluded that any effects of the Request on the transport network can be addressed through the resource consenting process under the District Plan and through appropriate engineering solutions, including primary multi-modal access to the Site via an intersection as outlined in the proposed Structure Plan. As such, the Request is supported from a transport perspective.

3.6 Civil engineering effects

The civil engineering and infrastructure context of the Site, as well as the impacts of the Request are addressed in **Appendix H** in a Civil Engineering Infrastructure Assessment prepared by Woods.

3.6.1 Earthworks

The Civil Engineering Infrastructure Assessment considers what earthworks would be required to enable residential development of the Site. Bulk earthworks would be required for the Site to achieve the desirable topography for drainage, building platforms, road formation, and maintenance of accessible site gradients. The earthworks operations would include stripping topsoil, bulk cut and fill, servicing trenching and respreads of topsoil.

The assessment considers that earthworks would consist of the following:

An estimated bulk volume of subsoil cut to fill is expected to be in the order of 55,000m^3 over the entire site. Topsoil stripping and re-placement after bulk earthworks is not included in this volume. Maximum cut and fill depths would be approximately 6m and 4m, respectively. Additional imported granular filling has been specified by Riley as ground improvement for building foundations.

Some parts of the Site may need to be set aside as undevelopable, unless the contributing constraints can be resolved. These include:

- *The large hills at the north end of the Site, which straddle the boundary. It is unlikely to be physically feasible to remove these hills without agreement from the neighbouring landowner.*
- *Some parts of the Site which are subject to existing flooding, specifically along the southwest boundary of the Site. These are small portions of the Site that do not unduly constrain the civil infrastructure requirements associated with residential development of the Site*[26]

[25] Refer page 22.
[26] Refer pages 8-9.

In regard to the management of the effects of earthworks, the assessment considers:

> *The construction works on the Site would be managed to ensure potential dust, sediment and erosion environmental effects will be effectively managed and/or mitigated. This management would include staging the construction, progressive stabilisation and employing appropriate erosion and sediment control measures. The sandy nature of the soil on the Site and proximity to existing residential buildings means that wind-blown erosion will be particularly important to control. A combination of specific mitigation measures would be selected from a range of available options when an erosion and sediment control plan is prepared at the time of resource consent, and could include sediment retention ponds, irrigation, and progressive re-stabilisation of the Site with topsoil and grass/planting, or hardfill, as soon as possible.*[27]

Based on this assessment, it is concluded that any earthworks effects associated with the Request can be addressed through the relevant consenting framework under the District Plan and through the implementation of appropriate erosion and sediment control measures being put in place during the Site's development.

3.6.2 Stormwater

The Civil Engineering Infrastructure Assessment investigates the stormwater management requirements for the Site including a concept stormwater design for the proposed residential development in accordance with the current site characteristics, recent infiltration testing, existing flood modelling and hydraulic neutrality requirements. The concept design for the Site is as follows:

- *Rainfall would be obtained from NIWA HIRDS v4 for RCP8.5 climate change scenario and a 100-year event horizon, in accordance with KCDC and Welhom requirements.*
- *In accordance with KCDC requirements, stormwater reticulation within the Site would be designed to pass the 10-year storm event while overland flow for events greater than the 10-year event will be contained within the proposed internal road network.*
- *The stormwater attenuation system for the Site as a whole would be designed to mitigate the increase in stormwater runoff associated with the development for all rainfall events up to and including the critical duration 100-year storm event.*
- *We have assumed that rock-filled soakpits for roof water runoff designed for the 10-year AEP 1hr rainfall event in accordance with the NZ Building Code compliance doc E1/VM1 would be provided. Soakpits would be distributed across the Site located underneath greenspace areas/between townhouses etc for a retirement village development, or on each allotment under a residential development scenario. Roof water runoff in excess of the soakpit capacity would be directed to the stormwater management area. Further Site testing may be required to validate*

[27] Refer page 9.

that the assumed (conservative) infiltration rates are available across the entire Site and can be relied upon during periods of high groundwater.

- *Stormwater management areas would provide quality and quantity mitigation for the Proposed future development. Part of the area set aside would be formed as wetland and would provide stormwater treatment as well as offsetting the existing low-value wet areas identified on the Site that would be demolished due to development of the Site. Some existing wetlands identified by Blue Green Ecology could be integrated into these new stormwater management areas and/or compensatory flood storage areas.*
- *The Site would logically be split into two catchments, defined by land each side of the existing Drain; this avoids earthworks level and quantity issues associated with raising part of the Site to convey stormwater overland across the Drain to a centralised stormwater management area. Each catchment would have its own stormwater management area for treatment and attenuation of stormwater runoff.*
- *We have assumed that invert of constructed stormwater management areas would act as an effective 'upper bound' to groundwater levels, and consequently that groundwater interception would not use up available storage volume within these ponds.*
- *Compensatory Flood Storage Areas have been set aside adjacent to the Drain and along the west boundary of the Site, as identified by the recent KCDC/Awa modelling.*
- *A culvert crossing over the Drain has been assumed, based on assessment of predevelopment flowrate within the Drain within the KCDC/Awa flood model.*
- *KCDC freeboard requirements for this Site are still being assessed by KCDC as part of the updated suite of modelling but we have been advised that that this is likely to be 300mm to 500mm above the ponded 100-year water surface. Subject to detailed design, we consider that this freeboard can be provided. Detailed modelling will be required to confirm available freeboard above the 100-year overland flow path water surface within the Site.*
- *Access to the Drain for maintenance by KCDC would need to be provided. This maintenance would typically be carried out by a small excavator and truck and would be provided by having a suitably formed accessible hardstand on one side of the Drain.*[28]

Based on the Civil Engineering Infrastructure Assessment, it is considered that the Site can be suitably serviced from a stormwater management perspective, including by achieving hydraulic neutrality, providing on-site treatment, and ensuring flood risks are managed including up to a 1% AEP event (including the predicted impacts of climate change).

[28] Refer page 12.

3.6.3 Wastewater

Existing KCDC reticulated wastewater services are present within Ratanui Road in proximity to the Site as outlined in Section 2.2.6 of this report.

The Civil Engineering Infrastructure Assessment has undertaken calculations of likely wastewater demand and capacity to investigate options to appropriately service any future residential development of the Site. The assessment considers that there are two main options to service the Site as follows:

a) *Gravity wastewater throughout the Site, draining to a centralised pump station, likely located on the north side of the Drain. This pump station would discharge to the KCDC Ratanui Road wastewater network; or*

b) *A Local-Pressure Sewer system throughout the Site, discharging to the KCDC Ratanui Road wastewater network.*

The Option A centralised pump station would need to include storage in accordance with KCDC requirements to appropriately mitigate the risk of overflow to the Drain during unplanned shut-down of the pump station, and a dedicated odour control system to mitigate the risk of odour and chemical attack of wastewater on the pump station wet-well.

Option B would have a series of small pump stations distributed throughout the Site, each serving several units. These would macerate the wastewater and pump it into a pressure pipe network, typically laid within the common services trench.

Both options could require an odour treatment device to be installed at or near the discharge point in Ratanui Road to mitigate the risk of hydrogen sulphide attack on concrete wastewater assets.[29]

In terms of the wider wastewater network capacity in the district, the assessment considers:

The KCDC wastewater services capacity assessment attached in Appendix F assessed that the existing network has the capacity to accept the additional discharge from a potential retirement village development scenario, and that the Ratanui Road upgrade works further alleviate very minor identified issues. No required upgrades to the existing network are identified.

Welhom has also progressed with commissioning an update to the wastewater services capacity assessment for a residential demand to confirm if capacity exists in the KCDC network and/or the specific upgrades needed that are specifically triggered by a residential development on the Site and will provide this to KCDC once complete with a covering memo from Woods[30]*.*

While the scale of any off-site upgrades (if any) would be informed by the updated wastewater capacity assessment, we are confident that the Site could be serviced for

[29] Refer page 14.

[30] Note that this was subsequently completed and is now attached as Appendix M.

wastewater by the KCDC network for the following reasons (and that there would be technical solutions available to mitigate any impacts on the KCDC network):

- *It is normal development practice that any upgrades to council assets triggered by development of a specific site are funded by that developer, and do not foresee any reason why this Site should be addressed differently.*
- *The Site has been identified by the Kāpiti Coast District Council's 2022 Growth Strategy – Te Tupu Pai as a "Medium-priority greenfield growth area" which signals its potential for future urban growth, along with significant tracts of surrounding land. It follows that KCDC will need to work with developers, both for this Site and surrounding land, to ensure that KCDC services are assessed and upgraded in an efficient manner to facilitate development. If upgrades are required to provide sufficient capacity, then it is reasonable for each developer to contribute to the funding of these upgrades in accordance with any specific funding agreements with KCDC.*
- *One of the options for servicing the Site is by way of Local-Pressure Sewer. This servicing option has the benefit of reducing the infiltration risk associated with wet-weather events, which is the critical scenario contemplated by the wastewater service capacity assessment. Consequently, off-site upgrades that may be required based on a gravity sewer network on the Site may be reduced or completed negated by using a Local-Pressure Sewer on the Site.*[31]

Based on the Civil Engineering Infrastructure Assessment, it is concluded that the Site can be suitably serviced from a wastewater perspective.

3.6.4 Water supply

Existing KCDC water supply reticulation is present within Ratanui Road in proximity to the Site as outlined in Section 2.2.6 of this report.

The Civil Engineering Infrastructure Assessment has undertaken calculations of likely water demand to investigate options to appropriately service any future residential development of the Site. The calculations also compare the demand for a modelled retirement village against demand for a residential development in accordance with proposed adoption of the General Residential Zone rules, including an allowance for some of the lots to be developed at a higher density. However, the estimated water demand for this development scenario is less than for the modelled retirement village, as it does not need to include a large fire sprinkler demand. Consequently, the water supply service capacity assessment is considered conservative for a residential development scenario and does not need to be repeated.

Further, the assessment notes that KCDC requires that new developments incorporate water saving measures to reduce the demand on its reticulated network. These measures typically involve the use of rainwater tanks or bores. The assessment assumes that a similar system would be implemented for

[31] Refer pages 14 - 15.

the modelled retirement village and consequently the estimated water demands on the KCDC network do not include any allowance for irrigation.

The assessment considers that the Site could be serviced as follows:

> *A potable water network would be installed across the Site to service domestic supply and fire hydrants.*
>
> *A residential development scenario would necessitate that the pipes within the Site are vested in KCDC in accordance with normal practice, and a separate metered point of supply would be required for each individual lot or dwelling in accordance with the KCDC Water Supply Bylaw 2013 and Land Development Minimum Requirements 2022.*
>
> *Whereas under a retirement village development scenario, the point of supply would be located at the Ratanui Road Site boundary and would comprise a backflow preventer for each of the potable and fire sprinkler connections, and a water meter for the potable connection.*
>
> *A separate dedicated fire sprinkler water main from the boundary to the main building would be required only if the Site is developed as a retirement village. A booster pump set may be required for the fire sprinkler network, as is normal practice. The requirement for this private asset would be determined by fire protection engineers during detailed design of a retirement village main building.*
>
> *The water supply service capacity assessment indicates that no potable water supply buffer storage tanks or booster pumps are likely to be required; this conclusion applies both to a residential development or retirement village development scenario.*[32]

In regard to the capacity of the wider water supply network, the KCDC water supply services capacity assessment assessed that the existing network has the capacity to cater for the additional demand from the modelled retirement village. No required upgrades to the existing network are identified.

Based on the Civil Engineering Infrastructure Assessment, it is concluded that the Site can be suitably serviced from a water supply perspective.

3.6.5 Utilities

The Civil Engineering Infrastructure Assessment considers that while an electrical supply and telecommunications network layout would be influenced by what form of development is adopted on the Site (i.e. the adoption of either a retirement village or general residential development form), electrical supply and telecommunications would be nonetheless provided to service all dwellings in accordance with utility company and industry standards. All cables would be placed underground.

[32] Refer page 16.

3.7 Geotechnical effects

The geotechnical context of the Site, as well as the impacts of the Request are addressed in **Appendix I** in a Geotechnical Assessment prepared by Riley Consultants. The assessment concludes:

- *The site has been identified as having liquefaction potential. Predicted liquefaction induced settlements are predominantly in accordance with TC2/TC3 (hybrid) levels of predicted ground damage with TC3 zones also identified and as governed by lateral spreading. Building foundations should be designed to resist these corresponding levels of liquefaction induced settlement.*

- *There is a risk of seismic induced lateral spread affecting the site if free faces are introduced for potential future site development. Protection or mitigation measures would likely be required adjacent property boundaries where a minimum setback cannot be achieved to avoid increasing the lateral spread hazard and/or effects to neighbouring properties.*

- *Near surface founding soils are likely to have a geotechnical ultimate bearing capacity (GUBC) of 200kPa. The natural subgrade CBR when confined can initially be assumed as 3 although when exposed it is expected to significantly decrease as it is susceptible to disturbance.*

- *Earthworks are likely to be required to improve gradients across the site. Site levels may also need to be raised above flood levels.*

- *Groundwater levels between 2.1m bgl and 5m bgl were encountered across the site.*

- *It should be noted that the liquefaction induced settlement findings are likely to be similar to that of other sites in Paraparaumu given the sandy material, relatively high groundwater table and region's seismic hazard parameters, therefore a development of a similar nature would likely have similar geotechnical considerations.*[33]

As outlined in the Geotechnical Assessment, while known geotechnical issues such as lateral spread have been identified on the Site, these are consistent with similar sites across Paraparaumu. These geotechnical issues do not preclude the proposed rezoning of the Site for general residential use, but these matters will need to be addressed through engineering design and the resource consent/building consent process for any future development of the Site. As such, the Request is supported from a geotechnical perspective.

3.8 Contamination effects

As outlined in Section 2 of this report, a PSI has been undertaken which is attached as **Appendix K**. The PSI concludes that:

[33] Refer page 10.

The investigation did not identify any activity or industry included in the HAIL to have occurred on-site. However, extensive soil testing carried out to identify potential soil contamination sources and to categorise off-site disposal/on-site reuse options identified heavy metals and metalloids at concentrations exceeding the adopted background levels, but not exceeding the NES-CS health-based soil contaminant standards.

As such, any future development of the site for residential land use is not considered to be a permitted activity and will require resource consent from KCDC under the NES-CS as a controlled activity.

For any future residential development of the Site, a Site Management Plan (SMP) will be required to be developed prior to earthworks commencing, and a Site Validation Report (SVR) or Works Completion Report (WCR) will be required following completion of earthworks. A DSI and a draft SMP may be required to be submitted to KCDC to support a future NES-CS resource consent application, in conjunction with this PSI.[34]

As such, while known contamination issues have been identified on the Site, these effects can be addressed through an NES-CS consent process, and do not preclude the residential rezoning of the Site. As such, the Request is supported from a contaminant management perspective.

3.9 Economic effects

An assessment of the economic effects of the Request has been completed by Property Economics and is provided in **Appendix J**.

The assessment comments on the anticipated population growth in the Kāpiti Coast District as follows:

The most up-to-date growth projections suggest that the Kāpiti Coast District's population could increase by approximately 23,120 people (a +40% rise) by 2054, based on the 50th Percentile (Median) scenario, starting from the current population of 57,800 in 2024. A more optimistic 75th Percentile (High) scenario, the population growth could reach around 34,200 people, or about 60%, over the next 30 years.[35]

Considering demand for retirement units specifically, the assessment also considers growth in the population of those aged 75 years or older. The assessment states:

Using an existing retirement village penetration rate of around 23% for those aged 75 and over, along with an assumed rate of 2-3% for those aged 65-74, it is estimated that the district will need around 2,750 retirement units over the next 30 years, under the 50th Percentile scenario. This demand figure increases to around 2,920 units if the 75th Percentile scenario is considered.

[34] Refer page 12.
[35] Refer page 8.

> *At present, the district has about 1,380 privately owned retirement units, with potential growth to 1,490 units in the short term and 1,730 units in the medium to long term as the Arvida Waikanae Beach and Summerset Waikanae villages complete development.*[36]

In terms of existing residential capacity in the district, the Economic Assessment considers:

> *A high-level review of the Wellington Region's HBA suggests that the Kāpiti Coast District has sufficient residential capacity to meet anticipated growth in the short, medium, and long term, considering the implementation of the MDRS and the NPS-UD.*
>
> *While this assessment outcome appears positive for the existing zoning framework and future growth of the district, the overall sufficiency in the broader residential market does not guarantee that the specific needs of certain community groups - particularly seniors with unique housing requirements - will be met. A mismatch between the available residential options and the actual demand could lead to inefficiencies in land use, ultimately hindering the district's long-term growth and community wellbeing.*[37]

Given this, the Economic Assessment considers that there is a high level of demand for retirement village typology to accommodate the needs of the increasing senior population within the district and potential demand from the rest of the region over the next 30 years.

The Economic Assessment considers alternative locations for the development of a retirement village within existing urban areas within the district and concludes as follows:

> *Moreover, an overview of large alternative sites (those with a land area exceeding 8ha) within existing residential areas in the district suggests very limited practical and efficient opportunities for accommodating senior living options with full continuum of care facilities. Most vacant residential parcels are either too small to support the comprehensive care facility or face geotechnical constraints. While a few locations might theoretically accommodate the development, issues like multiple ownership, market availability and development practicalities severely limit their likelihood of being realised in the foreseeable future.*[38]

Turning to the effects of the loss of rural land, the assessment comments as follows:

> *While rezoning from RLZ to a more intensive residential use would result in the loss of a negligible amount of HLP (140sqmor 0.1% of the PPC site) and therefore theoretical productive capacity, the likelihood of the140sqmbeing utilised for intensive rural production is not plausible, given its intended residential purposes under the underlying RLZ provision and the negligible coverage of highly productive land under the NPS-HPL.*[39]

The assessment then makes the following conclusion with regard to the Request:

[36] Refer page 10.
[37] Refer page 9.
[38] Refer page 11.
[39] Refer page 10.

In Property Economics' view, balancing all the economic considerations, the proposed PPC would generate significantly more economic benefits for the Kāpiti Coast District's local economy and community than economic costs.[40]

Based on this Economic Assessment, it is concluded that the Request will result in positive effects on the housing and retirement village market in the Kāpiti Coast District. As such, the Request can be supported from an economic perspective.

3.10 Loss of rural land resource

As the Request is seeking to rezone to the Site from Rural Lifestyle to General Residential Zone, it is appropriate to consider the effects resulting from the potential loss of the Site as a rural land resource.

It is concluded that the Request would have a negligible effect on the productive rural land resource of the Kāpiti Coast District. This is due to the following:

- As outlined above in Section 2 of this report, the Site has limited soils of a highly productive nature.
- The zoning provides for rural lifestyle living rather than for primary production.
- The Site is a small landholding and as such, only supports rural lifestyle land uses rather than productive or intensive agriculture.
- As outlined in Section 4.3 of this report below, the NPS-HPL only relates to land zoned general rural or rural productive. Sites zoned for rural lifestyle purposes, such as this Site, do not meet the NPS-HPL definition of being highly productive land.

These findings suggest that it is unlikely, irrespective of the Request, that the Site would be utilised for more intensive or productive rural uses, hence the effects on rural land resource associated with rezoning it to General Residential Zone are negligible.

Further, the proposed rezoning integrates the Site with surrounding urban land uses, and it is more efficient to develop this site given this integration/connectivity compared with other potential greenfield sites that are located further out from existing urban areas. These benefits outweigh any loss in rural land resource, which as outlined above are negligible on this site.

3.11 Cultural effects

The Site is located within the rohe of Ngā Hapū o Ōtaki, Ātiawa ki Whakarongotai and Ngāti Toa Rangatira. In preparing this Request, the Requestor has engaged with these three mana whenua groups and a series of hui were held during October-November 2024 (dates outlined in section 6).

[40] Refer page 46.

Initial feedback from mana whenua suggests that they do not hold concerns about the Request, particularly in respect of any sites of significance. Letters of support have been provided by Ātiawa ki Whakarongotai and Te Rūnanga o Toa Rangatira which are attached as Appendix L.

Mana whenua have indicated that they are interested in ensuring that the environmental effects of the Request are fully addressed by the Requestor, including any potential effects on waterways in the catchment, and that there are opportunities to undertake environmental restoration of the degraded waterways on the Site.

Mana whenua have been provided a copy of the Request in parallel with its lodgement with KCDC. Mana whenua have indicated a desire to remain involved in the Request, and the Requestor maintains an open dialogue with all three mana whenua groups.

3.12 Conclusion

Overall, all potential adverse effects on the environment associated with this Request can be appropriately managed through the existing national, regional and local RMA regulatory framework, along with the proposed provisions for the Site.

The proposal can be supported with regard to matters including: landscape, archaeology, geotechnical matters and economics. The Site can be appropriately serviced by existing infrastructure including the three waters and wider transport network (i.e. with no upgrades required).

As such, there are no matters identified that preclude the proposed rezoning of the Site for residential purposes, including the potential for a retirement village.

Further, the Request would result in positive economic and social effects, as well as opportunities for positive ecological outcomes through the restoration of degraded waterways and the creation of a centralised indigenous marsh wetland as part of the hydrology management of the Site.

4 Statutory Framework

This section outlines the key statutory framework for the consideration of the Request.

The RMA provides for any person to make a plan change request to a territorial authority to change its District Plan under section 73(2) of the RMA. Part 2 of Schedule 1 to the RMA then provides the particular requirements of a plan change request and its processing. Of note, the plan change request must be made in writing and explain the purpose and reasons for the change. There is also a requirement to prepare an evaluation report under section 32 of the RMA.

Part 2 of the RMA only requires consideration where statutory planning documents do not give effect to Part 2 in the region or district. In this instance, it is considered that the relevant plan and policy statements are up to date, and address the Part 2 matters that are applicable to the Request. However, for completeness, Part 2 has been reviewed as follows to ensure all relevant matters are appropriately covered.

4.1 Part 2 – Purpose and Principles

4.1.1 Section 5

Section 5(1) sets out the purpose of the RMA, which is to promote the sustainable management of natural and physical resources.

Assessment: The Request is consistent with section 5 as the proposed new use of the Site for residential purposes will provide for people's social and economic well-being in terms of providing housing, care facilities and healthcare services for an aging population. As outlined in the effects assessment in Section 3 of the report above, the proposal will sustain natural and physical resources for future generations, the life supporting capacity of the environment will be safeguarded, and any adverse effects on the environment will be avoided, remedied or mitigated.

4.1.2 Section 6

Section 6 specifies a range of matters of national importance that must be recognised and provided for. The following section 6 matters are considered to be relevant to this Request:

> *(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;*
>
> *(e) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;* and
>
> *(h) the management of significant risks from natural hazards.*

Assessment: These matters are relevant as the Site is within the mapped Coastal Environment overlay under the District Plan, is within an area with which mana whenua have identified an ancestral association, and there are flood hazards present on-site.

The Request is consistent with these matters, as outlined in the effects assessment in Section 3 of this report because:

- The proposal is consistent with the preservation of coastal character (refer Section 3.12);
- Māori values have been considered through engagement with mana whenua groups (refer Section 3.10); and
- Risks from natural hazards have been addressed (refer Section 3.11).

4.1.3 Section 7

Section 7 lists a range of other matters which must be given particular regard in decision-making under the Act. The following section 7 matters are considered to be relevant to this Request:

> *(a) Kaitiakitanga;*
>
> *(aa) the ethic of stewardship;*
>
> *(b) the efficient use and development of natural and physical resources;*
>
> *(c) the maintenance and enhancement of amenity values;*
>
> *(f) maintenance and enhancement of the quality of the environment;*
>
> *(g) any finite characteristics of natural and physical resources; and*
>
> *(i) the effects of climate change.*

Assessment: The Request is consistent with these matters because, as outlined in the effects assessment in Section 3 of this report, the proposal has less than minor adverse effects on the environment (given any potential adverse effects can be avoided, remedied or mitigated through the future consenting process) and positive effects in terms of amenity and ecological values. Regard has been given to kaitiakitanga through engagement with mana whenua on the cultural values associated with the Site and the effects of this proposal (refer Section 3.10 of this report). The effects of climate change have been considered with regard to ecological restoration and the management of natural hazards which include the foreseeable impacts of climate change.

4.1.4 Section 8

Section 8 requires that:

> *In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).*

Assessment: In preparing this Request, the Requestor has engaged with the three iwi/hapū groups that hold mana whenua status within the Kāpiti Coast District: Ātiawa ki Whakarongotai, Ngā Hapū o Ōtaki and Ngāti Toa Rangatira. A series of hui were held during October-November 2024.

Initial feedback from mana whenua suggests that they do not hold concerns about the Request, however mana whenua have indicated a desire to remain involved in the Request, and Ātiawa ki Whakarongotai have provided a letter expressing their support (Appendix L). Mana whenua have been provided a copy of the Request in parallel with its lodgement with the Council. The Requestor maintains an open dialogue with all three groups.

4.1.5 Section 32

Section 32 of the Act requires an evaluation of the Request to:

- examine the extent to which the objectives of the Request being evaluated are the most appropriate way to achieve the purpose of this Act; and
- examine whether the provisions in the Request are the most appropriate way to achieve the objectives by—
  - identifying other reasonably practicable options for achieving the objectives; and
  - assessing the efficiency and effectiveness of the provisions in achieving the
  - objectives; and
  - summarising the reasons for deciding on the provisions; and
- contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the Request.

An evaluation against the requirements of Section 32 is contained at section 5 of this Request.

4.1.6 Section 74

Section 74 of the Act outlines matters to be considered by a territorial authority in preparing and changing its district plan. These matters include:

> *(a) its functions under section 31; and*
>
> *(b) the provisions of Part 2; and*
>
> *(c) a direction given under section 25A(2); and*
>
> *(d) its obligation (if any) to prepare an evaluation report in accordance with section 32; and*
>
> *(e) its obligation to have particular regard to an evaluation report prepared in accordance with section 32; and*
>
> *(g) a national policy statement, a New Zealand coastal policy statement and a national planning standard; and*
>
> *(h) any regulations.*

In addition to the above requirements, Section 74(2(b)(i) provides that regard shall be had to any relevant management plans and strategies prepared under other legislation. Section 74(2A) also provides that any relevant planning document prepared by an iwi authority must also be taken into account.

4.2 National Planning Standards

The National Planning Standards (Planning Standards) prescribe a district plan format and a range of zoning standards and definitions that must be utilised by councils.

The Requestor's proposed changes to the District Plan in **Appendix A** have been drafted to meet the requirements of the Planning Standards including:

- 4. District Plan Structure Standard;
- 8. Zone Framework Standard;
- 12. District Spatial Layer Standard;
- 13. Mapping Standard; and
- 14. Definitions Standard.

Also relevant to the Request is the direction in Table 18 that structure plans must be located in a development area as follows:

> *A development area spatially identifies and manages areas where plans such as concept plans, structure plans, outline development plans, master plans or growth area plans apply to determine future land use or development. When the associated development is complete, the development areas spatial layer is generally removed from the plan either through a trigger in the development area provisions or at a later plan change.*

This requirement is also met by the proposed changes in **Appendix A**.

4.3 National Policy Statements

The following national policy statements are currently in effect:

- National Policy Statement on Electricity Transmission 2008;
- New Zealand Coastal Policy Statement 2010 (NZCPS);
- National Policy Statement for Renewable Electricity Generation 2011;
- National Policy Statement for Freshwater Management 2020 (NPS-FM);
- National Policy Statement on Urban Development 2020 (NPS-UD);
- National Policy Statement for Highly Productive Land 2022 (NPS-HPL);
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023; and
- National Policy Statement for Indigenous Biodiversity 2023 (NPS-IB).

Of these, the NZCPS, NPS-FM, NPS-UD and NPS-IB are considered to be relevant to this Request.

While the Site has a small section of highly productive land as outlined in Section 2.2.9 of this report, the NPS-HPL was reviewed as part of this Request and found to be irrelevant. This is because it is directed at land zoned general rural or rural productive as follows:

- the definition of urban rezoning is "changing from a general rural or rural production zone to an urban zone"; as the Site is currently zoned Rural Lifestyle under the District Plan, this definition does not apply to the Request;
- Clause 3.4 of the NPS-HPL requires the mapping of highly productive land in a general rural or rural production zones only; and
- Clause 3.5 of the NPS-HPL relating to "identifying highly productive land in regional policy statements and district plans" only refers to land zoned general rural or rural production.

4.3.1 New Zealand Coastal Policy Statement 2010

The NZCPS is relevant to the Request as the Site is located within the mapped Coastal Environment overlay in the District Plan.

Objectives and policies of the NZCPS that are relevant to this Request are assessed in **Appendix B**.

In summary, as noted in the effects assessment in Section 3 of this report, the rezoning and subsequent residential development of the Site will have a negligible effect on coastal character values considering there is little notable coastal character remaining on the Site. The proposal 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. As such, the proposal is consistent with these objectives and policies and gives effect to the NZCPS.

4.3.2 National Policy Statement on Urban Development 2020

The NPS-UD is relevant to all local authorities. KCDC is listed as a Tier 1 local authority. The following objectives of the NPS-UD are therefore relevant to this Request:

> ***Objective 1:*** *New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.*
>
> ***Objective 2:*** *Planning decisions improve housing affordability by supporting competitive land and development markets.*
>
> ***Objective 3:*** *Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:*
> *1. the area is in or near a centre zone or other area with many employment opportunities*
> *(h) the area is well-serviced by existing or planned public transport*
> *(i) there is high demand for housing or for business land in the area, relative to other areas within the urban environment.*

Objective 4: *New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.*

Objective 5: *Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).*

Objective 6: *Local authority decisions on urban development that affect urban environments are: 1. integrated with infrastructure planning and funding decisions; and 2. strategic over the medium term and long term; and 3. responsive, particularly in relation to proposals that would supply significant development capacity.*

Objective 7: *Local authorities have robust and frequently updated information about their urban environments and use it to inform planning decisions. Objective 8: New Zealand's urban environments:*
(a) support reductions in greenhouse gas emissions; and
(b) are resilient to the current and future effects of climate change.

The following policies are also relevant to this Request:

Policy 1: *Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:*
(a) have or enable a variety of homes that: (i) meet the needs, in terms of type, price, and location, of different households; and (ii) enable Māori to express their cultural traditions and norms; and
(b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and
(c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and
(d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and
(e) support reductions in greenhouse gas emissions; and
(f) are resilient to the likely current and future effects of climate change.

Policy 2: *Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.*

Policy 5: *Regional policy statements and district plans applying to tier 2 and 3 urban environments enable heights and density of urban form commensurate with the greater of:*

- *the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or*
- *relative demand for housing and business use in that location.*

Policy 6: *When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:*

(a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement

(b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:

(i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and

(ii) are not, of themselves, an adverse effect (c) the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)

(d) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity

(e) the likely current and future effects of climate change.

Policy 8: *Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:*

(a) unanticipated by RMA planning documents; or

(b) out-of-sequence with planned land release.

Policy 9: *Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must:*

(a) involve hapū and iwi in the preparation of RMA planning documents and any FDSs by undertaking effective consultation that is early, meaningful and, as far as practicable, in accordance with tikanga Māori; and

(b) when preparing RMA planning documents and FDSs, take into account the values and aspirations of hapū and iwi for urban development; and

(c) provide opportunities in appropriate circumstances for Māori involvement in decision-making on resource consents, designations, heritage orders, and water conservation orders, including in relation to sites of significance to Māori and issues of cultural significance; and (d) operate in a way that is consistent with iwi participation legislation.

Assessment: The Request is considered to be consistent with these objectives and policies and gives effect to the NPS-UD for the following reasons:

- The Request will enable the Kāpiti Coast community to provide for their social and economic wellbeing by achieving additional residential development capacity, and in particular the provision of additional retirement units for the district's growing elderly population cohort in a manner consistent with Objective 1.
- The Request will support the competitive operation of the Site and the development market generally by providing for additional residentially zoned land, in turn supporting housing affordability as provided for by Objective 2. It will enable people to live in close proximity to the Paraparaumu Metropolitan Centre and its associated facilities and amenities, consistent

with Objective 3. The potential provision of retirement village housing on the Site also supports both Objective 2 and 3.

- The amenity of the Site as a result of proposed rezoning will change to a residential amenity (as opposed to the current rural lifestyle amenity), enabling the Site to contribute to the needs of both current and future generations in a manner consistent with Objective 4.
- The Request is based on up-to-date demographic and market information, consistent with Objective 7 as outlined in the Economic Assessment in **Appendix J**.
- The request is consistent with Policies 1 and 3 by providing for a range of housing choices and contributing to residential development capacity within the Kāpiti Coast District.
- The Request would also add development capacity through the District Plan in a manner envisaged by Policy 8, requiring the KCDC to be responsive to the Request.
- Relevant iwi have been consulted in the preparation of the Request, consistent with the requirements of Objective 5 and Policy 9.

4.3.3 National Policy Statement for Freshwater Management 2020

The NPS-FM has a sole objective:

> *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.*

The following supporting policies of the NPS-FM are relevant to the Request:

> ***Policy 1:*** *Freshwater is managed in a way that gives effect to Te Mana o te Wai.*
>
> ***Policy 2:*** *Tangata whenua are actively involved in freshwater management (including decision-making processes), and Māori freshwater values are identified and provided for.*
>
> ***Policy 3:*** *Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.*
>
> ***Policy 4****: Freshwater is managed as part of New Zealand's integrated response to climate change.*
>
> ***Policy 5:*** *Freshwater is managed through a National Objectives Framework to ensure that the health and well-being of degraded water bodies and freshwater ecosystems is improved, and the health and well-being of all other water bodies and freshwater ecosystems is maintained and (if communities choose) improved.*
>
> ***Policy 6:*** *There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.*
>
> ***Policy 7:*** *The loss of river extent and values is avoided to the extent practicable.*
>
> ***Policy 8:*** *The significant values of outstanding water bodies are protected.*

Policy 9: *The habitats of indigenous freshwater species are protected.*

Policy 10: *The habitat of trout and salmon is protected, insofar as this is consistent with Policy 9.*

Policy 11: *Freshwater is allocated and used efficiently, all existing over-allocation is phased out, and future over-allocation is avoided.*

Policy 12: *The national target (as set out in Appendix 3) for water quality improvement is achieved.*

Policy 13: *The condition of water bodies and freshwater ecosystems is systematically monitored over time, and action is taken where freshwater is degraded, and to reverse deteriorating trends.*

Policy 14: *Information (including monitoring data) about the state of water bodies and freshwater ecosystems, and the challenges to their health and well-being, is regularly reported on and published.*

Policy 15: *Communities are enabled to provide for their social, economic, and cultural wellbeing in a way that is consistent with this National Policy Statement.*

Assessment: The NPS-FM is primarily directive to regional councils, to be given effect to by regional policy statements and regional plans. It is not directive to the District Plan. Nevertheless, the effects assessments undertaken to form part of this Request have considered the effects of the Request on the receiving environment in respect of water.

The proposed approach of the Request towards freshwater management is outlined in the effects assessment summarised in Section 3 of this report (with regard to ecological effects and civil engineering effects). On the basis of these expert assessments, it is considered that the Request is consistent with the above objective and policies, and gives effect to the NPS-FM.

4.3.4 National Policy Statement for Indigenous Biodiversity 2023

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.

The relevant policies of the NPS-IB in respect of the Request are set out below. Note that Policies 6, 7 and 11 are only relevant where Significant Natural Areas (SNAs) are identified (of which there are none

on the Site). Policy 12 relates to plantation forestry and Policies 16 and 17 are directed at local authorities, so they are also not relevant to this Request.

> ***Policy 1:*** *Indigenous biodiversity is managed in a way that gives effect to the decision making principles and takes into account the principles of the Treaty of Waitangi.*
>
> ***Policy 2:*** *Tangata whenua exercise kaitiakitanga for indigenous biodiversity in their rohe, including through:*
> *(a) managing indigenous biodiversity on their land; and*
> *(b) identifying and protecting indigenous species, populations and ecosystems that are taonga; and*
> *(c) actively participating in other decision-making about indigenous biodiversity.*
>
> ***Policy 3:*** *A precautionary approach is adopted when considering adverse effects on indigenous biodiversity.*
>
> ***Policy 4:*** *Indigenous biodiversity is managed to promote resilience to the effects of climate change.*
>
> ***Policy 5:*** *Indigenous biodiversity is managed in an integrated way, within and across administrative boundaries.*
>
> ***Policy 8:*** *The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.*
>
> ***Policy 9:*** *Certain established activities are provided for within and outside SNAs.*
>
> ***Policy 10:*** *Activities that contribute to New Zealand's social, economic, cultural, and environmental wellbeing are recognised and provided for as set out in this National Policy Statement.*
>
> ***Policy 13:*** *Restoration of indigenous biodiversity is promoted and provided for.*
>
> ***Policy 14:*** *Increased indigenous vegetation cover is promoted in both urban and nonurban environments.*
>
> ***Policy 15:*** *Areas outside SNAs that support specified highly mobile fauna are identified and managed to maintain their populations across their natural range, and information and awareness of highly mobile fauna is improved.*

In addition, Clause 3.16 is relevant to the management of indigenous biodiversity outside SNAs:

1) *If a new subdivision, use, or development is outside an SNA and not on specified Māori land, any significant adverse effects of the new subdivision, use, or development on indigenous biodiversity outside the SNA must be managed by applying the effects management hierarchy.*

2) *All other adverse effects of any activities that may adversely affect indigenous biodiversity that is outside an SNA (other than indigenous biodiversity on specified Māori land (see clause 3.18)), must be managed to give effect to the objective and policies of this National Policy Statement.*

Assessment: As detailed in the Ecological Assessment, there are no SNAs on the Site. As such, while all the policies of the NPS-IB have been considered, not all are relevant to the Request. The above policies, however, relate to all indigenous biodiversity including that which is outside SNAs. The Ecological Assessment outlines constraints and opportunities with regard to indigenous biodiversity on-site and concludes that there are opportunities to not just maintain but to significantly restore and improve degraded habitats on the Site.

Tangata whenua values and relationships have been considered with regard to indigenous biodiversity, both through consultation and review of documents such as the Te Whaitua o Kāpiti Implementation Plan. It is considered that the restoration of degraded habitats on-site, particularly waterways, is consistent with these values and relationships and therefore Policies 1 and 2 of the NPS-IB.

Overall, the Request is consistent with these objectives and policies and gives effect to the NPS-IB.

4.4 National Environmental Standards

Of the 10 national environmental standards currently in effect, only the NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NES-CS) and the NES for Freshwater 2020 (NES-F) are of relevance to the Request.

On the basis of the PSI outlined in Section 3.8 of this report above, a resource consent would be required under the NES-CS. The NES-CS stands alongside the District Plan, so the anticipated requirement for resource consent under the NES-CS as part of any future residential development of the Site does not require any specific amendments to the District Plan through this Request.

Turning to the NES-F, this is relevant due to the Site containing waterways including a highly modified stream and natural inland wetlands. A resource consent would be required under the NES-F in respect of Regulation 45C for works near wetlands, and Regulation 70 for the design of any culverts in the stream.

As outlined in the effects assessment, the potential ecological effects associated with activities in or near waterways as part of the future residential development of this Site can be appropriately addressed on-site, including through mitigation and restoration measures. It is likely that a number of small existing wetlands would need to be reclaimed to enable an efficient development of the Site. Where the loss of wetlands cannot be avoided, the Ecological Assessment considers that any loss of wetlands can be offset on site (through a consenting process) with the greatest opportunity for offsetting being the development of a large indigenous marsh wetland in the centre of the Site which could be associated with the highly modified stream.

As such, the effects of the future development of the Site on waterways can be addressed at the time of applying for regional consents, and do not preclude the proposed rezoning of the Site. The anticipated requirement for resource consent under the NES-F as part of any future residential

development of the Site does not require any specific amendments to the District Plan through this Request.

4.5 Regional Policy Statement

The RPS was made operative in 2013. GWRC notified Proposed Change 1 to the RPS in August 2022 (PC1). GWRC then notified its decisions on PC1 on 26 September 2024, some of which are currently subject to appeal under Schedule 1 of the RMA and some of which are operative being progressed through the Freshwater Planning Process.

The relevant objectives and policies from the Decisions Version of PC1 are assessed in **Appendix B**. Any provisions that are directed at regional or district planning processes are not included in that assessment. As outlined in Appendix B, the Request is consistent with the RPS including PC1.

4.6 Natural Resources Plan

The following objectives of the Greater Wellington Natural Resources Plan (NRP) are considered to be relevant to the Request:

> ***Objective O1:*** *Air, land, fresh water bodies and the coastal marine area are managed as integrated and connected resources; ki uta ki tai – mountains to the sea.*
>
> ***Objective O2:*** *The importance and contribution of air, land, water and ecosystems to the social, economic and cultural well-being and health of people and the community are recognised in the management of those resources.*
>
> ***Objective O3:*** *Mauri particularly the mauri of fresh and coastal waters is sustained and, where it has been depleted, natural resources and processes are enhanced to replenish mauri.*
>
> ***Objective O4:*** *The intrinsic values of fresh water and marine ecosystems are recognised and the life supporting capacity of water is safeguarded.*
>
> ***Objective O15:*** *Kaitiakitanga is recognised and mana whenua actively participate in planning and decision-making in relation to the use, development and protection of natural and physical resources.*
>
> ***Objective O20:*** *The hazard risk and residual hazard risk, from natural hazards and adverse effects of climate change, on people, the community, the environment and infrastructure are acceptable.*
>
> ***Objective O21:*** *Inappropriate use and development in high hazard areas is avoided.*
>
> ***Objective O23:*** *The quality of groundwater, water in surface water bodies, and the coastal marine area is maintained or improved.*
>
> ***Objective O44:*** *The adverse effects on soil and water from land use activities are minimised.*
>
> ***Objective O46:*** *The runoff or leaching of contaminants to water from discharges to land is minimised.*

Objective O47: *The amount of sediment-laden runoff entering water is minimised.*
Objective O48: stormwater networks and urban land uses are reduced over time.

Objective O43: *Contaminated land is identified and the discharges of contaminants are managed to protect the environment.*

The following policies are also considered to be relevant to the Request (noting these are not set out in full):

- Policy P1: Ki uta ki tai and integrated catchment management;
- Policy P17: Mauri;
- Policy P19: Māori values;
- Policy P20: Exercise of kaitiakitanga;
- Policy P67: Minimising discharges to water or land;
- Policy P95: Discharges to land;
- Policy P62: Promoting discharges to land;
- Policy P73: Minimising adverse effects of stormwater discharges; and
- Policy P79: Managing land use impacts on stormwater.

Assessment: The relevance of a regional plan (in this instance the NRP) is that a district plan may not be inconsistent with it under Section 75(4)(b) of the RMA. The nature of the changes proposed by this Request do not give rise to any matters that may result in an inconsistency between the District Plan and NRP. Any future requirements for a resource consent under the NRP will become evident upon finalisation of the detailed design and layout of a future residential development (including the potential for a retirement village) and the civil works.

It is likely that various rules under the NRP will be relevant for development of this Site including:

- Rule R49 and R50: Stormwater for new subdivision and development with earthworks exceeding 3000m²;
- Rule R101 and R107: Earthworks exceeding 3000m²;
- R117 and R118: Activities in natural wetlands including reclamation; and
- Rule R126: Placement of culverts.

It is considered that either the future general residential or retirement village use of the Site can be consented, and that the NRP does not preclude the proposed rezoning of the Site. As outlined in the effects assessment in Section 3 of this report, any earthworks and stormwater effects can be addressed through appropriate engineering and the implementation of erosion and sediment controls.

The reclamation and restoration of wetlands will require consent under both the NRP and the NES-F. As outlined in the Ecological Assessment (**Appendix E**), the effects of the future development of the Site on waterways can be addressed through regional consents, and do not preclude the proposed rezoning of the Site for residential purposes.

The anticipated requirement for resource consent under the NRP as part of any future development of the Site does not require any specific amendments to the District Plan through this Request.

4.7 District Plan

The following section sets out parts of the District Plan that are currently relevant to the Site or that would be relevant to the proposed development enabled by the Request. These sections consider strategic direction, district-wide matters, the existing Rural Lifestyle zoning, and the proposed General Residential zoning.

4.7.1 Strategic context

The relevant 'district objectives' are set out in **Appendix B** with an assessment of how the Request responds to each objective. As outlined in Appendix B, the Request is consistent with the strategic direction of the District Plan.

4.7.2 Definitions

Consistent with the Planning Standards, the District Plan defines '*Retirement village*' as:

> *means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.*

'*Retirement unit*' is defined as:

> *means any unit within a retirement village that is used or designed to be used for a residential activity (whether or not it includes cooking, bathing, and toilet facilities).*

'*Retirement accommodation*' is defined as:

> *means premises (including any land and associated buildings) within a complex of premises for occupation as residences predominantly by persons who are retired and any spouses or partners of such persons.*
> *Note: retirement accommodation is a subcategory of retirement village.*

Also consistent with the Planning Standards, '*Residential unit*' is defined as:

> *means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.*
> *Note: for further clarification refer to the definitions for kitchen and bathroom.*

'*Residential activity*' is defined as:

> *means the use of land and building(s) for people's living accommodation.*

Assessment: These definitions are considered appropriate to apply the existing rules which will be carried over and the Requestor's new proposed rules for residential activities and retirement villages that the Request can operate within.

As outlined earlier in this Request, the intention of the Requestor is to use the Site for the development of a retirement village (with associated care facilities and healthcare services). However, residential

activities are also considered as a possible future land use should the Site be rezoned, as the General Residential zoning would allow these to be undertaken as-of-right as a permitted activity subject to the relevant standards.

4.7.3 General Residential Zone

The General Residential Zone (GRZ) provisions are proposed to apply to the Site, with additional site-specific policies and rules proposed to specifically enable the development of a retirement village.

There are no zone-based objectives, but the relevant policies of the GRZ are assessed in **Appendix B**. This policy framework (along with the strategic objectives and district-wide matters outlined in following sections of this report) are considered to create an appropriate policy framework for the GRZ that the Request can operate within.

In particular, Policy GRZ-P28 seeks to enable retirement villages in the GRZ (with an associated permitted activity rule for up to three retirement units per site). Given that this policy specifically addresses the provision of a retirement village, it is considered to be an appropriate policy to provide direction for the proposed rules sought by the Request in relation to the future development of a retirement village on the Site.

The activity rules in the GRZ give similar treatment to both retirement units and residential units. The construction of both typologies, provided the Medium Density Residential Standards (MDRS) standards are complied with, is a permitted activity for up to three units. When this number of units is exceeded, or if the permitted activity standards are not complied with, the activity status becomes Restricted Discretionary.

If the Site was rezoned for residential development, these standards could be applied alongside a subdivision application to create lots that could accommodate residential units. A multi-unit residential development of four or more units would require resource consent under either Rules GRZ-R36 or GRZ-R37, and the assessment of any consent application would need to consider the relevant matters of discretion. This is considered to be an appropriate rule framework (should the proposed rezoning for residential development be approved).

However, the Requestor's proposal for a retirement village would have more than four units, and as such it would be a Restricted Discretionary Activity under GRZ-R41, and the assessment of any application would need to consider the relevant matters of discretion.

As outlined in Section 5 of the report below, this Request seeks to insert a new Development Area into the District Plan to enable the development of this Site where it is consistent with a Structure Plan, and proposes controlled activity status rules for development of a retirement village. This Development Area would provide greater certainty than the above District Plan provisions alone because it means that the Site can be developed for residential uses, subject to the consideration of site-specific matters that are outlined in the Structure Plan.

4.7.4 Rural Lifestyle Zone

The Rural Lifestyle Zone (RLZ) provisions presently apply to the Site. The objectives and policies of the RLZ are concerned with maintaining or enhancing rural character and amenity values, providing for primary production activities, managing inter-zone effects, and providing for rural lifestyle living.

Any activity is a permitted activity if it meets the relevant RLZ and district-wide permitted activity standards, unless it is otherwise provided for as a controlled, restricted discretionary, discretionary or non-complying activity in the District Plan.

The key permitted activity standards under the RLZ are as follows:

- Maximum of one residential building on a site, and one minor residential unit of 60m².
- Maximum building height for dwellings – 8 metres.
- Minimum building setback – 10 metres from a road boundary, and 5 metres form side and rear yards.
- A height in relation to boundary envelope of 2.1m plus 45°.

Subdivision is a controlled activity under SUB-RUR-R50 where no additional allotments are created (provided all relevant standards are met). SUB-RUR-R51 provides for a minimum average area of 1ha across the subdivision and a minimum individual allotment area of 4000m^2.

Retirement villages/units and retirement accommodation are not explicitly provided for within the RLZ. However, based on the definitions outlined above, they would be considered as residential activities being undertaken within residential buildings/units with a commercial element.

One residential unit and one minor residential unit are a permitted activity (i.e. no resource consent required) within the RLZ. Any second or subsequent residential units require resource consent as a non-complying activity. Commercial activities within the RLZ also require resource consent as a non-complying activity.

With a non-complying activity status, this current RLZ zoning is not considered to be suitable for the proposed future use of the Site for either a retirement village or for typical residential development. Therefore, the Request seeks to rezone the Site to GRZ.

4.7.5 Structure Plans

Guidance for the development of structure plans is set out in the "General Approach" section of the District Plan as follows:

> *Structure plans comprise one or more maps, plans or diagrammatic representations of the proposed layout, features, character and links for areas being developed or redeveloped. The maps or plans do not define individual allotment boundaries or the physical form of buildings and structures. The maps, plans or representations are supported by text explaining the background to the issues which initiated the structure plan and the management approaches to be used to deal with those issues. A new structure plan can only be introduced into the District Plan via the plan change process as outlined in Schedule 1 of the RMA.*

The process for determining what to include in the structure plan starts with an analysis of the site. Typically this commences with a site visit prior to consideration of structure plan design issues. A sieve mapping process is used to identify and display constraints and opportunities. This includes considering the:

1. *landform and topography;*
2. *geology (as relevant);*
3. *vegetation and ecology;*
4. *hydrology/natural drainage systems;*
5. *historic heritage including waahi tapu and archaeological sites;*
6. *solar access and shading;*
7. *amenity values and special characteristics;*
8. *connectivity opportunities;*
9. *existing physical resources; and*
10. *existing infrastructure.*

This must include the site and the neighbouring properties. The assessment of existing physical and cultural features will largely determine the type, location and density of buildings.

Features that are represented in, and managed through, a structure plan, include:

1. *the type and location of land uses that will be provided for, including development type, density and staging;*
2. *multi-modal transport links and connectivity, including roads, cycleways, bridleways and walkways networks, and public transport routes;*
3. *the location, type, scale and staging of infrastructure required to service an area, including stormwater, water and sewerage;*
4. *landscape character and amenity;*
5. *natural hazards;*
6. *the provision of community facilities and reserves;*
7. *the protection of sites, features or values (cultural, ecological, historical or amenity related);*
8. *areas of contamination and the rehabilitation standards required; and*
9. *protection, safety and access requirements of existing Network Utility infrastructure, including consideration of potential reverse sensitivity effect.*

Assessment: As part of this Request, a Structure Plan has been provided in **Appendix A.** The Structure Plan is consistent with, and was prepared following, the above guidance. Matters 1 through 10 of the first list (above) are addressed in the expert technical assessments of the Request which are summarised in Section 3 of this report. Matters 1 through 9 of the second list (above) form part of the Structure Plan and the associated Development Area policies.

4.7.6 District-wide matters

There are various district-wide matters contained in the District Plan that are relevant to this Request due to either the proposed future residential use of the Site, or due to its location within mapped overlays. For a residential development or a retirement village, the following chapters are relevant:

- Transport;

- Contaminated Land;
- Natural Hazards;
- Subdivision in Residential Zones;
- Coastal Environment;
- Earthworks;
- Financial Contributions;
- Noise; and
- Signs.

The characteristics of the potential development scenarios and the characteristics of the Site itself mean that various consents would be required pursuant the District Plan, including[41]:

- Consent under Rule TR-R10 for a number of daily vehicle movements exceeding standards in TR-R2 (discretionary activity);
- Earthworks in a ponding area under NH-FLOOD-R11 (Restricted Discretionary Activity); and
- Earthworks exceeding 50m³ per year under EW-R5 (Restricted Discretionary Activity).

In addition, for a residential development subdivision, consent would be required under SUB-RES-R33 as a Controlled Activity (however a retirement village would not require subdivision consent).

At this stage, it is assumed that the permitted activity standards in the Noise and Signs chapters would be complied with on the Site (noting the District Plan provides an appropriate rule framework to address any effects in the case of non-compliance).

Financial contributions must be paid under Rules FC-R3 and FC-R4 as a permitted activity for each residential unit equivalent.

The Contaminated Land and Coastal Environment chapters do not contain rules relevant to the Site, but the policies in these chapters would be relevant to consents required under the NES-CS and the Subdivision chapter respectively.

Overall, the district-wide matters are considered to provide an appropriate framework that the current Request can operate within.

4.8 Other plans and Strategies

4.8.1 Future Development Strategy

Under clause 3.17 of the NPS-UD, every Tier 1 local authority must have regard to the relevant future development strategy for its district/region when changing any RMA documents.

The Wairarapa-Wellington-Horowhenua Future Development Strategy 2024-2025 (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.

[41] Given it is difficult to provide a full assessment of consent requirements without a specific development proposal to review, these are examples of likely consents that would be required.

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.

Figure 15 and **Figure 16** below show Wahi Toitu and Wāhi Toiora areas within the general area of the Site:

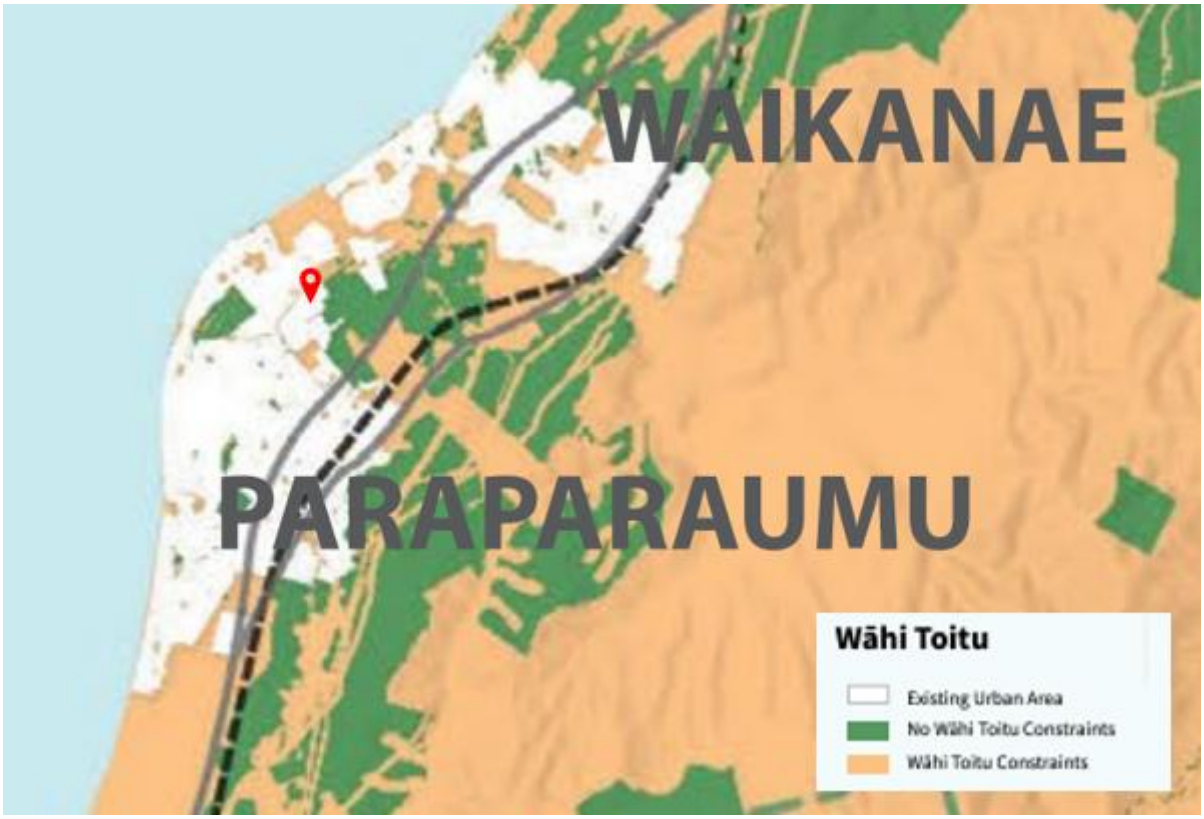


Figure 15: Wāhi Toitu – areas protected from new development (approximate location of subject site indicated with red pin)

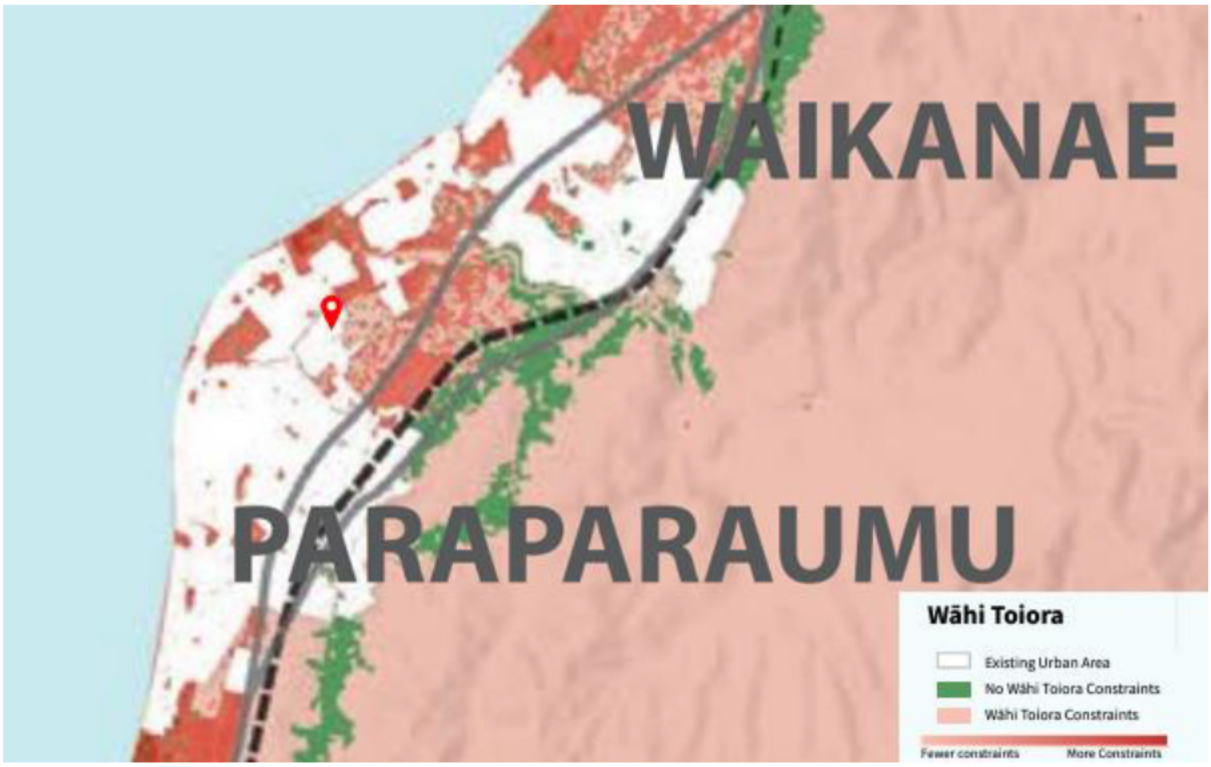


Figure 16: Wāhi Toiora – areas where development must be carefully managed (approximate location of subject site indicated with red pin)

While these maps are not viewable at a property scale, the Site does not appear to be within either of the Wāhi Toitu or Wāhi Toiora 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 Requestor will have regard to these constraints on development in any case as part of the future redevelopment of the Site.

Another map of the FDS shows areas to be prioritised for development (both brownfield and greenfield). The Site does not appear to be within any of the areas prioritised for development.[42]

Also relevant to this Request is the strategic direction in the FDS[43]. These are set out below in **Table 1** with an assessment of how the Request aligns with each direction.

Table 1: Assessment of Request against FDS strategic direction

Strategic direction	Assessment
Ensuring urban development and infrastructure planning is integrated to create thriving communities.	As outlined in the effects assessment with regard to civil infrastructure and transport, the Site can be developed in an integrated manner with existing infrastructure and the surrounding GRZ areas. While the Site is currently zoned RLZ, it is well served by existing transport network capacity and reticulated three waters services.

[42] Refer page 36 of the FDS.
[43] Refer page 12 of the FDS.

Providing for affordable housing that meets our needs, and for compact well-designed towns and cities	This proposal will provide an increase in housing development capacity for the Kāpiti Coast District. The likely development of the Site for a future retirement village 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 younger generations.
Realising iwi and hapū values and aspirations	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 through the rezoning and subsequent restoration of degraded waterways on-site.
Plan development for a low-emissions future	As outlined in the Transport Assessment, the proposal will provide multi-modal transport options to and from the Site, including active modes and access to nearby public transport.
Prioritising nature, climate and culture through protection and restoration	The development of this Site enables the restoration of natural values from a currently degraded site.
Providing opportunity for productive, and sustainable local employment	The development of this Site will provide employment during the construction stage, as well as the ongoing operation of a retirement village.

In summary, while the Site is not explicitly provided for as a "prioritised development" area in the FDS, the Request is not in an area sought to be precluded from development (Wāhi Toitu) and is otherwise consistent with the FDS strategic direction.

4.8.2 2022 Growth Strategy

KCDC released its Growth Strategy *Te Tupu Pai* in 2022. The purpose of this strategy is to "s*et out a vision and roadmap for how Kaunihera (Council) and Mana Whenua will work with our community to achieve sustainable development for our district in the 30 years to 2051.*"[44]

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*" which signals its potential for future urban growth as shown in **Figure 17** below.

[44] Refer page 2.

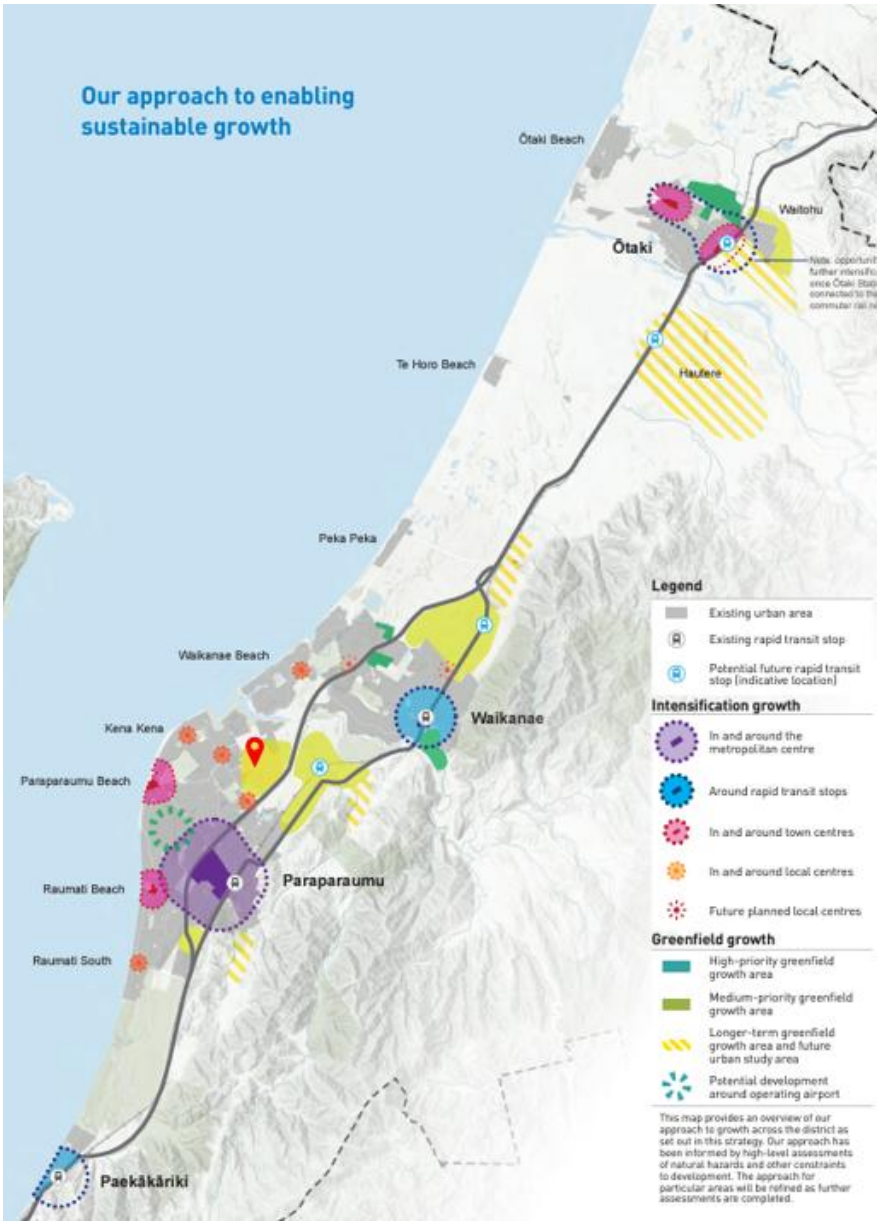


Figure 17: Spatial plan – Te Tupu Pai Growth Strategy (subject site marked with red pin)

This Request confirms that the Site is suitable for urban expansion as a logical extension of the adjacent GRZ. It has the evidence base required under the NPS-UD to bring forward this Site for residential rezoning, including addressing infrastructure requirements.

Te Tupu Pai sets an overall vision of "*a thriving environment, vibrant economy and strong communities.*" This vision is supported by six specific growth principles. These are set out in **Table 2** below with an assessment of how the Request aligns with each principle.

Table 2: Assessment of Request against Te Tupu Pai growth principles

Growth Principles	Assessment
Supporting Mana Whenua aspirations	As outlined in this Request, the Requestor has been engaging with three mana whenua groups. No initial concerns have been raised, and Ātiawa ki Whakarongotai have provided a letter of support for the Request (Appendix L). Mana whenua have expressed a desire to protect and restore waterways, including reviewing the outcomes set out in the Te Whaitua o Kāpiti Implementation Programme. This Request 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	As above, 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 intended use of the Site for a retirement village 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	As outlined in the Transport Assessment, the proposal provides multi-modal transport options to and from the Site, including active modes and access to nearby public transport.
Embracing the opportunities of growth &Enabling choice	This proposal 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.

In summary, this Request is consistent with the six growth principles listed above, and it is consistent with Te Tupu Pai more broadly.

4.8.3 Government Policy Statement on Housing and Urban Development

The Government Policy Statement on Housing and Urban Development (GPS-HUD) was released in 2021 and sets a direction for housing and urban development in Aotearoa New Zealand. The GPS-HUD's vision is that "*everyone in New Zealand lives in a home and a community that meets their needs and aspirations*".[45]

The GPS-HUD has six focus areas to achieve this goal, four of which are relevant to the Request, with 'priorities' for each goal:

Goal 1 – Ensure more affordable homes are built.

[45] Refer page 5.

Goal 2 – Ensure houses meet needs.
Goal 3 – Enable people into stable, affordable homes.
Goal 4 – Plan and invest in our places.

In particular, the GPS-HUD recognises that one of the key housing and urban development challenges facing New Zealand is its aging population. It identifies that within by 2034, one quarter of our population is estimated to be aged 65 or over. Therefore, the GPS-HUD records that "Secure, functional housing choices for older people will be increasingly fundamental to wellbeing".[46]

The Request strongly aligns with the GPS-HUD by enabling further use for urban development in an area that is experiencing strong demand for retirement housing and quality aged care facilities, but lacks supply (refer Economic Assessment in **Appendix J**). The Request will enable more homes to be built, which will increase supply (and therefore contribute to housing affordability), ensure houses meet the particular needs of our aging constituents, support housing solutions for older people who require care, and plan for New Zealand's aging population.

4.8.4 Te Whaitua o Kāpiti Implementation Programme

Te Whaitua o Kāpiti Implementation Programme (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 not yet being implemented through a plan change to the NRP, the WIP is relevant to this Request as it is an expression of mana whenua aspirations for freshwater.

The Site is within the Waikanae Freshwater Management Unit, and there is a specific vision and outcome for this catchment as follows:

Vision 8: Long-term Freshwater Vision for Waikanae, Upper Waikanae, and Tikotu:
By 2040, all water bodies in the Waikanae FMU and upper Waikanae and Tikotu part-FMUs are in a state of resilient health and wai ora and:

1. *Integrated management throughout the FMU, ki uta ki tai/from the mountains to the sea ensures balance, function, and hydrological connection throughout all water bodies in the Waikanae FMU;*
2. *The role of Te Ātiawa ki Whakarongotai as active kaitiaki along the awa is recognised, protected, resourced, respected, and allowed to be enriched and transferred in full between generations;*
3. *Te Ātiawa ki Whakarongotai and the wider community feel a deep sense of ūkaipōtanga/belonging to the Waikanae River, including through their role as stewards undertaking positive community action. They are valued for their contributions to the state of wai ora that is present in the Waikanae FMU;*
4. *Cultural and spiritual practices, tikanga, and mātauranga across the Waikanae and within the Tikotu part-FMU, including harvesting mahinga kai, rongoā, and raranga are respected, supported, and upheld to allow mana whenua to connect with their whakapapa, fulfil manaakitanga and kaitiakitanga responsibilities, and share and transfer these across generations;*

[46] Refer page 10.

5. *The wider community's recognition of and reverence for Tikotu and its mana are upheld and maintained into the future, including its mauri and importance as a taonga for Te Ātiawa ki Whakarongotai and Ngāti Toa Rangatira and the connection of the wider community to the wai/water through use and enjoyment; and*
6. *The historical importance of Waikanae and Tikotu as tauranga waka is respected and protected so that this use may continue.*

Outcome 16 – Waikanae By 2040 the Waikanae FMU is managed so that:

1. *Whānau and hapū are connected to different parts of the catchment that they have whakapapa to;*
2. *Mana whenua know their whakapapa to the Waikanae, and to each other;*
3. *Mana whenua and the wider community feel connected to the Waikanae and understand its history;*
4 *There is a coordinated approach to inclusive communication and engagement of awa activities mai uta ki tai;*
5. *Tiriti-based action is implemented along the awa;*
6. *Tiriti partnership is modelled through all decision-making;*
7. *Key physical sites of connection and access are identified, protected, and enhanced;*
8. *Development of knowledge and competence in local maramataka and seasonal taiao indicators inducing knowledge of rongoā rākau and wai for personal, whānau, and environmental management, revitalisation, health & well-being. Mātauranga and knowledge is generated that can be used to inform decision-making;*
9. *Key threats to mahinga kai are identified and the steps required to revitalise mahinga kai are implemented;*
10. *Habitats (e.g., spawning sites, fish passage) and biodiversity are improved so that the full suite of mahinga kai species are present and abundant;*
11. *Pollution and other harmful inputs to the system are reduced across the entire catchment;*
12. *The continued importance of Waikanae and Tikotu as a tauranga waka is recognised and respected;*
13. *Water is safe to drink and there is enough water in the awa to supply drinking water to the current supply area;*
14. *The water quantity and quality allow for whānau and the wider community to immerse themselves and undertake intergenerational recreational activities in the awa; and*
15. *The Waikanae is cared for to provide for delicious and plentiful kai, rongoā, and the ability to undertake unimpeded intergenerational practices.*

The Request 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 through the rezoning and subsequent 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 existing RLZ zoning. Improved waterways will provide improved water quality and habitats for mahinga kai species. This will assist in achieving the WIP's vision and outcome.

4.8.5 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 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.*"

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. Finally, it sets out what is needed to address the challenges faced by retirement village operators. The strategy outlines five key areas for action:

Area 1 – Achieving financial security and economic participation for people as they age;

Area 2 – Promoting healthy aging and improving access to services;

Area 3 – Creating diverse housing choices and options;

Area 4 – Enhancing opportunities for participation and social connection; and

Area 5 – Making environments accessible.

The Request 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.

5 Section 32 Evaluation

5.1 Introduction

Section 32 of the Act requires:

> *(1) An evaluation report required under this Act must—*
>
> > *(a) examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and*
> >
> > *(b) examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by—*
> >
> > > *(i) identifying other reasonably practicable options for achieving the objectives; and*
> > >
> > > *(ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*
> > >
> > > *(iii) summarising the reasons for deciding on the provisions; and*
> >
> > *(c) contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.*
>
> *(2) An assessment under subsection (1)(b)(ii) must—*
>
> > *(a) identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—*
> >
> > > *(i) economic growth that are anticipated to be provided or reduced; and*
> > >
> > > *(ii) employment that are anticipated to be provided or reduced; and*
> >
> > *(b) if practicable, quantify the benefits and costs referred to in paragraph (a); and*
> >
> > *(c) assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.*

5.2 Scale and Significance

Under s32(1)(c) of the RMA, this evaluation report needs to:

> *contain a level of detail that corresponds to the **scale and significance** of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal (emphasis added).*

The following Scale and Significance Assessment discusses the Request in terms of 8 factors and scores each factor out of 5 (where 1 is low and 5 is high). This is consistent with the MfE's guidance on Section 32 reports[47]. The Total Score Interpretation out for 40 is as follows:

- 0-10 Scale and Significance = Low
- 11-20 Scale and Significance = Moderate
- 21-30 Scale and Significance = High
- 31-40 Scale and Significance = Very High

Table 3: Scale and Significance Assessment

Factor	Assessment	Score
Factor 1: Reason for the Change	The Request will enable the provision of retirement village or residential units to meet an identified need for housing capacity in the district, and as such will assist KCDC in responding to the NPS-UD. Further, it will assist KCDC in giving effect to its Growth Strategy where the land is identified as a "*Medium-priority greenfield growth area*" which signals its potential for future urban growth.	3
Factor 2: Resource Management Issues / Problem Definition	The Request responds to an identified resource management issue that there is insufficient supply of retirement units to provide for Kāpiti's aging population. However, rezoning the Site from rural lifestyle to residential use gives rise to a number of other resource management issues as outlined in the effects assessment in Section 3 of this report. The rezoning can have both positive benefits and negative outcomes on the above matters dependent on how development is managed, noting that the Requestor proposes a Structure Plan to guide development and will implement mitigation measures recommended by experts at the resource consent stage to ensure potential negative outcomes are being appropriately managed.	2
Factor 3: Degree of Shift from the Status Quo	Rezoning the land to provide for urban development on land currently zoned Rural Lifestyle is a moderate shift from current practice under the District Plan (i.e. it is not as significant as changing from General Rural to General Residential, or even High Density Residential).	3
Factor 4: Who and How Many Will be	A relatively small geographical area and number of people will be directly affected by the proposal. While there will be neighbouring properties around the Site that are more	2

[47] Ministry for the Environment. 2017. A guide to section 32 of the Resource Management Act: Incorporating changes as a result of the Resource Legislation Amendment Act 2017. Wellington: Ministry for the Environment.

Affected/Geographical Scale of Effects	affected than the wider public, it is not anticipated that the Request will generate significant public interest as the area has already been signalled for future urban use through the Growth Strategy which was widely consulted on. As outlined in the effects assessment, any off-site effects can largely be managed through the future consenting process.	
Factor 5: Degree of Impact On or Interest from Iwi/Māori	While there is no identified impact on Māori, mana whenua remain interested and engaged in this process. The Requestor will continue to engage throughout both the plan change and future consenting process, and seek to maintain ongoing relationships.	2
Factor 6: Timing and Duration of Effects	The effects of the Request will start from the time any of the proposed provisions become operative in the District Plan until the Site is fully developed and it becomes a part of the existing urban environment and landscape.	3
Factor 7: Type of Effects	The Request will give rise to a number of different effects as outlined in the effects assessment. There are positive economic and social well-being effects. There are also potential adverse environmental effects which would likely be concentrated at the local scale on adjoining properties and the surrounding environment of the Site, while the wider benefits would likely fall on the wider community.	3
Factor 8: Degree of Risk and Uncertainty	The degree of risk and uncertainty associated with the Request is low. The existing planning framework will require that actual and potential adverse effects be considered through a resource consent process. The approach is well understood and widely applied in the district.	1
Total score out of 40		**19**

The overall scale and significance of this Request has been assessed as being moderate (19/40).

This means that this evaluation report needs to contain a moderate level of detail and analysis including:

- A planning analysis of the approach to addressing the resource management issue and associated provisions;
- Reference to an evidence base where justified;
- Consideration of and response to legal comments; and
- Evidence of community and landowner engagement and consideration of feedback.

5.3 Quantification of costs and benefits

The following table assesses whether further quantification is required to enable assessment of the benefits and costs of the Request.

Table 4: Quantification of costs and benefits

Consideration	Assessment		Comment
	Low	High	
The proposal would result in a more restrictive regime than the status quo	✓		The Request provides for a more permissive regime for residential and retirement village activities within the Site.
Evidence demonstrates that the status quo is resulting in significant adverse effects		✓	The Economic Assessment in Appendix J outlines that there is an undersupply of retirement units in Kāpiti, as well housing affordability issues more broadly.
The proposal would result in a significant loss of development opportunity / potential above the status quo	✓		The Request would provide for increased development opportunity for residential and retirement units on the Site.
The proposal is likely to result in loss of employment opportunities	✓		The Request will result in an increase in employment opportunities through the construction phase, and for staffing a future retirement village.
The introduction of a more permissive regime that could result in significant adverse effects on s6 matters	✓		There are no identified potential significant adverse effects on matters of national importance under s6 RMA.
Likelihood of significant indirect or flow on effects	✓		While there is potential for adverse effects on surrounding areas from the development of a greenfield site, these are able to be appropriately managed through detailed design and mitigation measures..
The proportion of the city that is likely to be affected	✓		The Site covers a relatively small part of the district (the Site area is 12.65ha).
The level of uncertainty around the proposal, its effects, and the availability of relevant information	✓		Detailed assessments have been undertaken in a wide range of technical fields to support the Request including assessing the potential effects.
The level of base economic information available within the Council		✓	The Housing and Business Development Capacity Assessment was updated in 2023 and therefore provides current up-to-date information.
Access to a suitably qualified economic resource within the available timeframe		✓	An economic assessment has been undertaken as part of this Request.

Given the assessment above and in regard to the scale and significance of the proposed provisions sought in the Request, specific quantification of the benefits and costs in this report is considered neither necessary, beneficial nor practicable. Instead, this report identifies more generally where any additional costs may lie with the Request.

5.4 Objectives

The Request does not propose to amend any existing District Plan objectives. There are a number of strategic direction objectives that apply on a district-wide basis. The Request has been assessed against these objectives in **Appendix B**. These objectives provide appropriate direction as to what outcomes are sought regardless of whether the Site is developed for general residential or retirement village use.

5.5 Proposed Provisions

As outlined in Section 4.7 above, the District Plan specifically provides for a retirement village in the GRZ as a Restricted Discretionary Activity. It also provides a framework for residential development that is considered suitable for this Site.

The Request builds on this existing and accepted approach within the District Plan by providing for a retirement village or residential development through a bespoke approach for these activities on this specific Site.

The Request proposes to change the zoning of the Site from RLZ to GRZ and add:

- a new Development Area to the District Plan;
- a Structure Plan that shows the main Site access, the location of the highly modified stream dissecting the Site, an indicative location of the stormwater wetland, and the location of the landscaping and planting boundary treatment; and
- new policies and rules in the Development Area specific to use and development on the Site, requiring retirement villages, subdivision, or multi-unit residential activity be undertaken in general accordance with the Structure Plan.

Proposed DEV3-P1 and P2 provide for retirement villages and residential activities respectively. They both seek to enable these activities where they are carried out in accordance with the Structure Plan, as well as a range of matters informed by technical assessments including transport, infrastructure, landscape and natural hazards.

Providing detailed policies is consistent with the approach for other Development Areas in the District Plan, including DEV1-Ngārara Development Area and DEV2-Waikanae North Development Area.

Proposed DEV3-R1 provides for retirement villages in the Development Area. This replaces GRZ-R41 with respect to this Site. Matters of control are proposed to ensure the development occurs in accordance with the Structure Plan, as well as providing control over the matters in DEV3-P1. The matters of discretion from GRZ-R41 are proposed to apply as a matter of control under DEV3-R1. While

this rule is intended to replace GRZ-R41 with respect of this Site, it is intended that GRZ-R33 would still apply to buildings and structures. A non-compliance with this GRZ-R33 would still require GRZ-R36 to be considered in addition to proposed DEV3-R1. All other district-wide rules would still apply to this site including those in the subdivision, natural hazards, earthworks and transport chapters.

An advice note is also proposed within DEV3-R1 to clarify that resource consent is not also required under GRZ-R41.

Proposed rules DEV3-R2 and DEV3-R3 provide for subdivision and multi-unit residential activities in the Development Area as a Restricted Discretionary Activity, with discretion proposed to ensure the development occurs in accordance with the Structure Plan, as well as providing control over the matters in DEV3-P2. Any relevant rules in any other chapter would still apply to the site in addition to these rules, including those in the GRZ and Subdivision chapter.

Proposed rules DEV3-R1 to DEV3-R3 require a Landscape and Earthworks Plan be provided from a suitably qualified and experienced landscape architect. Proposed Rule DEV3-R4 would apply where this is not complied with. This rule is a Non-complying Activity rule due to the importance of this Plan in addressing the potential adverse environmental effects associated with these matters.

The proposed Development Area proposes a controlled activity rule for a retirement village on this Site as this enabling activity status better recognises the large evidence base that has already been prepared by the Requestor in support of the Structure Plan.

The key basis for a controlled activity status for the retirement village is as follows:

- The various externalities associated with a retirement village are well understood;
- The Request and associated technical material demonstrate that a retirement village is imminently appropriate in this location. They show that the level of effects on the environment (including landscape, visual, ecological, traffic and transport effects) is appropriate and can be managed through consent conditions;
- The methodologies proposed in the technical material provide certainty about how those potential effects will be avoided, remedied or mitigated by the Requestor. For example, through the preparation of a Landscape and Earthworks Plan (landscape and visual) and the creation of large centralised wetland areas for wetland offsetting (primary function) and stormwater management (secondary function);
- The proposed provisions in the Ratanui Development Area also provide a level of control to ensure any development is in general accordance with the Structure Plan and recommendations in technical assessments which are articulated in DEV3-P1;
- No matters have been identified by technical experts that might result in a potential basis for decline of a resource consent application for a retirement village on the Site (following a successful plan change as proposed); and
- In light of the above, controlled activity status is considered to be effective in controlling development (and a more onerous activity status is not required in that respect), and therefore controlled activity status represents the most efficient (or lightest touch) activity status.

Council officers will retain oversight over the consenting process without requiring the retirement village to be subject to a more thorough discretionary assessment.

The evidence base provided with the Request includes a number of technical documents which would be required as part of a resource consent application for a retirement village including the following assessments: planning, landscape, ecological, transport, civil, geotechnical, and a contaminated land assessment. While updated assessments would provide further detail at the time of applying for resource consent (when the proposal has been master planned and subject to detailed design), they provide a sufficient level of information at this stage of this process to demonstrate that the use of the site for a retirement village is appropriate. The Structure Plan and associated provisions are designed to provide an appropriate level of regulatory oversight on the detailed design through the consent process.

Further, the Request is for a publicly notified plan change, and neighbouring properties and the wider community will be able to consider any relevant effects and have the opportunity to make a submission and be heard on the proposal. A controlled activity status would provide regulatory certainty that the Site is appropriate for a retirement village subject to the Structure Plan, without the need for limited or public notification (unless special circumstances exist).

However, a residential development and associated subdivision is proposed to retain a Restricted Discretionary Activity status as there is less certainty about how the specific way in which the Site would be developed. Retirement villages are self-contained developments and have common features which provides some certainty about how it is likely to be developed on-site. For example, there is generally a single point of access, and a larger central facility surrounded by smaller units. Residential developments on the other hand can take a great number of different forms. One example is roading connections where a residential development on this Site would require several connections to adjacent sites. A Restricted Discretionary Activity status would give KCDC greater control over matters like this where there is greater uncertainty about the final form of the development.

5.6 Analysis of Proposed Provisions

This section of the evaluation considers the provisions proposed, being the provisions of the existing GRZ and relevant district-wide provisions as modified by the provisions outlined in **Appendix A**, to achieve the objectives of the District Plan. Three options have been considered:

- Option 1 – rezoning to GRZ without specific provision for the Site as a Development Area;
- Option 2 – the proposed rezoning and addition of a Development Area (including new policies and rules) and a Structure Plan (**preferred option**); and
- Option 3 – the status quo under the District Plan (i.e. Non-Complying Activity status for a retirement village in the RLZ).

Other urban zonings were considered and discounted due to being less appropriate for the context of the Site and the nature of the proposed development. For example, the High Density Residential Zone would also enable the use of the land for residential activities or retirement villages, however this zoning would be inconsistent with the surrounding General Residential zoning, and would enable a

more intense level of residential development that is out of character with the anticipated urban character of this area.

Option 1: Rezoning to General Residential Zone without specific provision for the site as a Development Area			
Proposed approach to provisions	**Costs**	**Benefits**	**Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions**
Rezoning to General Residential Zone without specific provision for the site as a Development Area	**Environmental** Urban development of the Site will lead to associated environmental costs such as an increase in impermeable surfaces, increased traffic movements and a greater density of built development. There is a risk that undertaking development without a Development Area/Structure Plan would not provide the certainty that the development of the Site would occur in a manner that addresses environmental effects particular to this site. **Economic** The urban rezoning of the Site could have potential costs relating to a reduction in the impetus for residential intensification through the provision of additional greenfield land supply. The existing framework provides less regulatory certainty than that which would be provided through a development area framework that specifically allows for the	**Environmental** The rezoning of the Site would require the application of the existing planning framework that would likely address the management of environmental values and may provide opportunities for enhancement of degraded ecosystems. If the Site was continued to be grazed it is unlikely that restoration works would occur. **Economic** The supporting assessment has shown that the economic benefits of the Request significantly outweigh the economic opportunity costs of retaining the existing rural zoning. A residential zoning of the Site subject to the structure plan would provide housing supply to meet an identified need, as well as the enablement of retirement units which is a typology in demand for Kāpiti's aging population. There would also be job opportunities related to the construction phase of the development, as	It is considered that there is certain and sufficient information on which to base this assessment as there is a significant body of supporting evidence as outlined in Section 3 of this report, including assessments relating to: planning, landscape, ecology, archaeology, transport, civil engineering, geotechnical matters, contamination, economics and cultural effects. The Requestor has worked closely with KCDC in preparing this Request and has sought advice from mana whenua.

	development of the Site, particularly with regard to the development of a retirement village as a Restricted Discretionary Activity. This may require an additional hearing at the resource consent stage. **Social and cultural** There would be temporary adverse impacts on neighbouring properties during the construction phase, and an ongoing impact in terms of the change of character of the Site from rural to urban. There is a risk that undertaking development without a Development Area/Structure Plan would not provide the certainty that the development of the Site would occur in a manner that addresses social and cultural effects particular to this Site. The community and mana whenua may have less confidence that the site-specific issues would be appropriately managed.	well as the ongoing operation of the Site for a retirement village. Further, a residential zoning of the Site without a development area or specific controls would enable a wider range of development options than a residential zoning subject to a development area. Urban development of the Site is consistent with the Council's urban growth strategy which identifies the Site as a future urban development area. It will also be a logical extension of adjacent residential zoning. **Social and cultural** The rezoning of the Site would require the application of the existing planning framework that would likely address the management of social and cultural values. The Site is not known to be of specific sites of significance to mana whenua and the Archaeological Assessment concluded there are no known sites of archaeological value. The likelihood of archaeological material being located on the Site has been assessed as being low and accidental discoveries would be managed through the consents. Development of the Site is therefore not	

		anticipated to cause adverse cultural effects in respect of archaeological matters or on known sites of significance.	
Effectiveness and efficiency	***Effectiveness*** This option is not the most effective method of meeting the objectives given it provides a level of risk that site-specific environmental, social and cultural values will not be addressed.	***Efficiency*** The proposed provisions are not the most efficient method of meeting the objectives given it provides less regulatory certainty with regard to the development of a retirement village as a restricted discretionary activity. This may require an additional hearing at the resource consent stage.	
Overall evaluation	This option is the not the most appropriate way to achieve the objectives, mostly because it is less efficient in terms of providing regulatory certainty for the landowner, and potentially less effective in terms of sustainably managing resources.		

Option 2: Rezoning to General Residential Zone and addition of a Development Area (including new policies and rules) and a Structure Plan (preferred option)			
Proposed approach to provisions	**Costs**	**Benefits**	**Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions**
Rezoning to General Residential Zone and addition of a Development Area (including new policies and rules) and a Structure Plan (preferred option)	**Environmental** Urban development of the Site will lead to associated environmental costs such as an increase in impermeable surfaces, increased traffic movements and a greater density of built development. There would be temporary adverse impacts on indigenous habitats on-site during the construction phase, however these effects would be low based on the degraded state of the habitats on site. **Economic** The Request could have potential costs relating to a reduction in the impetus for residential intensification through the provision of additional greenfield land supply. **Social** There would be temporary adverse impacts on neighbouring properties during the construction phase, and an ongoing impact	**Environmental** The rezoning of the Site would provide opportunities to restore degraded habitats on-site, including creating large centralised wetland areas in the middle of the Site which is required by the Structure Plan and policies. If the Site was continued to be grazed it is unlikely that restoration works would occur. **Economic** The supporting assessment has shown that the economic benefits of the Request significantly outweigh the economic opportunity costs of retaining the existing rural zoning. A residential zoning of the site subject to the structure plan would provide housing supply to meet an identified need, as well as the enablement of retirement units which is a typology in demand for Kāpiti's aging population. There would also be job opportunities related to the construction phase of the development, as	It is considered that there is certain and sufficient information on which to base this assessment as there is a significant body of supporting evidence as outlined in Section 3 of this report, including assessments relating to: planning, landscape, ecology, archaeology, transport, civil engineering, geotechnical matters, contamination, economics and cultural effects. The Requestor has worked closely with KCDC in preparing this Request and has sought advice from mana whenua.

	in terms of the change of character of the site from rural to urban which may not appeal to all members of the local community. **Cultural** No cultural costs have been identified by mana whenua to date.	well as the ongoing operation of the site for a retirement village. Urban development of the Site will be consistent with the Council's Urban Growth Strategy which identifies the Site as a "Medium-priority greenfield growth area" for future urban development. It will also be a logical extension of adjacent residential zoning. **Social** A residential zoning of the Site subject to the Structure Plan would look to manage impacts on the wider community including landscape values and infrastructure capacity. The provision of housing supply would have positive effects for Kāpiti's residents, including for the aging population where a retirement village would allow older community members to "age in place". **Cultural** The Site is not known to be of specific cultural significance to Māori and is not known to contain any sites of archaeological value. The likelihood of archaeological material being located on the Site has been	

		assessed as being low and accidental discoveries would be managed through the consents. Development of the Site is therefore not anticipated to cause adverse cultural effects in respect of archaeological matters or on known sites of significance. The restoration of degraded habitats on-site aligns with outcomes expressed by mana whenua, including creating large centralised wetland areas in the middle of the site which is required by the Structure Plan and policies.	
Effectiveness and efficiency	***Effectiveness*** This option is the most effective method of meeting the objectives given it seeks to enable increased supply of residential or retirement units while addressing any potential adverse environmental effects.	***Efficiency*** The proposed provisions are the most efficient method of meeting the objectives with an appropriate level of regulatory intervention. The controlled activity status provides regulatory certainty that a retirement village is an appropriate land use on this Site subject to being in general accordance with a Structure Plan.	
Overall evaluation	This option is the most appropriate way to achieve the preferred objectives, mostly because it is more efficient in terms of providing regulatory certainty for the landowner with an appropriate level of regulatory intervention, and more effective in terms of sustainably managing resources and achieving the objectives. It is considered that this option will achieve the objectives in the Plan because: • it enables increased development capacity for residential/retirement units; • the proposed policies provide clear direction as to how development on the Site should be managed;		

	• the proposed new rules and existing rule framework reflects the amenity anticipated in the GRZ; • the zone standards are aligned with the anticipated nature and scale of built development in the GRZ; and • the provisions and definitions align with the Planning Standards and will allow appropriate activities to establish and operate in the GRZ.

Option 3: The Status Quo (retain Rural Lifestyle zoning)			
Proposed approach to provisions	**Costs**	**Benefits**	**Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions**
The status quo (retain Rural Lifestyle zoning)	**Environmental** It would be unlikely that degraded habitats on-site would be restored while being grazed under the current rural lifestyle zoning, including that grazing will likely continue to take place within wetlands. **Economic** There is economic opportunity costs associated with retaining rural lifestyle zoning. This type of land use contributes little to the district's economy and provides minimal housing opportunities. Retaining Rural Lifestyle zoning will also mean the costs fall on KCDC to rezone the Site to give effect to the Urban Growth Strategy in the future. **Social** There is social opportunity costs associated with retaining RLZ over the Site which provides minimal housing opportunities,	**Environmental** There are no environmental benefits identified with this option. **Economic** There are minimal economic benefits identified with this option, although the Site would retain some small-scale primary production activity (noting the Site would not support productive or intensive agriculture in any case). Not providing for urban expansion into the Site may incentivise greater intensification within the existing urban area. **Social** Retaining the existing rural zoning would maintain the rural character of the Site and would not change the amenity values experienced by surrounding properties resulting from urban development which would appeal to some neighbours and members of the wider community.	It is considered that there is certain and sufficient information on which to base this assessment as there is a significant body of supporting evidence as outlined in Section 3 of this report, including assessments relating to: planning, landscape, ecology, archaeology, transport, civil engineering, geotechnical matters, contamination, economics and cultural effects. The Requestor has worked closely with KCDC in preparing this Request and has sought advice from mana whenua.

	especially for retirement units which are needed for Kāpiti's aging population. **Cultural** It would be unlikely that degraded habitats on site would be restored while being grazed under the current rural lifestyle zoning, which has been identified as a potential opportunity of rezoning by mana whenua.	**Cultural** There are no cultural benefits identified with this option.	
Effectiveness and efficiency	***Effectiveness*** This option is not the most effective method of meeting the objectives given the current RLZ contributes little to the district's economy and will provide minimal additional housing opportunities to meet demand in the future.	***Efficiency*** This option is not the most efficient method of meeting the objectives given it provides no pathway with regard to providing required development capacity for residential developments or a retirement village on the Site. This will also mean the costs fall on KCDC to rezone the Site to give effect to the Urban Growth Strategy in the medium term (3-10 years).	
Overall evaluation	This option is the not the most appropriate way to achieve the preferred objectives, mostly because it is less effective in terms of providing economic opportunities and housing for the district, and less efficient in terms of KCDC needing to rezone the site to give effect to the Urban Growth Strategy in the medium term.		

5.7 Section 32 Evaluation Summary

The evaluation undertaken above has shown that in order to facilitate residential development of the Site in an integrated manner with surrounding urban areas, the use of General Residential zoning in conjunction with a Development Area and Structure Plan is the most appropriate option. It is considered to be more efficient and effective through the regulatory certainty such an approach provides. Resultingly it is the preferred option.

Two other options have been considered for this purpose. The first option would simply rezone the Site to General Residential (i.e. with no associated development area or structure plan). While this option would be both effective and efficient in facilitating residential development in line with the existing District Plan approach, it does not specifically address site-specific resource management issues that have been identified in the Requestor's Structure Plan.

Option 3 is the status quo of retaining Rural Lifestyle zoning for the Site. This option is the least effective given the current zoning contributes little to the district's economy and provides minimal housing opportunities. It is also inefficient given KCDC has identified the Site for future urban zoning in the Growth Strategy, the costs of which would otherwise fall on Council.

6 Consultation

The Requestor has undertaken consultation with the following parties on this Request as follows:

- KCDC;
- GWRC;
- Ātiawa Ki Whakarongotai;
- Ngā Hapū o Ōtaki; and
- Ngāti Toa Rangatira.

6.1 Kāpiti Coast District Council

The initial meeting for the Request was held on 15 October 2024 with the Policy Planning Team. This meeting covered the following matters.

- Outline background to project including and scope;
- Outlines of the proposed project teams for the Requestor and for Council;
- Discussion around engagement; and
- Working together and timeframe up to the Request and beyond.

The planning history and context of the Site was discussed, including that the subject land was listed in the Urban Growth Strategy as a "Medium-priority greenfield growth area" and addressed in rezoning submissions as part of Plan Change 2 to the District Plan.

A subsequent workshop was held on 6 November 2024 with KCDC's team of internal staff and consultants who will be reviewing the Request including disciplines such as: transport, three waters, landscape, ecology, geotechnical, urban design and planning. The proposed approach to the Request was discussed, and relevant matters were discussed topic by topic.

Follow up meetings were held between relevant subject matter experts as needed, and has informed the technical reports submitted with this Request.

Meetings with the Policy Planning Team confirmed that a Development Area together with a Structure Plan was the most appropriate option to consider for the proposed rezoning of the Site to GRZ as it aligns with the National Planning Standards.

6.2 Greater Wellington Regional Council

The initial meeting for the Request was held on 17 October 2024 with the Policy Team. The agenda was similar to the meeting with KCDC, with a focus on the relevant national and regional policy direction that the Request and section 32 assessment would need to cover.

This includes Change 1 to the RPS which was recently made partially operative and has a number of provisions relevant to plan changes and rezoning.

Ecological features were discussed, including natural inland wetlands and the stream which would be subject to regional consenting processes for any development in and around them.

Iwi engagement was also discussed, including the need to consider the recent Kāpiti Whaitua Implementation Plan.

6.3 Ātiawa Ki Whakarongotai

The initial hui for the Request was held on 15 October 2024 with the Taiao Team. This meeting covered the background to the proposal, timing and scope.

Ātiawa outlined the history of their association to the area, including a historical pa site in the wider Otaihanga area. Ātiawa indicated that they would be interested in the ecological, water and archaeological aspects of the proposal.

Ātiawa have provided a letter of support for the proposal which is attached as Appendix L, they have indicated a desire to remain involved as the Request progresses through the RMA process.

6.4 Ngā Hapū o Ōtaki

An initial hui for the Request was held on 6 November 2024. Ngā hapū confirmed their interest in the Request, but stated they would defer to Ātiawa on the technical detail.

6.5 Ngāti Toa Rangatira

An initial hui for the Request was held on 5 November 2024 with Te Rūnanga o Toa Rangatira. Ngāti Toa outlined their interest in any archaeological discoveries. They are also interested in improving ecological outcomes.

Te Rūnanga o Toa Rangatira have provided a letter stating that they do not have any concerns with the proposal which is attached as Appendix L.

7 Conclusion

The Request relates to two properties located adjacent to each other, being part of 65 and 73 Ratanui Road as further described in Section 2 of this report. The Request seeks to rezone those properties comprising the Site from their current Rural Lifestyle Zone to General Residential Zone with a Development Area and associated Structure Plan.

The Request has been assessed as being consistent with national, regional and district level policy considerations and as a result will promote the purpose of the RMA.

Meeting Notes

Meeting date	3 August 2026
Project	Otaihanga Retirement Village Fast Track Substantive Application
Location	Microsoft Teams
Present	Summerset: Hayden Beaton (HB), Claire Warnock (CW), Stuart Kermack (SK) Incite: Torrey McDonnell (TM) CKL: Frances Deamer-Phillips (FD), Sarala Karunarathna (SK), Ash Vodnala (AV) KCDC: Rita O'Brien (RO), Linda Bruwer (LB)
Apologies	N/A
Next meeting	TBC

1. Overview of FTAA process (TM)

- Lodgement date expected in October.
- Team of technical experts underway with design and reports.

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2. Overview Master plan (CW)

- CW talked through the current revision of the master plan and outlined the key design updates.

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3. Overview of stormwater plan (AV)

- AV provided an overview of the stormwater plan, including the proposed wetlands, communal devices, stormwater ponds, pipe network, stream widening and outlet points for the wetlands and ponds.
- AV explained that the proposed stormwater ponds would use bioretention for treatment before discharging into the main wetlands for detention.
- AV noted that the indicative culverts would be approximately 2 m by 2 m, with lengths of approximately 24 m and 28 m.
- AV explained that the existing 2m stream corridor would be widened to approximately 15m, with maintenance access provided for the stream.
- AV noted that the pipes would have relatively shallow grades.

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4. General discussion

Wetlands, stormwater devices and natural drainage

- RO noted that the stormwater plan appeared to be relatively self-explanatory, but asked whether the stormwater infrastructure would be privately owned. It was confirmed that it would be private.
- RO advised that inland wetlands should be clearly identified, noting that Greater Wellington may take a different view of stormwater devices and natural wetlands where a dual-purpose function is proposed.
- TM noted that the offset wetlands will be separate from the stormwater ponds and are intended to function as a natural wetland.
- RO advised that the proposal needs to work for smaller storm events and should avoid sterilising future attenuation opportunities.
- RO noted that some wetland areas with walkways can become quite soggy and that this should be considered in the design.
- RO suggested that it would be beneficial to naturalise the stream through design and planting, avoid building up against the boundary, and keep natural drainage paths intact.

Flood modelling and overland flow paths

- RO noted that the community will be looking closely at how flooding is addressed, and that the calculations and modelling will need to clearly explain the proposed approach. RO also noted that a consent notice may be required to address how the stormwater system will operate and be maintained to meet the required parameters.
- FD explained that the western overland flow paths include indicative flood storage areas, and that the design team is working through modelling to reduce the footprint of these areas while increasing depth to achieve an optimum size.
- FD advised that the master plan has been run through the flood model for the 1 percent annual exceedance probability event.
- RO asked whether Council's model had been used. FD explained that the team has data from the Council model and has calibrated the modelling with Awa Environmental to ensure the outputs align.
- FD noted that an existing area on the eastern side of the site would be cut off, resulting in some relatively minor increases in flood extent in some areas and reductions in others.
- FD explained that a swale was not considered feasible because it would require significant engineering works, such as retaining walls.
- FD noted that the risk assessment identifies shallow flood depths of approximately 50 mm to 200 mm, located away from roads and housing, and that the risk matrix rates this as Level 1, low risk.
- FD explained that the proposal is not cutting off overland flow or creating a new discharge point, as flows currently go to ground and would continue to do so under the proposed scenario.
- FD advised that another area of interest is the site entrance, where flood depth along the road would increase by up to approximately 40 mm.
- RO asked whether the increased flooding would affect the road or people's properties. FD clarified that the increase would be within the road swale, would extend into the carriageway, and would remain minor and low hazard.

- RO asked whether other rainfall events would be modelled. FD advised that the 10-year event will be run and that the effects are expected to be negligible.

Submissions, neutrality and downstream concerns

- RO asked whether the relevant parties were submitters. HB confirmed that they attended the hearing and lodged a submission.
- FD advised that the proposal is otherwise achieving hydraulic neutrality.
- FD noted that the assessment considers soakage, but that soakage is not being relied on in this instance because rates can change and managing associated devices can become difficult.
- RO noted that reuse does not address attenuation requirements.
- FD advised that the team is looking at planting up the drain and considering planting opportunities more generally.
- RO suggested that planting may be useful to slow flows as water moves through the system.
- RO noted that the flood modelling may need to be independently reviewed because there is scrutiny within the catchment and downstream residents are concerned about development effects in the catchment.
- RO suggested that the team engage with Awa Environmental.

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5. Next steps

- FD to run the 10-year storm event through the flood model and confirm the expected effects.
- Design team to ensure the flood modelling and calculations clearly explain how flooding is addressed and how hydraulic neutrality is achieved.
- Design team to consider whether a consent notice is required to secure ongoing operation and maintenance of the stormwater system.
- Design team to consider opportunities to naturalise the stream, retain natural drainage paths, and use planting to slow flows through the drain and stormwater network.
- Project team to consider engaging Awa Environmental and/or arranging a review of the flood modelling, given downstream community concerns in the catchment.

Meeting Notes

Meeting date	2 July 2026
Project	Otaihanga Retirement Village Fast Track Substantive Application
Topic	Transport
Location	Microsoft Teams
Present	Summerset: Hayden Beaton (HB), Claire Warnock (CW) Incite: Torrey McDonnell (TM) Stantec: Mark Georgeson (MG) KCDC: Colin Shields, Linda Bruwer, Issac Cant, Gary Adams, Mark Martin
Apologies	N/A
Next meeting	TBC

1. Overview of FTAA process (TM)

- TM outlined the proposed approach to preparing an application with lodgement date expected in October. Outlined the team of technical experts underway with design and reports.

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2. Overview Master plan (CW)

- CW talked through the current revision of the master plan and outlined the key design updates.

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3. Overview of transport plan (MG)

- MG provided an overview of the transport plan, including the proposed site access and works in Ratanui Road

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4. General discussion

Pedestrian crossing, speed environment and access design

- MG outlined the proposed pedestrian crossing design and noted that the current concept introduces a safe crossing point for pedestrians accessing the village and wider walking network.
- KCDC officers confirmed that their preference is for the crossing to be formed as a road crossing rather than a vehicle crossing, noting that this is considered the safest option from a road safety perspective.
- MG queried whether there was an assumption that the nearby speed transition would be relocated to ensure the crossing sits within a 50 km/h speed environment.

- MG expressed interest in the timing of KCDC's next speed management review and whether changes to the speed limit location could be considered.
- KCDC advised that there are currently no plans before Council to alter the location of the speed limit signs. However, any future speed management review would be subject to public consultation and the matter is not ruled out.
- KCDC noted that the site's zoning has changed and advised that Summerset could make submissions through the speed management consultation process when it is notified, which is anticipated to commence in approximately one month's time.
- MG asked whether the 50 km/h speed limit could potentially be extended further north toward Otaihanga Road.
- KCDC advised that extending the 50 km/h limit all the way to Otaihanga Road would be unlikely, although Council is currently considering broader urban speed management initiatives and blanket urban speed zones.
- MG noted that the exact location of the speed limit is unlikely to influence the underlying design principles of the access arrangement.
- KCDC advised that there are existing drainage issues on this side of the road which would need to be addressed as part of the access and crossing design.
- CW sought confirmation that the current crossing proposal would be sufficient for the purposes of the substantive application and that any future relocation of the crossing would not be a fundamental issue.
- KCDC confirmed that the proposal appears sufficient for consent purposes and that relocation of the crossing is not considered a deal-breaker. KCDC suggested that the speed limit sign locations could be shown on the plans to assist understanding of the proposal.
- KCDC advised that the next speed management review is anticipated within approximately three years and that retirement villages would be one of the land uses considered as part of that process.
- CW advised that the first occupied units are anticipated by the end of 2028, with development expected to commence from the Ratanui Road end of the site.

Traffic surveys and detailed design

- CS noted that additional speed surveys could assist in informing the design process and assessing the operating speed environment.
- MG queried the proximity of the existing traffic count location to the proposed access and crossing point.
- GA advised that he was unsure of the exact location of the previous count site but could investigate and provide that information. [MG has subsequently identified that speed data is available from a Council count location between Killalea Place and Otaihanga Road that will be captured in the traffic report to accompany the application].

- MG noted that the current plans are conceptual at this stage and that the proposal would proceed through more detailed design post consent, allowing opportunities to refine and adjust elements of the crossing and access arrangement as necessary, in coordination with Council and ultimately to their engineering approval.

Shared path connections

- Discussion occurred regarding the existing pathway on the Summerset side of the road, which currently functions as a shared path for pedestrians and cyclists and provides a connection toward Southwards.
- MG advised that the intention is to establish a sealed connection across the frontage area that would integrate with and connect to the existing gravel path network.
- KCDC recommended shifting the path alignment approximately five metres to the north to reduce the potential for gravel migration across the proposed vehicle crossing and driveway entrance.
- MG advised that this could be noted within the application and considered further during detailed design.

Streetlighting

- CS asked whether street lighting was being considered as part of the proposal.
- MG advised that street lighting is anticipated as part of the development, although the detailed arrangement and specification have not yet been determined.
- CS noted that existing lighting is already present in the vicinity of the kindergarten and that a power pole is located adjacent to the speed limit sign, potentially providing an opportunity for an additional streetlight.
- CW advised that street lighting is proposed within the retirement village and that light spill modelling could be undertaken to demonstrate whether adequate coverage could be achieved.
- KCDC officers noted that Council relies on national lighting standards, supplemented by local requirements contained within the Land Development Minimum Requirements (LDMR), including standards relating to lumens, light quality and installation requirements.
- KCDC advised that lighting design and compliance with these standards would be addressed through the detailed design phase.

Attachment 2: Feedback from GWRC

- Minutes from two pre-lodgement meetings/workshops.

Meeting Notes

Meeting date	26 June 2026
Project	Otaihanga Retirement Village Fast Track Substantive Application
Topic	Application overview
Location	Microsoft Teams
Present	Summerset: Hayden Beaton (HB), Claire Warnock (CW) Incite: Torrey McDonnell (TM) GWRC: Andrew Banks (AB), Katherine Greenaway (KG)
Apologies	N/A
Next meeting	TBC

1. Overview of FTAA process (TM)

- TM provided an overview including lodgement date expected in October with team of technical experts underway with design and reports. Also gave summary of engagement strategy.

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2. Overview Master plan (CW)

- CW talked through the current revision of the master plan and outlined the key design updates.

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3. Discussion

Fast-track process, engagement and approvals

- AB noted that early engagement would be beneficial, particularly in relation to any regional consenting requirements and identifying potential issues before the substantive application is lodged.
- AB advised that understanding at an early stage whether the proposed stream crossing would be a permitted activity would be helpful for GWRC's assessment and project planning.
- TM noted that the primary regional consenting matters are expected to relate to stormwater management, wetlands and associated earthworks activities.
- AB advised that GWRC's preference is to identify and resolve any technical or consenting issues through pre-application engagement, rather than during the formal Fast-track approvals process.

Proposed engagement and review process

- AB outlined a preferred engagement structure for the project.

- AB advised that, in the first instance, it would be useful for GWRC to receive a summary of the project team, a description of the proposal and a preliminary assessment of the anticipated consenting framework and relevant rules.
- AB noted that this information would assist GWRC in determining what specialist expertise and review resources would be required throughout the assessment process.
- AB advised that a project briefing and site visit would be beneficial once the key aspects of the proposal have been established.
- AB noted that GWRC would also expect an opportunity to review draft technical assessments prior to lodgement. Depending on the complexity of the matters being considered, comments could potentially be provided by email, although workshop discussions may also be useful for more complex issues.
- AB advised that discussion on likely consent conditions ahead of lodgement would also be beneficial and could assist in streamlining the assessment process.

Technical review and consent conditions

- AB advised that GWRC could begin considering the types of conditions that may be required based on its standard conditions for similar activities. However, any preliminary advice would be heavily caveated until draft technical assessments and supporting information have been reviewed.
- AB noted that further discussions with Council specialists would be required before confirming the scope of review required for individual topics.
- AB advised that discussions would likely be required with Council's wetland ecologist, to determine whether any specialist ecological review would be necessary.
- AB noted that earthworks and stormwater management were also likely to be key areas of regional interest requiring detailed review.
- AB advised that any contamination-related matters may be able to align with requirements under the National Environmental Standards and associated consents, with an opportunity to harmonise conditions where appropriate.

Review timeframes and approach

- AB confirmed that GWRC was comfortable continuing discussions on a cost-recovery basis as part of the ongoing pre-application consultation process.
- AB advised that, subject to workload and the complexity of the material provided, comments on draft technical reports could generally be provided within approximately 10 working days.
- AB noted that even where assessments are at a relatively high level, information describing the existing environment, assessment methodologies and proposed approach is useful and assists GWRC in understanding the proposal and identifying potential issues early.

- Both parties agreed that it would be preferable to identify and resolve technical matters through the pre-application process rather than having unresolved issues considered by the Fast-track Panel.

5. Next steps

- Project team to provide GWRC with an overview of the project team, proposal description and preliminary consenting framework.
- GWRC to consider internal specialist review requirements, including ecology, stormwater and earthworks expertise.
- Project team and GWRC to arrange a site visit and project briefing as the design progresses.
- Project team to provide draft technical assessments to GWRC for review prior to lodgement where practicable.
- GWRC to provide preliminary feedback on likely consent conditions following review of the technical assessments.
- Both parties to continue engagement with the aim of resolving technical matters prior to lodgement and avoiding issues arising during the Fast-track Panel process.

Meeting Notes

Meeting date	4 September 2026
Project	Otaihanga Retirement Village Fast Track Substantive Application
Topic	Stormwater and ecology
Location	Microsoft Teams
Present	Summerset: Hayden Beaton (HB), Claire Warnock (CW) Incite: Torrey McDonnell (TM) CKL: Frances Deamer-Phillips (FD), Ash Vodnala (AV) BlueGreen: Vaughan Keesing (VK) GWRC: Andrew Banks (AB), Katherine Greenaway (KG)
Apologies	N/A
Next meeting	TBC

1. Overview of FTAA process (TM)

- TM provided an overview including lodgement date expected in October with team of technical experts underway with design and reports. Also gave summary of engagement strategy.

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2. Discussion

Regional consenting requirements and stormwater management

- AB advised that the proposal appears to involve four principal areas of relevance to regional consenting requirements, being earthworks, stormwater management, wetland works and stream works.
- FD provided an overview of the proposed wetland design and advised that the wetlands are intended to function as natural systems with varying water depths and levels throughout the year.
- FD explained that the wetlands are proposed to maintain a permanent water depth of approximately 300 mm under normal conditions. 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.
- FD advised that access arrangements are proposed to enable maintenance activities, including pedestrian access for the removal of debris and other management requirements.
- FD explained that the proposed culverts will be embedded by approximately 25 percent and filled with natural stream substrate to better replicate natural stream conditions and facilitate ecological connectivity.
- AB asked how close the Stormwater Management Plan (SMP) was to completion and whether it would be available for internal peer review. AB noted that access to the SMP,

including hydraulic calculations, sizing assessments and modelling outputs, would assist GWRC's review process.

- FD advised that the Stormwater Management Plan is close to completion.
- HB noted that the project team would consider what information could be shared with GWRC and advised that the SMP was anticipated to be completed within approximately one and a half weeks.
- AB noted that GWRC would need to undertake its review work regardless, although depending on timing there may be limited opportunity to influence any plans that have already been finalised.
- AB asked whether the proposed stormwater system would connect into the Kāpiti Coast District Council network and whether any separate approvals would be required for those works.

Wetland ecology and mitigation

- VK provided an overview of the ecological investigations undertaken on the site and advised that approximately 16 small wetlands and one larger constructed wetland have been identified.
- VK noted that historical aerial photography from 1942 indicates the larger wetland area was not naturally present and appears to have been created by previous landowner excavation activities, regardless it has been included it in the natural inland wetland quanta on the property.
- VK advised that the proposal seeks to avoid effects on wetlands where practicable. However, where impacts cannot be avoided, replacement wetlands are proposed as part of the mitigation package.
- VK explained that the existing wetlands are generally dominated by exotic vegetation and that two new wetlands are proposed within the lower stormwater management area where they would receive relatively clean water.
- VK advised that approximately 5,000 m² of replacement wetland habitat is proposed, providing approximately 500 m² more wetland area than is proposed to be removed.
- VK noted that the presence of predominantly exotic vegetation may result in a less than 1:1 ratio under a BOAM model.
- VK advised that the proposed replacement wetlands are being designed with varied contours and water depths to create a diversity of ecological habitats.
- VK noted that the larger wetland systems are expected to provide greater habitat values and ecological functionality than the smaller existing wetlands.

Wetland management, maintenance and protection

- AB asked whether the assessment of existing wetland extent excludes areas currently used for pasture.

- VK confirmed that pasture areas are not included within the mapped wetland extent.
- AB asked whether the proposed replacement wetlands exclude areas that would require ongoing stormwater maintenance.
- FD confirmed that the wetland calculations exclude forebays, outlet structures and other areas requiring regular operational maintenance.
- AB sought clarification on whether only limited parts of the proposed system would require routine maintenance.
- FD confirmed that the areas requiring regular maintenance would largely be confined to treatment components, with the balance of the wetlands intended to function as natural systems.
- AB asked whether long-term legal protection mechanisms were proposed for the replacement wetlands.
- TM confirmed that legal protection is proposed, although the specific protection mechanism is yet to be confirmed.
- AB asked whether draft ecological and technical reports could be shared with GWRC and requested that the project team advise on anticipated timeframes for review material.

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3. Next steps

- AB advised that GWRC would issue a Section 30 information request and anticipated providing comments within approximately 10 working days of receiving information.
- AB requested that the project team provide a clear spatial description of the works, including the extent of activities and a detailed regional consent rule assessment.
- TM requested that GWRC undertake a review of the regional consent assessment once available.
- AB advised that the likely GWRC review team would include specialist input from ecology, streams, stormwater, earthworks and flood management experts.
- GWRC to provide the project team with its latest standard consent conditions for consideration during preparation of the substantive application.
- Project team to confirm what draft technical information can be shared with GWRC and advise expected review timeframes.
- Project team to provide GWRC with the spatial extent of works and regional consent rule assessment for preliminary review.

Attachment 3: Feedback from DoC

- Minutes from pre-lodgement meeting.
- Pre-lodgement advice document from DoC.

Meeting Notes

Meeting date	23 September 2026
Project	Otaihanga Retirement Village Fast Track Substantive Application
Topic	DOC Freshwater Fisheries and Herpetology Pre-lodgement Meeting
Location	Microsoft Teams
Present	DOC: Bridgette Munro (BM), Aidan Mora-Teddy (AM), Lynn Adams (LA) Summerset: Oliver Boyd (OB), Hayden Beaton (HB) Boffa Miskell: Ellen Richardson (ER), Katherine Muchna (KM) Incite: Torrey McDonnell (TM)
Apologies	N/A
Next meeting	TBC

1. Overview of project

- HB provided an overview of the proposed masterplan and overall development concept.

2. Overview of approvals framework

- TM outlined the approvals relevant to the project
- TM advised that the proposal is not expected to involve any complex freshwater fisheries activities and that approvals relevant to DOC are anticipated to relate to standard freshwater fisheries activities and a Wildlife Authority is likely to be required for lizard management.

3. Herpetology survey update

- ER provided an overview of the lizard survey programme currently being undertaken across the site.
- ER advised that survey deployment requires suitable weather conditions.
- Approximately 70 pitfall traps, 10 critter pics and 15 tracking tunnels have been deployed across the site.
- A single skink was detected in the vicinity of the southern site boundary.
- Hoping to conduct the survey over the next 2 weeks, provided suitable weather conditions.

4. Discussion on habitat and lizard management

- LA queried the nature of the habitat present on the site.
- ER advised that habitat is predominantly rank grassland and that the survey team is primarily expecting northern grass skinks.
- ER noted that a large paddock containing timber piles resulting from historic tree felling is also being monitored as part of the survey programme.
- LA queried whether the site is currently grazed or comprised entirely of rank grassland.

- HB confirmed that the site is currently grazed.
- LA queried whether potential lizard release areas had been identified.
- HB advised that this was still to be determined, and that a Lizard Management Plan (LMP) had previously been prepared for the Waikanae North project and that areas suitable for release had been identified through that process.
- HB advised that the project team would reconnect with the Waikanae North team to determine whether any previously identified release areas may be suitable for use.
- LA queried whether there may be opportunities to establish habitat within the margins of the proposed constructed wetland area.
- ER noted there may be practical difficulties associated with achieving site establishment and habitat creation within project timeframes.
- LA advised that DOC's preference would be for a finalised LMP to accompany the approvals process where possible.
- TM advised that the Applicant's intent is to prepare a draft Lizard Management Plan prior to lodgement, although finalisation may occur post lodgement rather than prior depending on survey timeline.
- LA advised that DOC may seek input from an external specialist herpetologist during review of the application material.

5. Other matters

- TM advised that engagement with iwi authorities and relevant Māori groups, predominantly Ātiawa ki Whakarongotai, as part of the wider project consultation programme.
- BM queried whether draft conditions were currently being developed with the Councils.
- TM confirmed that a draft suite of conditions has been prepared, drawing from standard Greater Wellington Regional Council conditions as well as conditions developed for the recent Waikanae North project under Covid Fast track legislation.
- BM queried whether a Wildlife Authority had been obtained for the Waikanae North development.
- TM advised that the Waikanae North approvals primarily relied on consent conditions requiring lizard surveys and implementation of an LMP.
- OB advised that Summerset had since sought a Wildlife Authority for Waikanae North and recalled that the process took approximately 18 months to obtain.
- OB noted that he was uncertain whether lizards were ultimately identified through the survey process.
- AM queried stream condition and fish survey plan. It was confirmed that stream flows intermittently and is piped downstream of site so likely only shortfin eels would be present.

- BM queried if any information would be provided to DOC prior lodgement – acknowledging that HB had noted via email that due to tight timeframes, there would not likely be time to provide technical reports ahead of lodgement. It was confirmed that the Applicant would probably not be in a position to circulate technical reports ahead of lodgement.

Fast-Track Pre-Lodgement Consultation Summary

Purpose - This document provides a summary of information from DOC following a pre-lodgement consultation request.

Project Details

Project name:	Otaihanga Retirement Village
Engagement type:	Pre-lodgement consultation for a Substantive Application
Applicant/agent:	Applicant: Hayden Beaton – Development Manager – Summerset Retirement Villages (hayden.beaton@sumerset.co.nz phone [redacted]
Proposal overview:	The Otaihanga Retirement Village Project is for the construction and operation of a new retirement village on approximately 12.6 hectares ('ha') of land in Otaihanga, which is north of Paraparaumu in the Kapiti Coast District. The Project will comprise: • approximately 250 independent living units, consisting of cottages and villas; • a central main building comprising of approximately 40 assisted living suites, 40 care suites, and associated amenities; • a range of resident amenities such as a bowling green, pickleball court and pétanque court; • internal circulation and parking provision; • roading network upgrades; • earthworks and boundary treatment; • extensive site landscaping including restoration and stormwater management.
Location:	The Otaihanga Retirement Village site, is located at 73 Ratanui Road in Otaihanga, Paraparaumu and is legally described as Lot 1 DP 617312 RT 124641.
Date pre-lodgement request received:	• Correspondence with the Applicant has occurred further to lodgement of the Referral application, with the Applicant noting that it would likely lodge in September / October 2026. • On the 20 August the Applicant contacted DOC noting that it welcomed the opportunity to meet and discuss the Project prior to lodgement of the substantive application. • A TEAMS meeting was held on the 23 September 2026. At this meeting the Applicant provided a brief overview of the Project, outlining the approvals that it would be seeking. The Applicant also provided an update on the Herpetology survey. At this meeting the Applicant confirmed that it would not be providing any information / technical reports to DOC to review prior lodgement, and that lodgement would occur mid-October 2026.

Summary of pre-lodgement Consultation	
Fast track project lead DOC:	Bridgette Munro – Consultant Fast Track Consents Advisor
DOC specialist input required:	Fast Track Project Lead – Bridgette Munro Statutory Manager - Rachael Mora (Kapiti Wellington Office) Senior Ranger – Nick Barnes Permissions – Chris Williams RMA – Leah McEnhill Legal – To be determined BHV (Lizards) – To be determined. Lynn Adams attended the TEAMS meeting held on the 23 September. BHV (Freshwater) – Aiden Mora-Teddy BHV (Flora and Ecosystems) - Tayla Hooker
DOC Permissions/ Approvals Identified by applicant in pre-lodgement request as potentially required:	The Applicant has identified that approvals under the following legislation will be required: • Wildlife Act 1953. A letter, dated 20 August 2026, states that the Applicant will be seeking approval under the Wildlife Act 1953 to manage any lizards that may be found during construction.
DOC Commentary on Fast Track approvals and permissions identified:	• The Applicant did not provide any technical information for review as part of pre-lodgement engagement to its substantive application. • It is the Applicant's responsibility to comply with the Fast-track Approvals Act 2024 ('FTAA') and to ensure that the necessary approvals are identified and all the required information is provided as part of a substantive application. • Wildlife Approvals, which are required for absolutely protected wildlife (refer to the tier scheme within the Wildlife Act (1953)) authorise acts that would otherwise be an offence under the Wildlife Act (1953), including to: - Catch and handle wildlife on site (including wildlife sampling and wildlife salvage) - Take samples from wildlife - Take or destroy the eggs of wildlife - Attach identification bands to wildlife - Mark, tag, or attach other scientific apparatus to wildlife - Catch and temporarily hold wildlife in captivity (less than 3 months) - Transfer captive wildlife from one holding facility to another holding facility - Kill wildlife - Hunt, disturb, kill or catch alive protected wildlife that are causing damage - Translocate wildlife If any of these activities are required for absolutely protected species, then wildlife approvals would be required. • The Applicant should be aware of the approval requirements under the Freshwater Fisheries Regulations. • The Applicant should be aware that any instream structures will need to adhere to the New Zealand Fish Passage Guidelines https://niwa.co.nz/freshwater/fish-passage-home/new-zealand-fish-passage-guidelines • DOC considers that adverse effects on conservation values, including indigenous biodiversity, that arise as a result of the Project must be appropriately managed.

	This is of particular importance where the species affected are Threatened or At-risk and where those effects may be cumulative.
Treaty partners:	Treaty partners with interests relevant to the project area include: • Te Atiawa ki Whakarongotai • Ngāti Toa Rangatira • Muaupoko Te Atiawa ki Whakarongotai are mana whenua of the immediate area. The proposal site sits within an area of interest for Ngāti Toa Rangatira and Muaupoko.
Treaty Settlement implications/considerations:	**Nga Toa Rangatira Claims Settlement Act 2014** The Treaty Settlement consists of Overlay classifications and Statutory Acknowledgements. While none have been identified as being relevant to the site, the proposal is within the Ngāti Toa area of interest. It is noted that both the Te Atiawa ki Whakarongotai and the Muaupoko Treaty Settlements are being advanced. We encourage the Applicant to engage directly with iwi as required by section 29 of the Act.
Potential Resource Management Act (RMA) considerations and effects: *Note: DOC's role in relation to 53(2)(m)(i) FTAA*	Please note that comments provided are 'high-level', as there was no technical information provided for review prior to lodgement of the substantive application. Some primary considerations for DOC include: • That the relevant biodiversity and environmental effects are considered as part of the full and comprehensive AEE included with the potential substantive application and shall specifically address the presence and management of aquatic fauna, avifauna, lizards, ornate snails (if found), wetlands, streams and other ecological values and any mitigation required. It is noted that there are records of inanga (At-risk, Declining), giant bully (Naturally Uncommon) and long-fin eel (At-risk, Declining) within the vicinity of the site. • In addition, the AEE should include: - A clear description of all proposed activities and required approvals, including why the approval is required (what rule or standard is not met) and for each rule or standard that is met, a description of how this rule or standard is met; - A summary of any mitigations proposed in expert reports; - Proposed monitoring and adaptive management strategies, including ecological triggers and strategies for when triggers are tripped; - An assessment against relevant plans and policies including the National Policy Statement for Indigenous Biodiversity and the National Policy Statement for Freshwater Management. The Applicant should also consider the relevance of the New Zealand Coastal Policy Statement, given that any discharges from the site may ultimately impact coastal waters. • Conditions should be developed and presented to manage any effects on the above. • The Ecological report should include: - Findings from surveys of existing ecology onsite, including surveys for any Threatened and At-Risk species, including indigenous flora and stocktake of any waterways, streams and wetlands onsite; - Details of any proposed works within streams, wetlands or waterways (including enhancement activities) and how these activities are expected to impact any existing freshwater habitats onsite; - Details of any proposed mitigations and how these will reduce any ecological impacts; - For any unavoidable ecological impacts, a description of why they cannot be avoided and a reference to how they will be offset/compensated for.

	• With regard to wetlands, DOC notes that for a survey of the wetlands of the area to be sufficient, the survey should be conducted both at a wetter period (winter / spring) and when the wetland area is drying (mid-summer). DOC considers areas that meet the pastoral exclusion but would otherwise be considered wetlands, to be wetlands under the guidance of the National Policy Statement for Freshwater Management. Wetlands with predominantly pastoral species should be surveyed and mapped accordingly. DOC considers that if the site is found to have representative components of ephemeral wetlands, dune hollows, dune slacks or inland dunes, then appropriate protection will be required. A restoration plan with maintenance and monitoring should form part of the substantive application. • It is noted that management plans should include (at a minimum) the following information: - Details of mitigation and minimisation strategies utilised to minimise impacts on wildlife and indigenous ecosystems; - Any proposed exclusion periods (based on species present and any vulnerable periods for these species); - Salvage/relocation plans, including methodology and release locations (including at least one primary release location and one secondary release location); - Monitoring requirements and methodologies; - Where no Wildlife Act approval is proposed, management plans should detail how impacts on indigenous species will be avoided such to comply with the requirements of the Wildlife Act (1953). • Fish Management Plans should also include: - A Freshwater Monitoring Programme, including water quality, quantity, temperature, fish monitoring and habitat monitoring; - A Baseflow Monitoring Programme, with the identification of limits/triggers and mitigations/remediation options should monitoring show reductions below triggers; - Details on any proposed augmentation of stream flows. • If offsetting or compensation is proposed, an Offsetting and Compensation Plan should be provided. This should include, at a minimum: - A calculation using the Biodiversity Offset and Accounting model; - A restoration management plan that for any terrestrial ecosystem losses encompasses how the offset will be realised so that it will be maintained in perpetuity; - A description of ecological values where effects cannot be avoided; - A description of any methods employed to minimise impacts on relevant ecological values in the first instance; - Identification of specific proposed offsetting, including locations and timeframes; - For any temporary or permanent loss of freshwater values, Stream Ecological Valuation and Environmental Compensation Ratios; - Any proposed long-term pest management and how it will be funded and actualised.
DOC Statutory Planning Document considerations in relation to site (e.g. CGP/CMS/CMP):	The following Statutory Planning documents are relevant to the Project: • Conservation General Policy 2005 • Wellington Conservation Management Strategy 2019. The Project is not inconsistent with the relevant statutory planning provisions. However, consideration should be given to: • Conserving healthy freshwater ecosystems downstream of the site within the Waikanae River catchment; • Managing threatened and at-risk species that may be found on the site to ensure their persistence and disturbance is minimised; • Protecting freshwater ecosystems, fisheries, fish habitat and fish passage on site.

Any specific information requests to applicant(s)/agent for pre-app engagement at this point:	DOC was unable to review the Lizard Assessment and Draft Lizard Management Plan prior to the preparation of this summary as surveys were still being undertaken. It is understood that technical documents were still being worked on prior to lodgement, hence they were not available for DOC for review. DOC recommends continued engagement with the Department as further information becomes available.
Any further information/considerations:	There are wetlands located on the site, and the site is located in the Waikanae River catchment, which is a Nga Awa restoration site. The site will need to be managed so that it does not affect the Waikanae Estuary Scientific Reserve.
Additional Notes:	While DOC will assist applicants as much as we can when they engage in pre-lodgement consultation, it is the applicants' responsibility to comply with the FTAA and to ensure they have applied for all permissions they need. Note that a panel will invite the statutory bodies listed in clause 4 of Schedule 7 to comment on the application (NZCA, conservation boards, Fish and Game Council, and Game Animal Council). We encourage applicants to engage with these bodies in advance of filing a substantive application. For clarity of use and easy reading, DOC recommends that the application documents clearly address each of the requirements in the relevant schedule of the FTAA, with a separate section for each required approval. This enables the relevant authorities and the panel to clearly understand the issues for each approval.

Attachment 4: Feedback from HNZPT

- Minutes from the pre-lodgement meeting.

Meeting Notes

Meeting date	12 October 2026
Project	Otaihanga Retirement Village Fast Track Substantive Application
Topic	Archaeology
Location	Microsoft Teams
Present	Summerset: Hayden Beaton (HB), Oliver Boyd (OB) Incite: Torrey McDonnell (TM) Clough & Associates: Ellen Cameron (EC) Heritage New Zealand Pouhere Taonga (HNZPT): Darran Kerei-Keepa (DKK), Kathryn Hurren (KH)
Apologies	N/A
Next meeting	TBC

1. Notification Periods and Iwi Engagement

- DKK raised concerns (in emailed feedback) that the proposed 48-hour notification period to iwi is unrealistic and does not reflect appropriate engagement or consultation practices.
- EC advised that there was no objection to amending the timeframe and suggested increasing the notification period to two weeks, aligning with the proposed notification period for the archaeologist.

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2. Kōiwi Tangata Protocols

- DKK raised concerns regarding the proposed protocols relating to kōiwi tangata.
- EC advised that the intended approach is to ensure that human remains protocols would generally not be required unless there is evidence that remains may be present.
- DKK queried whether identification and assessment of potential kōiwi tangata is the role of the archaeologist.
- EC noted that she has relevant faunal analysis experience but specialist input would be sought where there is any uncertainty.
- DKK noted the importance of early iwi involvement and advised that not all iwi would be comfortable with photographs of remains being circulated for identification purposes.
- EC agreed engagement would take place directly with iwi regarding appropriate processes.
- KH noted that iwi preferences vary significantly around the country and considered it important that both archaeological and cultural protocols are established correctly from the outset to ensure the appropriate process is followed.

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3. Archaeological Management Plan (AMP)

- DKK and KH noted that the AMP should be regarded as a living document that may continue to evolve through the project.

- EC confirmed that the AMP would be updated to address matters raised by HNZPT.
- KH advised that HNZPT would typically sign off the AMP initially, with subsequent amendments being able to be certified as required.
- DKK advised that comments previously provided by email primarily related to cultural management processes for taonga and the management protocols contained within the AMP.
- KH noted a strong preference on the Kāpiti Coast for archaeological material and taonga to remain within the local area where possible, noting previous incidents where items had been lost or stolen. KH advised that iwi would generally seek involvement and oversight regarding handling and storage arrangements.
- EC confirmed that iwi would be engaged regarding any midden material identified during works.
- DKK queried whether the AMP had been shared with Ātiawa.
- EC confirmed the AMP had been provided and that any feedback received would be forwarded to HNZPT.
- DKK noted the importance of iwi understanding that samples provided to a bioarchaeologist may not always be returned and that investigations do not necessarily generate additional information.
- DKK advised that grave goods are frequently recorded and reinterred, and recommended discussing this process with Ātiawa.
- EC noted that this level of procedural detail is not normally included within the AMP and that previous projects have generally managed such matters successfully through direct engagement at the time discoveries are made.
- DKK advised that the archaeological authority process effectively acts as a safeguard and that it would be useful to understand iwi responses to the AMP.
- KH commented positively on the mapping identifying areas requiring onsite archaeological monitoring versus on-call attendance, noting that this level of detail is helpful and not always provided.
- KH also noted some procedural nuances associated with the Fast-track Approvals Act process, including the possibility that the Expert Consenting Panel could impose conditions requiring final AMP sign-off if this has not occurred through the completeness review process.

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4. Archaeological Conditions

- KH advised that the proposed archaeological conditions generally appear appropriate.
- KH noted that HNZPT would usually expect two AMP-related conditions:
    - a condition requiring adherence to the approved AMP; and

    - a condition providing for future amendments and certification of changes.
- KH queried the proposed duration of annual archaeological reporting under Condition 7.
- EC advised that a five-year authority was proposed.
- KH advised that annual reporting is generally unnecessary where archaeological works are expected to occur over a period of five years or less.
- HB sought clarification as to whether the timeframe would be measured from the date of consent or commencement of works.
- KH advised that the reporting period would run from commencement of works, with the purpose being to allow HNZPT to track archaeological activity.
- KH concluded that there were no significant concerns with the proposed conditions and advised that they are generally consistent with archaeological conditions commonly applied to projects on the Kāpiti Coast.

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5. Next Steps

- EC to update the AMP to address HNZPT comments.
- EC to engage with iwi regarding kōiwi tangata protocols, cultural processes, and management of taonga and midden material.
- Project team to provide HNZPT with any feedback received from Ātiawa on the AMP.
- Project team to amend draft conditions to increase iwi notification periods from 48 hours to two weeks.
- Project team to review annual reporting requirements in light of HNZPT feedback regarding projects with a duration of five years or less.

Attachment 5: Feedback from Ātiawa ki Whakarongotai

- Emails with Ngāti Toa Rangatria and Ngā Hapu o Otaki;
- Interim Cultural Impact Assessment (12 October 2026); and
- Memorandum on Cultural Landscapes Management Plan (CLMP) Condition (30 October 2026).

Torrey McDonnell

To: Hayden Beaton
Subject: RE: Substantive Application under the Fast Track Approvals Act for a proposed retirement village in Otaihanga

---

From: Tiana Hakaraia [redacted]z>
Sent: Tuesday, 18 August 2026 10:11 am
To: Hayden Beaton <Hayden.Beaton@summerset.co.nz>
Cc: Oliver Boyd <Oliver.Boyd@summerset.co.nz>; Liam McAuliffe (Guest) [redacted]>
Subject: RE: Substantive Application under the Fast Track Approvals Act for a proposed retirement village in Otaihanga

> You don't often get email from tiana.hakaraia@nhoo.nz. Learn why this is important

Kia ora Hayden,

Thank you for your email and for including Ngā Hapū o Ōtaki in your correspondence.

My name is Tiana Hakaraia and I am the Pou Taiao for Ngā Hapū o Ōtaki. Firstly, please accept my apologies for the delay in responding. I have only recently received your email after it was forwarded to me by colleagues.

I would also like to advise that Aunty Denise is no longer the Chairperson of Ngā Hapū o Ōtaki.

Thank you for your offer to continue engagement throughout the Fast-track Approvals Act process. Having reviewed the location of the proposed development, it sits outside of the Ngā Hapū o Ōtaki rohe. As such, we defer any comments, consultation, and engagement matters relating to this proposal to Te Ātiawa ki Whakarongotai, who are the appropriate mana whenua authority for this area. I have included Liam from Te Ātiawa ki Whakarongotai in this email.

We appreciate being included in your correspondence and wish you all the best with the project and engagement process moving forward.

Ngā mihi
Tiana Hakaraia

NGĀ HAPŪ O ŌTAKI
HE WAKA EKE NOA

From: Hayden Beaton <Hayden.Beaton@summerset.co.nz>
Sent: Friday, 14 August 2026 14:36:02
To: [redacted]
Cc: Kim Tahiwi <secretary@nhoo.nz>; Oliver Boyd <Oliver.Boyd@summerset.co.nz>
Subject: Substantive Application under the Fast Track Approvals Act for a proposed retirement village in Otaihanga

Kia ora Denise

As previously mentioned, Summerset has applied for referral under the Fast-track Approvals Act for approvals to construct and operate a retirement village at 73 Ratanui Road, Otaihanga, Paraparaumu. The Minister for the Environment has referred the project, and Summerset is now preparing its substantive application with the intention to lodge later this year.

Please see the attached letter regarding the Summerset Substantive Application proposal.

While working through the substantive application, we'd like to understand whether Ngā Hapū o Ōtaki would like to be consulted and kept informed of the project's progress. We'd look forward to continue our engagement throughout the FTAA process and consider this relationship important to achieving successful outcomes for both parties.

We will be in Wellington on Wednesday (19 August) should you wish to meet for a hui. Alternatively, please let us know a suitable date and time, or if you would prefer to meet online.

Ngā mihi
Hayden

Hayden Beaton
Development Manager
Summerset Group Holdings Limited
Mobile [redacted]

From: Hayden Beaton
Sent: Monday, 13 October 2025 3:35 pm
To: Denise Hapeta [redacted]>
Cc: secretary@nhoo.nz; Oliver Boyd <Oliver.Boyd@summerset.co.nz>
Subject: RE: Referral Application under the Fast Track Approvals Act for a proposed retirement village in Otaihanga

Kia ora Denise

Touching base to see if Ngā Hapū had any queries or required further information regarding the Summerset Fast Track Referral Application.

Please don't hesitate to reach out if you have any questions.

Ngā mihi
Hayden

Hayden Beaton
Development Manager
Summerset Group Holdings Limited
Mobile [redacted]

From: Hayden Beaton
Sent: Friday, 26 September 2025 2:14 pm
To: Denise Hapeta [redacted]
Cc: secretary@nhoo.nz; Oliver Boyd <Oliver.Boyd@summerset.co.nz>
Subject: Referral Application under the Fast Track Approvals Act for a proposed retirement village in Otaihanga

Kia ora Denise

We are writing to you with respect to our proposed comprehensive care retirement village in Otaihanga. We intend to lodge a referral application with the Ministry for the Environment under the Fast Track Approvals Act (FTAA) for the project later this year.

Please see the attached letter regarding the Summerset Referral Application proposal.

As you'll recall, as part of our Plan Change application, we've previously engaged with Ngā Hapū o Ōtaki. Our intention is to maintain our engagement with your team throughout the FTAA process as we consider this relationship instrumental for a successful outcome for both parties

If you would like to arrange a meeting or require further information at this stage, please feel free to contact us at your convenience.

Ngā mihi nui
Hayden

Hayden Beaton
Development Manager
Summerset Group Holdings Limited

Mobile [redacted]

Email hayden.beaton@summerset.co.nz
Web www.summerset.co.nz
Office Level 2, 10 Viaduct Harbour Avenue
Auckland 1010



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Torrey McDonnell

From: Jaida Howard <Jaida.Howard@ngatitoa.iwi.nz>
Sent: Monday, 17 August 2026 9:45 am
To: Hayden Beaton; Aimee Bishop
Cc: Oliver Boyd; Torrey McDonnell
Subject: Re: Referral Application under the Fast Track Approvals Act for a proposed retirement village in Otaihanga

Mōrena Hayden,

Thank you for checking in and for the update on the application. Te Rūnanga o Toa Rangatira would like to continue to defer comments on the application to Te Ātiawa ki Whakarongotai.

Nāku noa, nā

Jaida Howard
Kaitohu Rawa Taiao - Resource Management Advisor

A Block, 3 Wi Neera Drive, Porirua 5022
jaida.howard@ngatitoa.iwi.nz

TE RŪNANGA O TOA RANGATIRA

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Cc: Oliver Boyd <Oliver.Boyd@summerset.co.nz>; Torrey McDonnell <torrey@incite.co.nz>
Subject: RE: Referral Application under the Fast Track Approvals Act for a proposed retirement village in Otaihanga

Kia ora Jaida

Trust you're well. As you may be aware, our Fast-track application was referred by MfE in March. We are now progressing the substantive application and are seeking confirmation as to whether Ngāti Toa Rangatira would like to be consulted and kept informed of the project's progress, or whether, as previously advised, comments should continue to be deferred to Te Ātiawa ki Whakarongotai.

We'll be in Wellington next Wednesday (19 August) should you wish to meet for a hui. Alternatively, please let us know a suitable date and time, or if you would prefer to meet online.

Ngā mihi
Hayden

Hayden Beaton

Development Manager
Summerset Group Holdings Limited
Mobile [redacted]

From: Jaida Howard <Jaida.Howard@ngatitoa.iwi.nz>
Sent: Friday, 31 October 2025 3:29 pm
To: Hayden Beaton <Hayden.Beaton@summerset.co.nz>; Aimee Bishop <Aimee.Bishop@ngatitoa.iwi.nz>
Cc: Oliver Boyd <Oliver.Boyd@summerset.co.nz>; Torrey McDonnell <torrey@incite.co.nz>
Subject: RE: Referral Application under the Fast Track Approvals Act for a proposed retirement village in Otaihanga

Kia ora Hayden,

Thank you for your engagement with us throughout the development process regarding the plan change and the intention to lodge an application under the Fast-track Approvals Act. As discussed in our hui, we have decided to defer comments on the application to Te Ātiawa ki Whakarongotai. Please find attached a letter which expresses this decision and feel free to reach out to us if you have any further questions. Thank you again for your engagement and we wish you all the best with the application.

Nāku noa, nā

Jaida Howard
Kaitohu Rawa Taiao - Resource Management Advisor

A Block, 3 Wi Neera Drive, Porirua 5022
jaida.howard@ngatitoa.iwi.nz

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From: Hayden Beaton <Hayden.Beaton@summerset.co.nz>
Sent: Friday, 24 October 2025 3:18 pm
To: Aimee Bishop <Aimee.Bishop@ngatitoa.iwi.nz>; Jaida Howard <Jaida.Howard@ngatitoa.iwi.nz>
Cc: Oliver Boyd <Oliver.Boyd@summerset.co.nz>; Torrey McDonnell <torrey@incite.co.nz>
Subject: RE: Referral Application under the Fast Track Approvals Act for a proposed retirement village in Otaihanga

Kia ora

Thank you for your time earlier today. As discussed, please see the link to our Plan Change – https://www.kapiticoast.govt.nz/council/forms-documents/district-plan/private-plan-changes-underway/proposed-plan-change-4-private-welhom-developments-ltd/

Ngā mihi
Hayden

Hayden Beaton
Development Manager
Summerset Group Holdings Limited
Mobile [redacted]

From: Aimee Bishop <Aimee.Bishop@ngatitoa.iwi.nz>
Sent: Friday, 17 October 2025 3:09 pm

To: Hayden Beaton <Hayden.Beaton@summerset.co.nz>; Helmut Modlik <helmut.modlik@ngatitoa.iwi.nz>; Jaida Howard <Jaida.Howard@ngatitoa.iwi.nz>
Cc: Oliver Boyd <Oliver.Boyd@summerset.co.nz>; Rawiri Faulkner <rawiri.faulkner@ngatitoa.iwi.nz>
Subject: Re: Referral Application under the Fast Track Approvals Act for a proposed retirement village in Otaihanga

Kia ora Hayden,

Thank you for you email, I am available next Friday 24th October if that works for you?

Let me know and I will get a calendar invite sent out.

Ngā mihi,
Aimee

Nāku iti noa, nā

Aimee Rei-Bishop
Kaiwhakahaere Te Mana Taiao - Environmental Manager
aimee.bishop@ngatitoa.iwi.nz
[redacted]
Level 2 – Takapūwāhia Marae, 2 Nohorua Street, Takapūwāhia
I choose to work flexible hours, there is no expectation for you to do the same.

TE RŪNANGA O TOA RANGATIRA

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COMPLETED CLIMATE CHANGE GOVERNANCE ESSENTIALS

Climate Governance Initiative Approved Course

From: Hayden Beaton <Hayden.Beaton@summerset.co.nz>
Sent: Friday, 17 October 2025 1:46 pm
To: Helmut Modlik <helmut.modlik@ngatitoa.iwi.nz>; Jaida Howard <Jaida.Howard@ngatitoa.iwi.nz>
Cc: Aimee Bishop <Aimee.Bishop@ngatitoa.iwi.nz>; Oliver Boyd <Oliver.Boyd@summerset.co.nz>; Rawiri Faulkner <rawiri.faulkner@ngatitoa.iwi.nz>
Subject: RE: Referral Application under the Fast Track Approvals Act for a proposed retirement village in Otaihanga

Some people who received this message don't often get email from hayden.beaton@summerset.co.nz. Learn why this is important

Kia ora Helmut

Thank you for your email.

@Jaida & team – how would you be placed for an e-hui next week to run through our Fast-track proposal?

Ngā mihi
Hayden

Hayden Beaton
Development Manager
Summerset Group Holdings Limited
Mobile [redacted]

From: Helmut Modlik <helmut.modlik@ngatitoa.iwi.nz>
Sent: Friday, 26 September 2025 3:01 pm
To: Hayden Beaton <Hayden.Beaton@summerset.co.nz>
Cc: Jaida Howard <Jaida.Howard@ngatitoa.iwi.nz>; Aimee Bishop <Aimee.Bishop@ngatitoa.iwi.nz>; Oliver Boyd <Oliver.Boyd@summerset.co.nz>; Rawiri Faulkner <rawiri.faulkner@ngatitoa.iwi.nz>
Subject: RE: Referral Application under the Fast Track Approvals Act for a proposed retirement village in Otaihanga

Kia ora Hayden,

Thank you for this update and attached letter on your proposed Otaihanga project. As you've noted, our team has been engaged to date and as I haven't heard of any problems with the project, I suggest you just continue working with them. Our primary concern with Fast Track projects is environmental, so if there are no material or unmitigated environmental issues, I would expect our support to be forthcoming. Thanks again.

Mauri Ora

Helmut Karewa Modlik
Tumu Whakarae | CEO

[redacted]
A Block, Whitireia Polytech, 3 Wi Neera Drive, Porirua
ngatitoa.iwi.nz

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As part of our Plan Change application, we've previously engaged with Ngāti Toa Rangatira (Jaida Howard). Our intention is to maintain our engagement with your team throughout the FTAA process as we consider this relationship important for a successful outcome for both parties.

If you would like to arrange a meeting or require further information at this stage, please feel free to contact us at your convenience.

Ngā mihi nui
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Hayden Beaton
Development Manager
Summerset Group Holdings Limited

Mobile [redacted]

Email hayden.beaton@summerset.co.nz
Web www.summerset.co.nz
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Torrey McDonnell

From: Hayden Beaton <Hayden.Beaton@summerset.co.nz>
Sent: Tuesday, 18 August 2026 10:51 am
To: Jaida Howard; Aimee Bishop
Cc: Oliver Boyd; Torrey McDonnell
Subject: RE: Referral Application under the Fast Track Approvals Act for a proposed retirement village in Otaihanga

Kia ora Jaida

Thank you for your response. We appreciate the update and will continue our engagement with Te Ātiawa ki Whakarongotai as the application progresses.

Ngā mihi
Hayden

Hayden Beaton
Development Manager
Summerset Group Holdings Limited
Mobile [redacted]

From: Jaida Howard <Jaida.Howard@ngatitoa.iwi.nz>
Sent: Monday, 17 August 2026 9:45 am
To: Hayden Beaton <Hayden.Beaton@summerset.co.nz>; Aimee Bishop <Aimee.Bishop@ngatitoa.iwi.nz>
Cc: Oliver Boyd <Oliver.Boyd@summerset.co.nz>; Torrey McDonnell <torrey@incite.co.nz>
Subject: Re: Referral Application under the Fast Track Approvals Act for a proposed retirement village in Otaihanga

Mōrena Hayden,

Thank you for checking in and for the update on the application. Te Rūnanga o Toa Rangatira would like to continue to defer comments on the application to Te Ātiawa ki Whakarongotai.

Nāku noa, nā

Jaida Howard
Kaitohu Rawa Taiao - Resource Management Advisor

A Block, 3 Wi Neera Drive, Porirua 5022
jaida.howard@ngatitoa.iwi.nz

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Development Manager
Summerset Group Holdings Limited
Mobile [redacted]

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Subject: RE: Referral Application under the Fast Track Approvals Act for a proposed retirement village in Otaihanga

Kia ora Hayden,

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Nāku noa, nā

Jaida Howard
Kaitohu Rawa Taiao - Resource Management Advisor

A Block, 3 Wi Neera Drive, Porirua 5022
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Subject: RE: Referral Application under the Fast Track Approvals Act for a proposed retirement village in Otaihanga

Kia ora

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Ngā mihi
Hayden

Hayden Beaton
Development Manager
Summerset Group Holdings Limited
Mobile [redacted]

From: Aimee Bishop <Aimee.Bishop@ngatitoa.iwi.nz>
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To: Hayden Beaton <Hayden.Beaton@summerset.co.nz>; Helmut Modlik <helmut.modlik@ngatitoa.iwi.nz>; Jaida Howard <Jaida.Howard@ngatitoa.iwi.nz>
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Subject: Re: Referral Application under the Fast Track Approvals Act for a proposed retirement village in Otaihanga

Kia ora Hayden,

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Let me know and I will get a calendar invite sent out.

Ngā mihi,
Aimee

Nāku iti noa, nā

Aimee Rei-Bishop
Kaiwhakahaere Te Mana Taiao - Environmental Manager
aimee.bishop@ngatitoa.iwi.nz
[redacted]
Level 2 – Takapūwāhia Marae, 2 Nohorua Street, Takapūwāhia
I choose to work flexible hours, there is no expectation for you to do the same.

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Helmut Karewa Modlik
Tumu Whakarae | CEO

[redacted]
A Block, Whitireia Polytech, 3 Wi Neera Drive, Porirua
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Subject: Referral Application under the Fast Track Approvals Act for a proposed retirement village in Otaihanga

Kia ora Helmut

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If you would like to arrange a meeting or require further information at this stage, please feel free to contact us at your convenience.

Ngā mihi nui
Hayden

Hayden Beaton
Development Manager
Summerset Group Holdings Limited

Mobile [redacted]

Email hayden.beaton@summerset.co.nz
Web www.summerset.co.nz
Office Level 2, 10 Viaduct Harbour Avenue
Auckland 1010

Summerset | TOITŪ NET CARBON ZERO ISO 14064-1 ORGANISATION



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INTERIM CULTURAL IMPACT ASSESSMENT

Proposed Development, Otaihanga Retirement Village, 65 & 73 Ratanui Road, Otaihanga, Paraparaumu



Date: 12/10/2026

Status: Interim

“Mai i Kūkūtauākī ki Whareroa,tatu atu ki Paripari
Rere whakauta ngā tinitapu ko Wainui, Ko Maunganui,
Pukemore, Kapakapanui, Pukeatua,
Ūngutu atu ki te pou whakararo ki Ngāwhakangutu
Ko Te Ātiawa ki Whakarongotai e”

Applicant: Summerset Villages Paraparaumu Limited

Site: 65 and 73 Ratanui Road, Otaihanga, Paraparaumu

Prepared: October 2026

Important status of this document

This Interim Cultural Impact Assessment (CIA) is a draft prepared from the project material currently available to The Trust, including the project concept plan, ecological assessment and archaeological assessment, together with publicly available Fast-track information. The applicant has advised that it intends to lodge the substantive Fast-track application in mid-October. This creates a short pre-lodgement review window and means The Trust's input before lodgement will necessarily focus on the highest-priority cultural matters, practical design responses and consent mechanisms that can reasonably be addressed within that timeframe. This timing is recorded as process context rather than criticism of the applicant or the Fast-track pathway. The CIA provides a timely and structured basis for The Trust's initial assessment and for continuing engagement with the applicant, the Expert Consenting Panel and relevant agencies as further information becomes available after lodgement. There will be further opportunity to engage post lodgement, these opportunities will inform input into drafting a Final CIA.

Core position

The Trust's starting position is to support an efficient Fast-track process with a clear and workable pathway for mana whenua input. In light of the planned lodgement in mid-October, that pathway should distinguish the priority matters that can be addressed now from detailed matters that can appropriately continue through conditions, management plans, technical review and Panel processes. The scale of the proposed development, the site's dune-and-wetland landscape, the archaeological context of the wider Kapiti dune belt, and the potential for substantial earthworks and changes to water movement mean that the initial application should identify the principal cultural effects and preserve the opportunity for those effects to be considered at the level of the whole landscape.

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1. EXECUTIVE SUMMARY

Te Ātiawa ki Whakarongotai (Ātiawa) are recognised as ahi kā and mana whenua from Kūkūtauāki to Whareroa, inland to Pukemore and to Maunganui northward to Kapakapanui and Pukeatua to Ngawhakangutu, then westward to Kūkūtauākī, with overlapping interests with Ngāti Toa Rangatira to Paripari. It is from this whakapapa that Ātiawa have inherited responsibilities as kaitiaki and formed an enduring relationship with Kapiti.

Te Tiriti o Waitangi provides for the relationships, values, rights and interests of the iwi toward their ancestral lands, and any developments that have the potential to negatively affect them must be carefully considered.

This Cultural Impact Assessment (CIA) outlines the position of Ātiawa ki Whakarongotai Charitable Trust (the Trust) regarding the proposed urban development (the Application) at 65 & 73 Ratanui Road (the Site) put forward by the Summerset Villages Paraparaumu Limited (the Applicant). It draws from the values described in our Kaitiakitanga Plan '*Whakarongotai o te moana, Whakarongotai o te wā'*, and has been prepared through consultation with our Taiao Advisory Kōmiti and Board of Trustees. This CIA is not rooted in the personal perspectives of the kaimahi at the Charitable Trust but is rooted in the mātauranga and collective voice of the Trust.

The Otaihanga Retirement Village proposal is a large-scale development of approximately 12.65 hectares at 65 and 73 Ratanui Road. The Fast-track project description provides for approximately 250 independent living units, approximately 40 assisted living suites and approximately 40 care suites, together with resident amenities, internal circulation and parking. The project was referred to the Fast-track process on 22 March 2026 following an application lodged on 5 December 2025. The public Fast-track project information identifies the location as 3 Ratanui Road, while the underlying technical material identifies the development site as 65 and 73 Ratanui Road.

The properties form part of a broader archaeological landscape associated with Māori settlement and occupation along the Kapiti dune belt, and that unrecorded subsurface archaeological remains – particularly midden, ovens and isolated finds – may be present. The assessment specifically identifies elevated dune areas and former swamp/wetland areas as relevant to the potential for archaeological material.

The ecological assessment identifies a highly modified site but also identifies natural inland wetland features and a highly modified waterway. It records opportunities to create a substantially larger indigenous wetland associated with stormwater management and the waterway. From a cultural perspective, the fact that ecological values have been highly modified does not, by itself, mean that the underlying cultural relationship of mana whenua to whenua, wai, ngā repo, ngā puna or the wider landscape has been extinguished.

The Trust proposes a Cultural Landscape Management Plan to provide for a way for proposed cultural consent conditions to be wrapped up under one plan. This would provide a clear pathway forward for protecting Cultural Values of Ātiawa through the conditions. It is proposed that this would outline the Trust's approach to managing the land from a cultural perspective (eg kaitiaki monitoring, freshwater monitoring, planting plans, design elements, etc). The Applicant would fund us to create this plan, and it will be linked to and align with other plans and documents required by the Applicant.

The Trust ultimately considers that the key cultural question is whether the project has been designed and conditioned in a way that protects mana whenua relationships with the whenua and wai, recognises the site's place within the wider cultural landscape, avoids irreversible loss of unidentified cultural values, and creates meaningful opportunities for cultural restoration.

Key matters requiring resolution

- Meaningful and continuing mana whenua involvement throughout design, consent, construction and operation.
- A Cultural Landscape Management Plan prepared by Ātiawa ki Whakarongotai Charitable Trust at the expense of the Applicant.
- An agreed archaeological management and accidental discovery framework, including iwi involvement.
- Protection of wetlands, waterways, drainage pathways and water quality, with a strong preference for indigenous wetland creation and restoration.
- Recognition of the site's dune, swamp and wetland landscape as part of a wider cultural and archaeological landscape.
- Co-designed consent conditions and a formalised relationship between the applicant and The Trust.
- Appropriate cultural monitoring, cultural induction, tikanga protocols and immediate engagement if kōiwi, taonga or other cultural material is discovered.

- A mechanism for ongoing cultural outcomes, including indigenous planting, mātauranga, naming, interpretation and restoration where agreed by The Trust.

We look forward to discussing the CIA with the Applicant and the Panel.

2. Introduction

2.1 Ātiawa ki Whakarongotai Charitable Trust

Ngā uri o Ātiawa comprise those who descend from Te Ātiawa, Ngāti Tama, Ngāti Mutunga and Ngāti Maru Wharanui and remained living in Kapiti after 1848. Since 2005, The Trust has been the mandated authority to represent the interests of Ngā Uri o Te Ātiawa ki Whakarongotai in all political, social, cultural, economic and environmental kaupapa. Our interests stretch from Kukutauaki to Whareroa (seaward) to Pukemore and to Maunganui northward to Kapakapanui and Pukeatua to Ngawhakangutu, then westward to Kukutauaki.

For generations, Te Ātiawa ki Whakarongotai have looked to these tides.

The tide moves.
The river moves.
The sand moves.
The wai moves above and beneath the whenua.
The manu move between island, coast, river and ranges.

And through all of that movement there is whakapapa. There is relationship. There is life.

Ko Whakarongotai te manawa o te iwi.

Whakarongo ki ngā tai e kōrero ana (listen to what the tides are telling us) describes how we understand our responsibility as mana whenua. We listen. We observe. We remember. We learn from what has gone before. And then we act for those who are still to come.

That is the cultural lens the Trust brings through the production of this CIA.

The CIA does not simply identify individual cultural effects associated with the Application. It speaks about the relationship between an iwi and its ancestral landscape. For us, this whenua is not an assemblage of environmental features. It is a living cultural landscape.

It is onepū. Repo. Wai. Awa. Takutai. Te Moana-o-Raukawa. It is Kapiti before us and Tararua behind us. It is ngā manu travelling between them. And it is generations of our people who have lived within, travelled through, gathered from and cared for this landscape.

Standing upon the onepū with Kapiti behind us, we do not see an empty landscape awaiting development. We see whakapapa. The responsibility of Ātiawa as kaitiaki of this whenua will be fulfilled when, fifty years from now, we can look at this landscape again and see it is alive. The wai is healthy. The repo are flourishing. The dunes are regenerating. The connections are stronger. The manu are returning. The mauri has strengthened.

Our strategic direction is tūpuna inspired and mokopuna focused. Ko ngā mokopuna te pae tawhiti - Our mokopuna are the distant horizon towards which we navigate.

The transformation proposed for this whenua is significant. The Trust's response is also significant.

2.2 Purpose

The purpose of this CIA is to identify, from an Ātiawa perspective, the potential effects of the proposed Otaihanga Retirement Village on cultural values and relationships associated with the site and its surrounding environment. It also identifies matters that The Trust may wish to require as part of the project's design, consent conditions, construction management and long-term operation.

2.3 Scope

The assessment considers the proposal as a whole, rather than treating individual effects in isolation. It considers whenua, wai, ngā repo and wetland systems, archaeological potential, cultural landscape values, wāhi tapu and other sites of significance, taonga and taonga species, mahinga kai and customary relationships, mātauranga, cultural visibility and the integrity of mana whenua participation.

The assessment also considers effects arising from construction, including earthworks, excavation, fill, retaining structures, drainage, stormwater works, vegetation clearance, vehicle movements and changes in the physical form and hydrology of the site. Operational effects are considered in relation to the long-term occupation and management of the retirement village, including water, planting, access, cultural interpretation and maintenance.

2.4 Evidence base

This CIA has been prepared by the Trust to provide an assessment of the potential impacts associated with the Application. The Trust's positions have been guided by the iwi Kaitiakitanga Plan '*Whakarongotai o te moana, Whakarongotai o te wā'*. All concerns with the Application and opportunities for mitigating these concerns have been analysed using this Plan. Additionally, the positions in this CIA are guided by the strategic direction provided by the Trust's Board of Trustees, and cultural guidance provided by the Trust's Taiao Advisory Kōmiti. Collectively, in preparing this report, we have drawn on cultural knowledge held by the Trust, historical and environmental information relevant to the site, the Kaitiakitanga Plan, and discussions undertaken with the Applicant through the referral process.

Due to the nature of the Fast Track process and the process by which this applicant has prepared to lodge, this CIA has been prepared with varying access to documents and/or reports.

Public Fast-track information has also been used to confirm the current process and broad project scope. The Fast-track website identifies the proposal as approximately 250 independent living units, approximately 40 assisted living suites and approximately 40 care suites, with resident amenities including bowling, pickleball and pétanque, plus internal circulation and parking.

2.5 Limitations

The limited scope of time for the drafting of this CIA has meant that these specific wānanga and gathering of information have not been able to properly take place. The Trust has, however, confirmed its interest in the site and the wider cultural importance of Otaihanga to Te Ātiawa.

Given the intended lodgement in mid-October, this CIA adopts a staged approach. Before lodgement, emphasis should be placed on confirming the principal cultural effects, identifying matters capable of being incorporated into the application package, and establishing clear pathways for unresolved details.

After lodgement, The Trust review can continue through targeted technical review, refinement of management plans and conditions, and responses to any invitation or request from the Panel. Matters not resolved before lodgement should therefore be clearly identified rather than treated as having been accepted or closed.

3. Project Description and Development Context

3.1 Proposed development

The Fast-track project is described as a retirement village comprising approximately 250 independent living units, approximately 40 assisted living suites and approximately 40 care suites. The concept plan also identifies a central development area with resident amenities and associated internal roads, parking, landscaping, outdoor amenity areas and stormwater/flood storage areas.

The supplied concept plan identifies existing wetland areas, an existing pond, flood storage areas, stormwater areas, proposed planting, vegetable planter boxes, outdoor amenity areas, retaining structures and battered landforms. Retaining structures shown on the concept plan reach a range of heights, including retaining walls identified at up to approximately 1.7 metres. These elements demonstrate that the proposal is not simply a change of land use; it involves significant physical reshaping and servicing of the site.

3.2 Summary of Engagement with the Applicant to date

There has been engagement between the Applicant and the Trust throughout the project's development. Initial engagement was held with the applicant throughout the Private Plan Change 4 process in early 2025. A hui was then held to discuss the Fast-track Referral Application in October 2025. The next hui took place on 19 August 2026, with subsequent hui held from that date through to the preparation of this Interim CIA to continue discussions on the proposed development and the Trust's cultural interests.

3.3 Fast-track context

The project was referred to the Fast-track process on 22 March 2026 following the referral application lodged on 5 December 2025. The applicant has advised that the substantive Fast-track application is planned to be lodged in mid-October. The period available for The Trust to comment on the developing application before lodgement is therefore limited. The immediate priority is to ensure that the cultural outcomes identified through engagement with The Trust are clearly reflected in the application and, in particular, secured through appropriate consent conditions and the Cultural Landscapes Management Plan. Technical documents provided at lodgement can then be considered alongside the CIA and the agreed cultural management framework. The accelerated pathway does not remove the need to understand cultural effects, but it does require focused sequencing and prompt information sharing by all parties.

4. Cultural Landscape and Mana Whenua Relationship

4.1 The site as whenua

From a mana whenua perspective, the site should not be understood only as a 12.65-hectare development parcel. It forms part of a wider coastal landscape characterised by dunes, low-lying wet areas, drainage pathways and historical occupation. The archaeological assessment describes the Kapiti Coast as a broad archaeological landscape associated with Māori settlement and occupation and identifies the site as sitting within the wider dune belt.

The archaeological assessment records that early plans describe the area around the site as fern ridges and swamps and that later plans show swamps in and around the relevant lots. This historical landscape context is significant because contemporary land use and drainage can obscure earlier relationships between elevated dune areas, low-lying wet areas and water movement.

4.2 Cultural landscape integrity

Cultural landscape integrity concerns the ability of mana whenua to maintain and express an ongoing relationship with a place. A site can retain cultural significance even where the physical environment has been substantially modified. Modification can itself be part of the history of the whenua and can affect the way cultural values are perceived and protected.

The proposal introduces a highly managed residential environment over a rural landscape. Buildings, roads, retaining walls, earthworks, stormwater infrastructure, lighting, fencing and intensive landscaping have the potential to change the character and legibility of the site. The issue for The Trust is therefore not simply whether the village is visually attractive; it is whether the resulting environment can continue to recognise and respect mana whenua relationships with the whenua and wai.

4.3 Wider landscape

The archaeological assessment records numerous archaeological sites in the surrounding area, including midden/oven deposits, pits, terraces, an eel channel and other evidence of Māori activity. It describes pre-1900 Māori archaeological remains within the Kapiti dune belt as part of an extensive but rapidly diminishing archaeological landscape.

The Trust considers that the development should be assessed within that wider landscape rather than on a parcel-by-parcel basis. The absence of a recorded archaeological site within the project boundary is not equivalent to the absence of cultural value.

5. Whakapapa, Wāhi Tapu, Taonga and Mātauranga

5.1 Mana whenua knowledge

The archaeological assessment appropriately recognises that mana whenua may hold knowledge that cannot be identified through conventional archaeological survey. It states that archaeological techniques cannot necessarily detect wāhi tapu and other sites of traditional significance to Māori, particularly where those sites have no physical remains.

For The Trust, this is a critical distinction. A cultural assessment must be grounded in mana whenua knowledge and tikanga rather than being limited to the archaeological record. The project team should therefore provide a process through which The Trust can identify, where appropriate, cultural values or sensitivities that should not be publicly disclosed or reproduced in technical reports.

5.2 Wāhi tapu and sensitive information

If The Trust identifies wāhi tapu, wāhi taonga, kōiwi, traditional occupation areas, burial locations, mahinga kai or other culturally sensitive places, their location and detail should be protected. Public disclosure should occur only where The Trust agrees that disclosure is appropriate and necessary.

Consent conditions should recognise that the absence of public mapping does not mean the absence of cultural value. A confidential cultural information schedule may be appropriate where sensitive information must be communicated to the applicant, project archaeologist or relevant authority without being placed in public documents.

5.3 Mātauranga

The project provides an opportunity for mātauranga Māori to inform environmental restoration, planting, water management, cultural interpretation and site identity. Any such use must be undertaken with The Trust's agreement and should not involve extracting or commercialising mātauranga without appropriate permissions and arrangements.

5.4 Cultural narrative and interpretation

If the applicant proposes signage, public interpretation, naming, artworks or educational material relating to Māori history or the cultural landscape, The Trust should approve the content and appropriate language before it is used. The Trust should also be resourced and enabled to create interpretation and educational material. Cultural interpretation should not be used as a substitute for substantive cultural protection.

6. Archaeological and Cultural Heritage Values

6.1 Findings of the archaeological assessment

The archaeological assessment found no previously recorded archaeological sites within 65 or 73 Ratanui Road and did not identify archaeological sites during its field surveys. However, it identified four recorded archaeological sites within approximately 500 metres of the site, including pits/terraces, an eel channel and midden/oven sites.

The assessment concludes that the relatively unmodified parts of the properties and their location within the Kapiti dune belt mean that unrecorded subsurface archaeological sites may be present. It considers shell midden, ovens and isolated finds particularly plausible, especially along elevated dune areas. It also identifies the former swamp/wetland character of parts of the site as relevant to the possibility of isolated artefact finds.d

6.2 Why the absence of recorded sites is not sufficient

The archaeological assessment itself explains why a negative survey result cannot be treated as a definitive absence of cultural heritage. Sand dunes are mobile, and older deposits may be buried beneath later sand. Visual inspection and limited probing cannot identify all subsurface features. Archaeological survey also cannot necessarily detect wāhi tapu or other traditional sites without physical remains.

The scale of the proposed earthworks means that this residual uncertainty matters. Earthworks can permanently disturb or destroy archaeological deposits before their nature or cultural significance is understood. A cultural risk framework should therefore be precautionary.

6.3 Recommended archaeological safeguards

1. Complete an updated archaeological assessment once final earthworks, servicing and staging plans are available.
2. Prepare an archaeological management plan acceptable to The Trust before bulk earthworks commence.
3. Obtain all required Heritage New Zealand Pouhere Taonga authorities before modifying any archaeological site.
4. Provide for archaeological monitoring in areas identified as having elevated archaeological potential, particularly the dune ridges and areas of ground disturbance.
5. Establish a clear accidental discovery protocol that gives The Trust immediate notification and an agreed role in decisions following discovery.
6. Provide procedures for the treatment of kōiwi tangata, taonga, archaeological material and culturally sensitive discoveries.
7. Ensure that contractor induction includes archaeological and cultural discovery requirements.

7. Wai, Wetlands and the Cultural Importance of Water

7.1 Existing wetland and water features

The ecological assessment identifies twenty potential wetland features across the broader properties and concludes that a number of these meet the technical criteria for natural inland wetlands. It records a total of 228 m^2 of wetland feature within the plan change area as meeting the natural inland wetland condition at the time of assessment, with a further 384 m^2 described as areas that would have met the criteria under different seasonal conditions.

The concept plan itself identifies existing wetlands, an existing pond, flood storage areas and stormwater areas. The archaeological assessment describes the site as including natural wetlands, man-made ponds and a highly modified stream/drainage channel.

7.2 Cultural framing

The technical classification of a wetland as low ecological value does not answer the cultural question of what that wetland means to mana whenua. Wetlands can be part of the functioning of a wider landscape, retain water, support mahinga kai and taonga species, and express historical relationships between land, water and people. Their value cannot be reduced to present vegetation composition.

The archaeological assessment's description of historical swampy ground is particularly relevant. Early plans show swamps in the area, and the archaeological report notes that low-lying brown soils were associated historically with swamps and lagoons and could support eel weirs and whitebait fishing in the wider landscape.

7.3 Wai as a connected system

The proposal should be assessed on the basis that water moves through the site and connects it to the wider catchment. Changes to levels, drainage, stormwater discharge, wetlands and the modified waterway can therefore have effects beyond individual ponds or wetland polygons.

The Trust should require a water management approach that demonstrates how the project will protect water quality, maintain appropriate hydrological function, avoid adverse changes to downstream environments and create opportunities for restoration.

8. Ecological Values and Cultural Restoration

8.1 Ecological assessment findings

The ecological assessment describes the site as highly modified and identifies limited indigenous terrestrial habitat. It records mostly exotic vegetation, with a small number of native species in gardens and some common rural birds and other fauna. It identifies the central waterway as highly modified and of low ecological value.

At the same time, the ecological assessment identifies a substantial opportunity: the development could create a centralised indigenous wetland with stormwater management and associated with the existing waterway. It describes an approach in which stormwater management can support wetland creation and riparian improvement.

8.2 Cultural opportunity

From a cultural perspective, the proposed development should not stop at avoiding the worst effects of the existing environment. The project should seek to improve the relationship between the developed site and te taiao. Restoration of wetland and riparian systems provides an opportunity to re-establish ecological functions and to create a landscape that more clearly reflects the character of the whenua.

The Trust should be involved in determining whether restoration is appropriate, what plant communities are culturally appropriate, how waterways are named or interpreted, and what monitoring should occur. Restoration should be genuine and functional rather than ornamental.

8.3 Indigenous planting

- Use locally appropriate indigenous species selected in consultation with The Trust and ecological specialists.
- Prioritise wetland, riparian and coastal-dune plant communities appropriate to the site's environmental conditions.
- Avoid relying on token native planting around buildings as the primary cultural mitigation.
- Develop a long-term maintenance plan that protects indigenous planting from weed invasion and inappropriate replacement.
- Where appropriate, explore opportunities for The Trust participation in planting and restoration under tikanga agreed with The Trust.

8.4 Restoration outcomes

The applicant should provide measurable restoration outcomes, including the area and location of indigenous wetland and riparian planting, establishment targets, weed management, hydrological performance and long-term maintenance responsibility.

9. Earthworks, Landform and Construction Effects

9.1 Scale of physical change

The concept plan indicates extensive development across the site, including residential units, roads, outdoor amenity areas, stormwater areas, flood storage, planting, battered landforms and retaining structures. Retaining structures shown on the plan range to approximately 1.7 metres in height.

The cultural significance of earthworks lies not only in the amount of soil moved. Excavation and filling can remove or cover archaeological deposits, alter dune landforms, interrupt water movement, change wetland hydrology and permanently alter the relationship between elevated and low-lying areas.

9.2 Dune landforms

The archaeological assessment identifies the site's dune ridges and its position within the Kapiti dune belt as important to archaeological potential. It specifically identifies elevated dunes along the northern boundary of 65 Ratanui Road as an area where unrecorded archaeological remains may be encountered.

Accordingly, earthworks should be designed to minimise unnecessary disturbance to dune landforms. Where substantial cuts or fills are proposed, the applicant should provide The Trust with detailed earthworks plans showing pre- and post-development contours, cut/fill depths, retaining structures, construction access and staging.

9.3 Construction protocols

- Provide The Trust with final construction and earthworks plans with ample time before works commence.
- Identify high-risk cultural areas on contractor plans without publicly disclosing sensitive information.
- Require cultural induction for all earthworks contractors and relevant subcontractors.
- Nominate a Trust-approved cultural monitor or other agreed cultural representative where monitoring is required.
- Stop work immediately on discovery of kōiwi, artefacts, midden, charcoal concentrations, unusual features or other suspected cultural material.
- Provide safe access for authorised cultural representatives to inspect discoveries.
- Document discoveries and agree treatment with The Trust and the archaeologist/Heritage New Zealand as required.

10. Stormwater, Flood Storage and Water Quality

10.1 Water management as a cultural issue

The concept plan identifies several flood storage and stormwater areas. The site also contains an existing pond, wetlands and a highly modified waterway. The combination of low-lying land and water infrastructure means that stormwater design is a central cultural issue rather than a secondary engineering matter.

A culturally appropriate water management approach should seek to maintain the health and integrity of receiving environments, avoid concentrating contaminants, and retain or restore natural functions wherever practicable.

10.2 Wetland approach

The ecological assessment identifies the feasibility of a wetland and stormwater system, including the possibility of a substantive indigenous wetland associated with the waterway. The Trust supports consideration of this approach in principle, subject to detailed design and cultural review.

The final design of the wetlands should clearly separate the functions of stormwater treatment and ecological restoration so that untreated stormwater does not enter the stream or the offset wetland. The final system should demonstrate how stormwater quality treatment, flood management, wetland hydrology, riparian planting and cultural restoration will work together. The wetland should not be treated simply as an engineered detention basin with decorative planting. The filling or modification of the existing pond should also provide an agreed opportunity for Ātiawa to undertake de-fishing prior to the pond being filled. The method, timing, access, handling and any subsequent release or relocation of fish should be agreed with The Trust and the relevant technical specialists through the Cultural Landscapes Management Plan.

10.3 Conditions sought

- A water management plan prepared with input from The Trust before detailed construction approval.
- Demonstration of how stormwater contaminants will be managed before discharge to receiving environments.
- De-fishing of the existing pond by The Trust prior to filling with the opportunity for the Trust to lead out this work at the expense of the Applicant.
- Protection of wetland hydrology and of unnecessary drying, filling or isolation of wetland areas.
- Indigenous planting and riparian restoration associated with the waterway and stormwater system.
- Long-term monitoring of water quality and wetland performance. With the opportunity for the Trust (at its discretion) to lead out this work at the expense of the Applicant.
- Defined maintenance responsibilities that remain enforceable after construction.
- Notification and engagement with The Trust if monitoring identifies unexpected effects on wetland or waterway function.

10.4 Precaution

Where there is uncertainty about hydrological effects, the project should adopt a precautionary approach. A design should not rely solely on current low ecological values to justify further degradation where restoration is technically achievable.

11. Mahinga Kai, Taonga Species and Biodiversity

11.1 Contemporary and historical relationships

The archaeological assessment identifies the wider coastal landscape as one in which Māori settlement was closely connected with coastal and wetland resources. It records the archaeological association of the area with shellfish gathering, middens and former swamp environments. The broader landscape also contains evidence of eel channels and other occupation-related features.

This context supports consideration of mahinga kai as a cultural landscape value, even where contemporary ecological assessments find that the present site has limited indigenous biodiversity.

11.2 Effects of development

Potential effects include removal or fragmentation of remaining habitat, changes to wetland and waterway function, water quality effects, loss of opportunities for native species and introduction of an intensively managed residential environment.

The ecological assessment states that the site has limited to no indigenous terrestrial ecological value but also identifies opportunities for significant indigenous wetland creation. This provides an opportunity to move from a loss-avoidance model toward restoration.

11.3 Cultural restoration principles

- Prioritise indigenous wetland and riparian communities rather than isolated amenity planting.
- Use species and habitat design informed by local ecology and, where agreed, mana whenua knowledge.
- Consider whether the restored system can support appropriate native fauna over time.
- Protect water quality and habitat connectivity between wetland and waterway features.
- Develop pest and weed management appropriate to the restored environment.
- Consider future opportunities for culturally appropriate education and observation without creating pressure on sensitive areas.

11.4 Pond de-fishing opportunity

Where the existing pond is to be filled as part of the development, Ātiawa should be provided with a meaningful opportunity to undertake de-fishing before filling or dewatering occurs. This should be treated as a cultural outcome of the project rather than an incidental construction matter. The timing, method, access, fish handling and any necessary ecological safeguards should be agreed with The Trust and secured through the Cultural Landscapes Management Plan.

12. Cultural Effects Assessment

12.1 Overall cultural effects

On the information currently available, the proposal has the potential to generate material cultural effects. The principal source of risk is the combination of substantial physical transformation and incomplete knowledge of cultural values beneath and within the existing landscape.

The cultural effects cannot be characterised solely by the archaeological finding that no recorded sites were identified. The archaeological assessment itself states that Māori cultural values require assessment by mana whenua and recognises limitations in identifying buried or non-physical sites.

12.2 Effects by value

Cultural effect	Project pathway	Kaitiakitanga Plan kaupapa	Relevant huanga and tikanga	Assessment	Required response
Loss of cultural-landscape integrity and legibility	Large-scale earthworks, buildings, roads, retaining structures and reshaping of dune and wetland landforms may weaken the visible relationship between whenua, wai and historic occupation.	**Whakapapa Te Ao Tūroa Wairua**	Whakapapa huanga 2.2.D–G: mana whenua identity, whakapapa and sites of significance are recognised, respected and protected. Te Ao Tūroa huanga 6.2.A and D: natural order, balance and natural character are maintained and enhanced. Tikanga 6.3.H: protect understanding and memory of natural character.	**Potentially significant adverse effect** if landform change proceeds without cultural design input and avoidance.	The Trust involvement in final design; minimise avoidable disturbance; retain meaningful dune/wetland relationships; prepare cultural landscape principles and pre/post-development landform plans.
Degradation of wai, wetlands and hydrological function	Filling, drainage, stormwater discharge, flood storage and altered levels may change wetland hydrology, water quality, ecological connectivity and downstream	**Mauri Te Ao Tūroa Wairua**	Mauri huanga 7.2.A–C and G: land and waterways are clean, ecological conditions are stable, species are healthy and waterways are safe. Te Ao Tūroa huanga	**Material adverse effect** unless hydrology and contaminant pathways are demonstrably protected.	Water and wetland management plan; treatment before discharge; protect wetland hydrology; indigenous riparian restoration; water-quality, hydrology and ecological monitoring; adaptive triggers.

	receiving environments.		6.2.C–G: habitat, natural character, life cycles and ecological stability are protected. Tikanga 7.3.A, C–E and 6.3.F–G.		
Disturbance of archaeological material, kōiwi or taonga	Bulk earthworks and service trenching within the Kāpiti dune belt may expose or destroy unrecorded subsurface sites or culturally sensitive material.	**Wairua Whakapapa Mana**	Wairua huanga 3.2.G–H and tikanga 3.3.G–N: wāhi tapu, tikanga and kōrero tuku iho are protected; kaitiaki determine safeguards; the Accidental Discovery Protocol and cultural monitoring apply. Whakapapa huanga 2.2.E–G.	**High-consequence residual risk** because absence of a recorded site does not establish absence of cultural heritage.	Updated archaeological assessment; The Trust-approved archaeological management plan;
Reduction in mana whenua authority and participation	Compressed decision-making or consultation-only roles may prevent The Trust from shaping design, conditions, monitoring and responses to non-compliance.	**Mana Māramatanga Whakapapa**	Mana huanga 4.2.G–K: tino rangatiratanga, positive Treaty relationships, tikanga-supported decisions and iwi influence. Tikanga 4.3.C–D and 4.3.A, I. Māramatanga huanga 5.2.A and H: decisions are informed by iwi and specialist knowledge.	**Significant process and outcome effect** if The Trust involvement is advisory only.	Formal partnership group; co-design of plans and conditions; applicant-funded participation.
Loss of habitat, taonga species and future mahinga kai potential	Habitat removal, fragmentation, contaminants and an intensively managed	**Te Ao Tūroa Mauri Whakapapa Mana**	Te Ao Tūroa huanga 6.2.C, F–G and tikanga 6.3.F–G, J. Mauri huanga 7.2.C–F and	**Adverse effect with restoration opportunity.**	Restore connected indigenous wetland and riparian habitat; protect water quality; use appropriate eco-

	residential environment may reduce native species recovery and future customary relationships.		tikanga 7.3.F–K. Whakapapa huanga 2.2.H and tikanga 2.3.D, H–J. Mana huanga 4.2.C–F.		sourced species; pest and weed management; measurable establishment standards
Misuse or tokenistic use of mātauranga and cultural identity	Naming, artwork, interpretation, planting narratives or public communications may extract, simplify or commercialise cultural knowledge.	**Māramatanga Whakapapa Mana**	Māramatanga huanga 5.2.A, G–H and tikanga 5.3.F–G: knowledge is created, shared and applied safely with specialist support. Whakapapa tikanga 2.3.F–G: naming rights and original names. Mana tikanga 4.3.C: tino rangatiratanga through kawa and tikanga.	**Adverse effect** if cultural content is used without authority; **positive effect** if mana whenua led.	The Trust approval of all Māori names, interpretation and cultural design; agreed intellectual and cultural property protocols; no substitution of cultural expression for substantive protection.
Stress, trauma and diminished wairua from further environmental change	Irreversible change to whenua, wetlands or cultural heritage, particularly where mana whenua concerns are not acted on, may compound the effects of historic degradation and alienation.	**Wairua Mana Whakapapa**	Wairua huanga 3.2.A, D–F: the environment supports healthy wairua, pride and freedom from trauma caused by degradation. Tikanga 3.3.A–B and F–G. Mana huanga 4.2.A, G–J. Whakapapa huanga 2.2.A–B.	**Cumulative adverse effect** where avoidance, participation and restoration are inadequate.	Prioritise avoidance of irreplaceable values; provide access to restored natural spaces where appropriate; visible implementation of The Trust decisions; transparent monitoring, review and remediation.

13. Design Response and Cultural Design Principles

13.1 Design should respond to place

The final village design should demonstrate that it has responded to the cultural and environmental character of Otaihanga rather than simply placing a standard retirement village model onto the site.

13.2 Principles for design

8. Protect and enhance relationships between whenua and wai.
9. Retain and restore meaningful landscape features where practicable.
10. Minimise unnecessary alteration of dune landforms and wetland depressions.
11. Use indigenous planting as part of ecological function and cultural expression, not only visual amenity.
12. Integrate water, wetland and riparian systems into the site's identity.
13. Use culturally appropriate names for internal streets, communal areas or ecological features only where approved by The Trust. These names will be provided at the Trust's discretion.
14. Provide opportunities for residents to understand the site's Māori history without disclosing sensitive information.
15. Ensure cultural design is developed with The Trust rather than retrospectively applied as decoration.

13.3 Naming

The applicant should engage The Trust before assigning Māori names to roads, buildings, gardens, wetlands or communal spaces. Any names should be grounded in appropriate local context and approved through the Trust's process. The use of te reo Māori should not be assumed to constitute cultural partnership.

13.4 Cultural visibility

Subject to The Trust's direction, the project could incorporate culturally appropriate elements such as native planting patterns, landscape references, artwork, interpretation and educational material. The form and extent of these elements should be determined through a co-design process.

14. Engagement, Partnership and Governance

14.1 Engagement to date

The Trust commented on the referral application and raised concerns about cultural, environmental, regulatory and engagement expectations, including insufficient engagement, adverse effects on wetlands and cultural values, and the need for a CIA, co-designed consent conditions and a formalised partnership approach.

14.2 Engagement must be substantive

For this project, engagement should be practical, focused and continuing. With substantive lodgement planned for mid-October, The Trust's immediate input concentrates on priority cultural effects, changes that can still be incorporated before/immediately post lodgement, and the consent conditions or management processes needed to carry other matters forward. Where a matter cannot reasonably be resolved within the pre-lodgement window, the applicant should record it transparently and provide a defined opportunity for The Trust to review and influence the relevant design detail, technical response or management plan after lodgement. This staged approach enables the Fast-track programme to proceed while maintaining a meaningful pathway for mana whenua input.

14.3 Proposed governance mechanism

- Recognise The Trust as the mana whenua cultural authority for matters within its remit.
- Provide information promptly and in a prioritised form, recognising the short pre-lodgement window, and agree a forward review programme for material that will be completed or refined after lodgement.
- Provide for independent cultural expertise where The Trust considers specialist support necessary.
- Require the applicant to respond in writing to The Trust recommendations and explain any recommendations not adopted.
- Maintain engagement through design, consent, construction and operation rather than ending at the consent decision.

14.4 Costs

The applicant should meet reasonable costs associated with The Trust's participation in cultural assessment, review of technical documents, hui, site visits, cultural monitoring, co-design and construction oversight. Cultural participation should not depend on the Trust absorbing project-related costs.

15. Cultural Monitoring and Construction Management

15.1 Cultural monitoring

The Trust should determine whether cultural monitoring is required and, if so, the appropriate form. Monitoring may be required during bulk earthworks, excavation, drainage works, wetland works, service trenching, retaining wall construction and other activities with potential to disturb subsurface material or culturally sensitive areas.

15.2 Role of cultural monitor

A cultural monitor should not be treated as a substitute for an archaeologist or environmental professional. The role should be defined by The Trust and may include observing works, identifying culturally significant material, supporting tikanga, communicating with the Trust and ensuring agreed cultural protocols are followed.

For this project, the monitoring role should be expressly secured through the Cultural Landscapes Management Plan. Based on hui to date, priority monitoring should include digging and excavation near the back dune situated at the western end/boundary of the site, where direct kaitiaki presence is sought by Ātiawa.

15.3 Contractor induction

Before starting work, all contractors and subcontractors working in ground-disturbing activities should receive an induction covering the cultural values of the site, the reason for cultural protocols, the accidental discovery process, expectations for respectful behaviour, and the prohibition on removing or retaining suspected taonga or archaeological material.

15.4 Discovery protocol

The Trust recommends the adoption of its Accidental Discovery Protocol and/or the relevant protocols included within to be adopted as part of the Heritage Authority. The Trust Accidental Discovery Protocol is included in the Appendix.

15.5 Reporting

A construction cultural monitoring record should be maintained and provided to The Trust at agreed intervals. The record should include dates, areas monitored, discoveries, responses, breaches of protocol and agreed follow-up actions.

16. Consent Conditions

16.1 Principle

Cultural mitigation should be secured through enforceable consent conditions rather than relying solely on statements of intent or informal consultation.

16.2 Conditions sought by The Trust

16. The Trust approval/involvement in the final cultural management framework before construction.
17. Preparation of a Cultural Landscapes Management Plan acceptable to The Trust.
18. Preparation and implementation of an archaeological management plan with The Trust input.
19. Adoption of the Trust accidental discovery protocol and kōiwi protocol.
20. The Trust involvement in final earthworks, wetland, waterway and stormwater design.
21. Provision for cultural monitoring during specified ground-disturbing works.
22. Protection and restoration of wetlands and waterway functions, with indigenous planting outcomes.
23. Long-term monitoring and maintenance of ecological restoration areas.
24. The Trust approval of any Māori names, cultural interpretation or Māori-themed design elements.
25. Annual or otherwise agreed reporting to The Trust on cultural and ecological commitments.
26. Notification and remediation processes for non-compliance with cultural conditions.

16.3Restoration security

Where restoration works are a material part of the project's cultural and ecological mitigation, they should be secured through appropriate financial, contractual or other mechanisms so that restoration is not abandoned if ownership, contractors or operational arrangements change.

17. Matters for the Expert Consenting Panel

17.1 Information the Panel should have

The Trust considers that the decision-maker should have a clear understanding of the distinction between archaeological evidence and Māori cultural values. The absence of recorded archaeological sites should not be treated as evidence that the site has no cultural significance.

The Panel should also have access to final and sufficiently detailed earthworks, stormwater, wetland and landscape plans before making a final decision on effects that depend on those details.

17.2 Matters requiring particular attention

- The site's position within the wider Kapiti dune archaeological landscape.
- The possibility of unrecorded subsurface archaeological material.
- The limitations of visual archaeological survey in dune environments.
- The possibility of cultural values that do not leave physical archaeological traces.
- The historical swamp and wetland character of the landscape.
- The importance of Dune landscape to The Trust and the minimization of effects on the western dune on site.
- The relationship between wetland, waterway, stormwater and flood storage design.
- The scale of landform alteration and retaining structures.
- The adequacy of ongoing mana whenua participation.
- The need for enforceable cultural management and restoration conditions.

17.3 Fast-track does not mean reduced cultural participation

The Fast-track process is designed to accelerate approvals. In this case, the planned lodgement in mid-October means that The Trust's pre-lodgement review will be targeted rather than comprehensive. The immediate objective is to identify the matters that should be visible in the application from the outset and to establish workable mechanisms for subsequent review of detailed design, technical material, conditions and management plans. A compressed programme therefore increases the importance of early provision of information, clear prioritisation, accurate recording of unresolved matters and continuing engagement after lodgement.

17.4 Cultural effects should remain visible in decision-making

Where the applicant accepts or rejects recommendations from The Trust, the reasons should be documented. This enables the Panel to understand which cultural matters have been addressed, which remain unresolved and what conditions are necessary to manage residual effects.

Because the application is expected to be lodged in mid-October, the Panel should understand that this CIA reflects the information and review time available at this stage. Any absence of detailed comment on a technical matter should not be read as confirmation that the matter has been fully assessed or accepted. The application should identify the technical documents supplied to The Trust and ensure that the agreed cultural outcomes and proposed Cultural Landscapes Management Plan are clearly reflected in the consent package.

18. The Trust Cultural Outcomes Framework

18.1 Proposed outcomes

The following outcomes are proposed as a starting framework for discussion with the Trust and applicant. They should be amended to reflect The Trust's final position.

Proposed outcome	Associated cultural effect addressed	Kaitiakitanga Plan kaupapa	Relevant huanga / tikanga	Measure and The Trust role
Enduring mana whenua partnership and influence	Addresses reduced tino rangatiratanga, consultation-only participation and decisions made without iwi knowledge.	**Mana Māramatanga**	Mana huanga 4.2.G–K; tikanga 4.3.C–D, F–H. Māramatanga huanga 5.2.A and H; tikanga 5.3.G.	Formal agreement and project cultural partnership group; regular hui; funded technical review; written responses to recommendations; The Trust approves the framework and participates through design, construction and operation.
Cultural heritage, wāhi tapu, kōiwi and taonga are protected	Addresses accidental or irreversible disturbance of subsurface archaeology, wāhi tapu, kōiwi and taonga.	**Wairua Whakapapa**	Wairua huanga 3.2.G–H; tikanga 3.3.G–N, including Appendices A and B. Whakapapa huanga 2.2.E–G.	Updated assessment; approved archaeological management plan; monitoring in risk areas; Discovery Protocols and kōiwi protocols; The Trust determines cultural protections and participates in responses.
Whenua and cultural-landscape relationships remain legible	Addresses loss of dune/wetland form, landscape memory and the relationship between elevated land, low-lying areas and wai.	**Whakapapa Te Ao Tūroa Wairua**	Whakapapa huanga 2.2.D–G; Te Ao Tūroa huanga 6.2.A and D; tikanga 6.3.H; Wairua tikanga 3.3.A–B.	Avoid unnecessary landform modification; retain meaningful natural features; apply cultural landscape design principles; The Trust reviews contours, earthworks, landscape and staging plans.
Wai is clean, connected and resilient	Addresses degraded water quality, altered hydrology, contaminant pathways and loss of wetland/waterway connectivity.	**Mauri Te Ao Tūroa Wairua**	Mauri huanga 7.2.A–C and G; tikanga 7.3.A, C–E, G and L. Te Ao Tūroa huanga 6.2.A, C–G; tikanga 6.3.A–B, F–G. Wairua huanga 3.2.A.	Stormwater/wetland plan; defined water-quality and hydrology targets; downstream protection; adaptive triggers; The Trust

				co-designs cultural water outcomes and receives monitoring results.
Indigenous wetland, riparian and dune habitat is restored and maintained	Addresses habitat loss, ecological instability, invasive species and missed restoration opportunities.	**Te Ao Tūroa Mauri**	Te Ao Tūroa huanga 6.2.C, F–G; tikanga 6.3.F–G and J. Mauri huanga 7.2.C–F; tikanga 7.3.C, F, H and K.	Defined restoration areas; appropriate indigenous species; ecological connectivity; pest/weed controls; establishment and maintenance standards; The Trust approves the culturally appropriate planting approach.
Future mahinga kai and customary relationships are enabled, not foreclosed	Addresses loss of access, habitat and intergenerational opportunities associated with mahinga kai and traditional resources.	**Whakapapa Mana Mauri**	Whakapapa huanga 2.2.A–B and H; tikanga 2.3.A, C–D, H–J. Mana huanga 4.2.C–F; tikanga 4.3.B, J and M. Mauri huanga 7.2.D–F.	Protect and build suitable habitat and safe access opportunities where approved; develop any mahinga kai or rongoā strategy only through The Trust; no representation that customary harvest occurs without Trust confirmation.
Mātauranga and cultural information are protected and applied appropriately	Addresses extraction, unauthorised disclosure, misuse and tokenistic interpretation of iwi knowledge.	**Māramatanga Whakapapa**	Māramatanga huanga 5.2.A, G–H; tikanga 5.3.F–G and Appendix D. Whakapapa huanga 2.2.E–G; tikanga 2.3.F–G.	Confidentiality and knowledge-use protocol; approved holders and uses; secure information handling; The Trust approves names, narratives, interpretation and public communications.
Construction is undertaken in accordance with tikanga	Addresses disrespectful conduct, delayed notification, unmanaged discoveries and insufficient cultural oversight during ground disturbance.	**Wairua Mana Māramatanga**	Wairua tikanga 3.3.C–D, G and J–L; Mana tikanga 4.3.C; Māramatanga huanga 5.2.A and H; Appendix B monitoring tikanga.	Mandatory induction; The Trust-appointed monitoring where required; stop-work and reporting procedures; controlled photography and access; regular monitoring reports to The Trust.

Cultural and ecological commitments endure through operation	Addresses the risk that restoration, monitoring and partnership obligations weaken after consent or construction.	**Mana** **Te Ao Tūroa** **Mauri**	Mana huanga 4.2.H–J; Te Ao Tūroa tikanga 6.3.A–B; Mauri tikanga 7.3.L.	Enforceable maintenance and reporting conditions; performance review and remediation triggers; secured resourcing; The Trust participates in agreed audits and adaptive-management decisions.
No further cultural loss is traded for decorative mitigation	Addresses reliance on planting, names or artworks to compensate for destruction of irreplaceable cultural values.	**Whakapapa** **Wairua** **Mana** **Te Ao Tūroa**	Whakapapa huanga 2.2.F–G; Wairua huanga 3.2.F–H; Mana tikanga 4.3.A and I; Te Ao Tūroa huanga 6.2.A and D.	Apply the response hierarchy of avoidance, protection, restoration, then mitigation; The Trust determines whether a cultural value is replaceable and whether a proposed response is culturally acceptable.

18.2 Longer-term opportunity

The project has the potential to create a retirement village that demonstrates respect for the cultural landscape of Otaihanga. That outcome would require cultural values to influence the design from the beginning rather than being added at the end. In particular, the wetland and waterway opportunity identified by the ecological assessment could become a meaningful restoration component if developed with mana whenua.

19. Conclusion and Recommendations

19.1 Conclusion

The Otaihanga Retirement Village proposal is a substantial transformation of a landscape that is within a wider cultural landscape of the Kapiti Coast. The archaeological assessment identifies no recorded sites within the site but also identifies a realistic possibility of unrecorded subsurface archaeological material and expressly recognises that archaeological assessment cannot determine Māori cultural values.

The ecological assessment identifies existing wetland features and a highly modified waterway and, importantly, identifies an opportunity to create a larger indigenous wetland with stormwater management. The concept plan demonstrates that the development will involve extensive built form, earthworks, flood storage, stormwater infrastructure, retaining and landscape works.

From an Ātiawa perspective, the appropriate response is therefore a cultural management framework that is precautionary, mana whenua-led and secured through enforceable conditions. Given the planned substantive lodgement in mid-October, the immediate task is to identify priority matters for inclusion in the application and to establish clear mechanisms for the balance of the assessment and design work to continue after lodgement. This staged approach can support the Fast-track timetable while protecting unknown and known cultural values, minimising irreversible disturbance, restoring relationships between whenua and wai, and maintaining an enduring working relationship with The Trust.

19.2 Recommendations

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27. That a Cultural Landscapes Management Plan be prepared with The Trust, under which the other proposed cultural conditions would sit. To be completed at the expense of the applicant before construction.
28. That, before the planned lodgement in mid-October, the applicant provide The Trust with the intended application package or a prioritised schedule of its key technical and consent documents, identify which The Trust recommendations have been incorporated, and record a clear post-lodgement pathway for matters that remain under review.
29. That The Trust be given a meaningful role in final design of earthworks, wetlands, waterway, stormwater and landscape restoration.
30. That archaeological management, accidental discovery and kōiwi protocols be agreed with The Trust and implemented through enforceable conditions.
31. That a Trust-appointed kaitiaki/cultural monitor be provided for agreed ground-disturbing works, with particular emphasis on excavation near the back dune at the western end/boundary of the site, as further specified in the Cultural Landscapes Management Plan.
32. That the project adopts an indigenous wetland and stormwater restoration approach, subject to detailed cultural and ecological design, that distinctly separates stormwater treatment from wetland restoration.
33. That the filling of the existing pond include an agreed opportunity for Ātiawa to undertake de-fishing before filling occurs (at the Trust's discretion).
34. That indigenous planting and restoration be secured through measurable, long-term outcomes and maintenance requirements.
35. That any Māori names, interpretation, cultural design or public statements about Māori history be developed and approved through The Trust's processes.
36. That reasonable costs of The Trust's participation in cultural assessment, review, monitoring and co-design be met by the applicant.

19.3 Closing statement

The cultural assessment of this project should be understood as an opportunity to ensure that development occurs with respect for the mana whenua relationship to the whenua, rather than simply as a process for managing effects after the development has been designed. The Trust should remain the key cultural authority for determining the significance of cultural values within its rohe and the appropriate tikanga for their protection.

ĀTIAWA KI WHAKARONGOTAI CHARITABLE TRUST

[redacted]

Helena Gerretzen Parata

20.10.26

Tumuaki – Board Chair

[redacted]

Richard Evans

20.10.26

Kaiwhakahaere Matua – General Manager

20. Source Documents and References

Project technical documents supplied for this draft:

- Summerset / project team, Attachment 4: Concept Plan – Otaihanga Retirement Village, Master Plan – Unit Types & Mix Plan, dated 25 November 2025.
- BlueGreen Ecology Ltd, Proposed Plan Change: 65 and 73 Ratanui Road, Waikanae – Ecological Values, Constraints and Opportunities, 29 November 2024.
- BlueGreen Ecology Ltd, Otaihanga Retirement Village Ecological Assessment, 18 September 2026.
- Ellen Cameron, 65 and 73 Ratanui Road, Paraparaumu, Proposed Private Plan Change: Archaeological Assessment, November 2024.
- Ellen Cameron, Archaeological Management Plan: Otaihanga Retirement Village, Kāpiti Coast, October 2026

Public project information reviewed:

- New Zealand Fast-track Approvals website, Otaihanga Retirement Village project page and referral application documents.
- Kāpiti Coast District Council, Private Plan Change 4 – Welhom Developments Ltd, operative from 1 September 2026.
- Greater Wellington Regional Council, comments on the Otaihanga Retirement Village referral application, 4 February 2026.
- Fast-track section 18 report for Application FTAA-2511-1149, including identification of Ātiawa ki Whakarongotai Charitable Trust as a relevant iwi authority and record of The Trust's referral-stage concerns.

ĀTIAWA KI WHAKARONGOTAI

ĀTIAWA KI WHAKARONGOTAI CHARITABLE TRUST

ĀKWCT Memo on Cultural Landscapes Management Plan (CLMP) Condition — Otaihanga Retirement Village

Introduction

Te Ātiawa ki Whakarongotai (Ātiawa) are mana whenua and kaitiaki of inland to Pukemore and to Maunganui northward to Kapakapanui and Pukeatua to Ngawhakangutu, then westward to Kūkūtauāki, with overlapping interests with Ngāti Toa Rangatira to Paripari. As kaitiaki, Ātiawa have a responsibility to protect the environment within their rohe.

Ātiawa ki Whakarongotai Charitable Trust (the Trust) is the mandated iwi authority representing Ātiawa. The Trust carries responsibilities for kaitiakitanga, environmental protection and cultural representation when engaging with the Crown, Crown entities and other parties on resource management matters.

Purpose

This memo records the Trust's intention to develop a proposed consent condition requiring a Cultural Landscapes Management Plan (CLMP) for the Summerset fast track application for Otaihanga Retirement Village. It is intended for inclusion in the application at lodgement, so that the applicant and the Fast Track panel are aware of the Trust's position while the proposed condition is being developed.

Proposed CLMP condition

The Trust intends to seek specialist advice to inform the wording of the proposed CLMP condition. Additional time is requested to obtain that advice and prepare the condition for consideration by the applicant and the panel. Further hui and consultation with the applicant will occur as part of this process, including reaching agreement on the proposed CLMP condition.

Request to the applicant and Fast Track panel

The Trust proposes that this memo accompany the application at lodgement to communicate its intention without delaying lodgement while the proposed condition is prepared. The Trust asks that

provision be made for it to submit the proposed CLMP condition for consideration during the application process.

This memo records the Trust's intention to seek a CLMP condition; it does not provide the final wording of that condition or indicate that the Trust's interest in a CLMP has been resolved. The Trust will provide the proposed wording once it has obtained the necessary advice.



Richard Evans
30.10.2026
Kaiwhakahaere Matua – General Manager

Attachment 6: Landowner engagement

- Affected party approvals from 62 and 65 Ratanui Road; and

- Consent to undertake earthworks and apply for an Archaeological Assessment for 65 and 73 Ratanui Road.

[redacted]

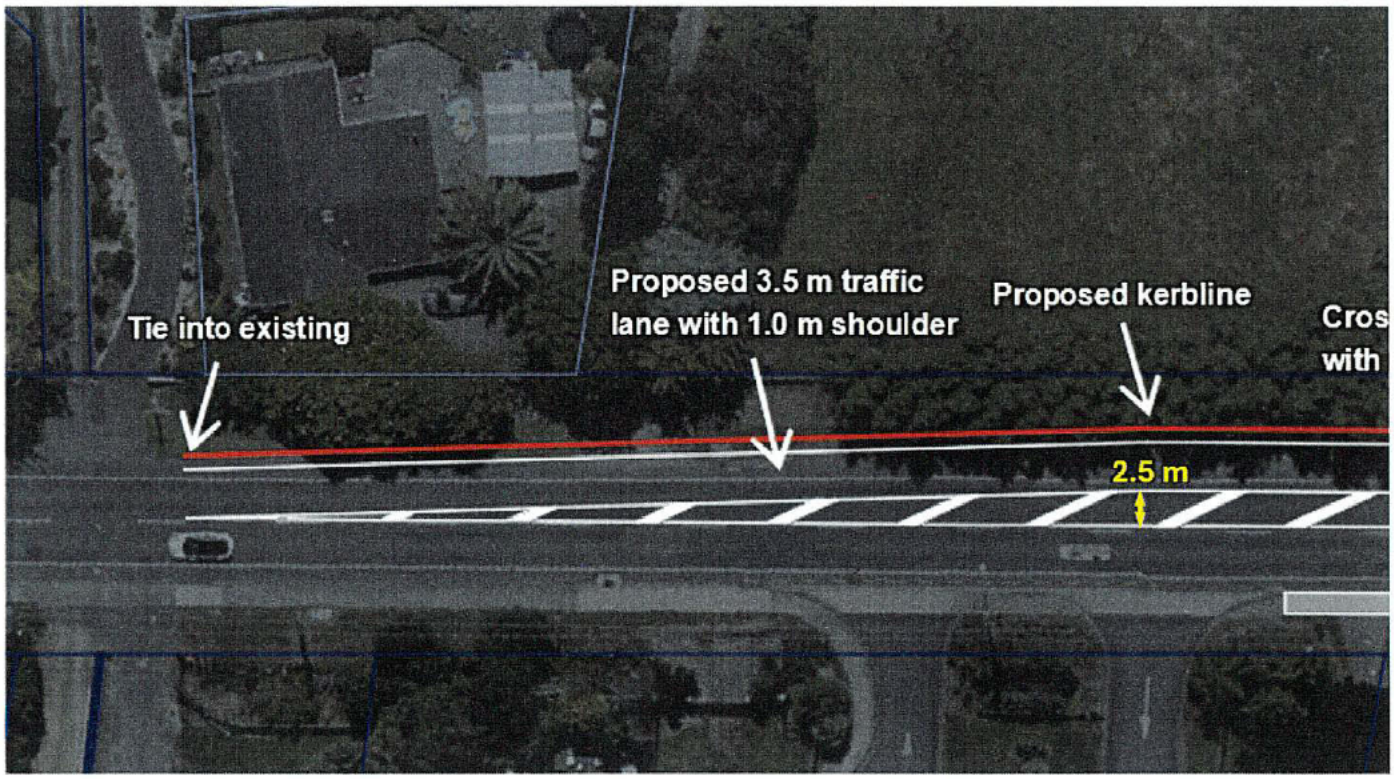
From: Hayden Beaton <Hayden.Beaton@summerset.co.nz>
Sent: Friday, 25 September 2026 12:50 pm
To: [redacted]
Subject: Summerset Otaihanga
Attachments: 62 Ratanui Road Affected Party Form.docx

Hi [redacted]

It was great meeting you a couple of weeks ago. I hope your trip went well.

As discussed, our transport engineers have prepared a drawing (below) showing the proposed road works, including a 2.5m median outside your entrance, providing relief and safer access to the pre-school.

We've also attached an affected person's approval form for your consideration. If you're comfortable providing approval, please let me know if you have any questions or would like to discuss any aspect of the proposal.



Kind regards
Hayden

Hayden Beaton
Development Manager
Summerset Group Holdings Limited

Mobile [redacted]
Email hayden.beaton@summerset.co.nz
Web www.summerset.co.nz

[redacted]

Summerset Group Holdings Limited
Level 27, Majestic Centre, 100 Willis St, Wellington
PO Box 5187, Wellington 6140
Phone: 04 894 7320
Website: www.summerset.co.nz

Affected person's written approval to an activity that is the subject of a substantive application under the Fats Track Approvals Act 2024

To the Environmental Protection Authority

1. Full name of person giving written approval:

   [redacted]

2. I am the owner of **62 Ratanui Road, Paraparaumu, 5032**

3. This is a written approval to the proposed development of the Summerset Otaihanga Retirement Village generally located at 73 Ratanui Road, Paraparaumu, 5032. I understand the project will include the development and construction of circa 260 Independent living units, 40 serviced apartments, 50 care suites and a village centre housing a variety of typical retirement village amenities, as well as associated infrastructure such as roading, native wetlands, and three waters infrastructure. This will also include facilitatory works such as bulk earthworks.

4. In signing this written approval, I understand that the panel that considers the Summerset Otaihanga Retirement Village substantive application will be advised that I am not an affected person, and the panel therefore should not have regard to any adverse effects on me.

5. I understand that I may withdraw my written approval by giving written notice to the panel before the hearing, if there is one, or, if there is not, before the application is determined.

Date: 13/10/26

Signature of person giving written approval: [redacted]

Telephone: [redacted]

Postal address: [redacted]

Contact person: [redacted]

Summerset Group Holdings Limited
Level 27, Majestic Centre, 100 Willis St, Wellington
PO Box 5187, Wellington 6140
Phone: 04 894 7320
Website: www.summerset.co.nz

Affected person's written approval to an activity that is the subject of a substantive application under the Fats Track Approvals Act 2024

To the Environmental Protection Authority

1. Full name of person giving written approval:

[redacted]

2. I am the owner of **65 Ratanui Road, Paraparaumu 5032**

3. This is a written approval to the proposed development of the Summerset Otaihanga Retirement Village generally located at 73 Ratanui Road, Paraparaumu, 5032. I understand the project will include the development and construction of circa 260 Independent living units, 40 serviced apartments, 50 care suites and a village centre housing a variety of typical retirement village amenities, as well as associated infrastructure such as roading, native wetlands, and three waters infrastructure. This will also include facilitatory works such as bulk earthworks.

4. In signing this written approval, I understand that the panel that considers the Summerset Otaihanga Retirement Village substantive application will be advised that I am not an affected person, and the panel therefore should not have regard to any adverse effects on me.

5. I understand that I may withdraw my written approval by giving written notice to the panel before the hearing, if there is one, or, if there is not, before the application is determined.

Date: 5-12-26

Signature of person giving written approval:

[redacted]

Telephone: [redacted]

Postal address: [redacted]

Contact person: [redacted]

Summerset Group Holdings Limited
Level 27, Majestic Centre, 100 Willis St, Wellington
PO Box 5187, Wellington 6140
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Website: www.summerset.co.nz

LANDOWNER CONSENT TO PROPOSED EARTHWORKS AND FOR ARCHAEOLOGICAL AUTHORITY

Property: 65 Ratanui Road, Paraparaumu, 5032
Legal description: Lot 4 Deposited Plan 58017
Registered owner: [redacted]
Applicant: Summerset Villages (Paraparaumu) Limited

We, [redacted] being the registered owners of the property described above, confirm that we authorise Summerset, and its employees, contractors, consultants and agents, to prepare, lodge, amend, and progress an application to Heritage New Zealand Pouhere Taonga for an archaeological authority relating to activities proposed on the property.

The proposed works include, but are not limited to, the earthworks shown in the Earthworks Cut Fill Layout Plan 2100.

This authorisation is provided for the sole purpose of supporting and obtaining an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

Signed:
Landowne[redacted]
Name: _____
Date: _____

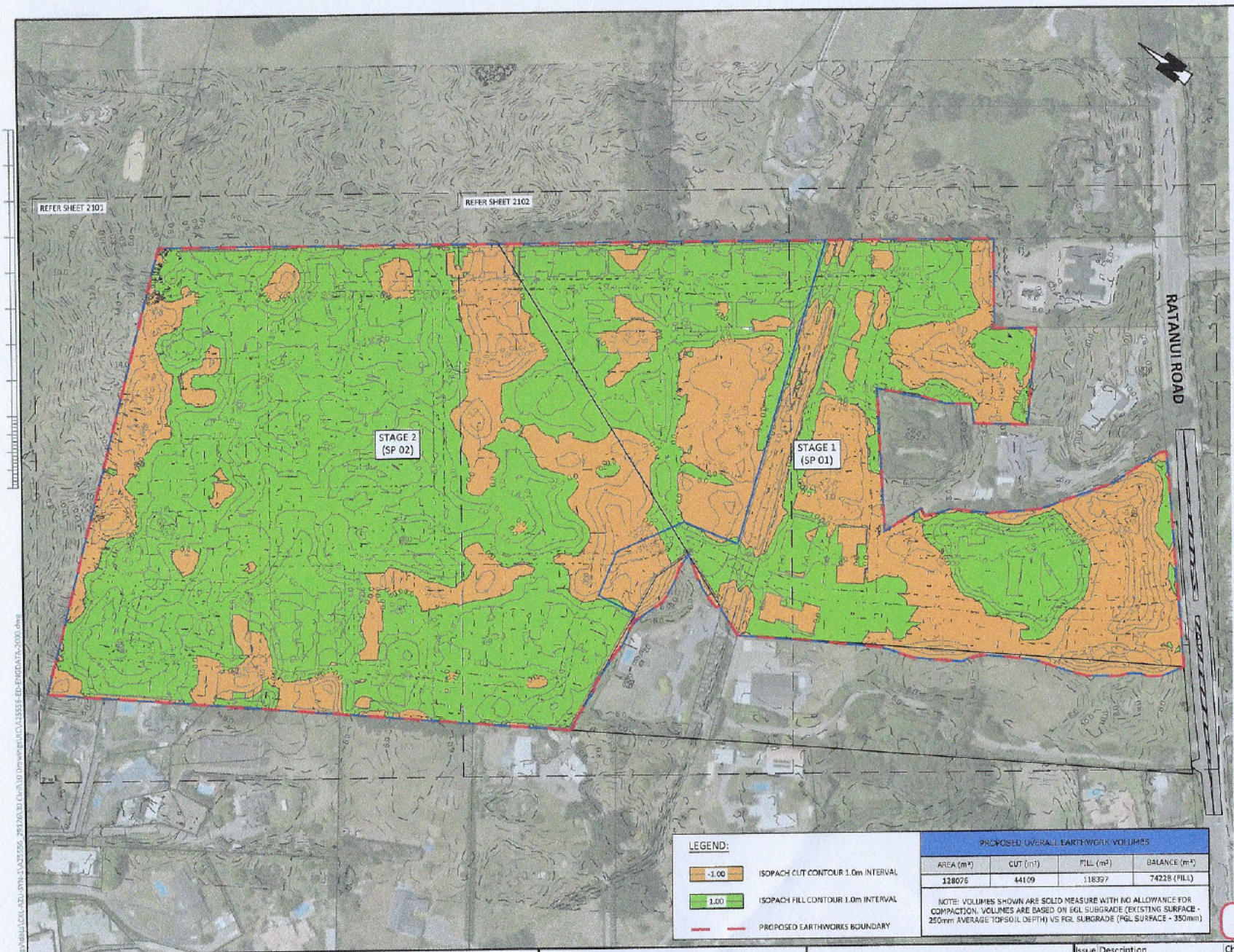
Landowner: [redacted]
Name: _____
Date: _____

Summerset / Applicant: _____
Name: _____
Position: _____
Date: _____

Telephone: [redacted]

Postal address: _____

Contact person: _____



LEGEND:

-1.00 ISOPACH CUT CONTOUR 1.0m INTERVAL

1.00 ISOPACH FILL CONTOUR 1.0m INTERVAL

PROPOSED EARTHWORKS BOUNDARY

PROPOSED OVERALL EARTHWORK VOLUMES

AREA (m²)	CUT (m³)	FILL (m³)	BALANCE (m³)
128076	44109	118397	74228 (FILL)

NOTE: VOLUMES SHOWN ARE SOLID MEASURE WITH NO ALLOWANCE FOR COMPACTION. VOLUMES ARE BASED ON EGL SUBGRADE (EXISTING SURFACE - 250mm AVERAGE TOPSOIL DEPTH) VS PGL SUBGRADE (PGL SURFACE - 350mm)

EARTHWORKS NOTES:

1. ALL WORKS TO COMPLY WITH THE KCDC ENGINEERING STANDARDS FOR LAND DEVELOPMENT & NZ BUILDING CODE.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE OPERATIONAL PRIOR TO ANY WORKS COMMENCING AND SHALL BE INSTALLED IN ACCORDANCE WITH 'EROSION AND SEDIMENT CONTROL GUIDE FOR LAND DISTURBING ACTIVITIES IN THE WELLINGTON REGION'.
3. REFER TO EARTHWORKS SPECIFICATION FOR EARTHFILL REQUIREMENTS AND STANDARDS OF COMPACTION. ALL EARTHWORKS TO BE UNDERTAKEN IN ACCORDANCE WITH GEOTECHNICAL INVESTIGATION REPORT, CONTRACTOR TO VIEW THE REPORT TO INFORM THEMSELVES.
4. ALL MATERIAL DEEMED BY THE ENGINEER TO BE UNSUITABLE SHALL BE EXCAVATED AND REPLACED WITH ENGINEERED FILL. ALL SURFACES SHALL BE SURVEYED AFTER CLEARING OPERATIONS (PRIOR TO REMOVAL OF UNSUITABLE) AND THEN AGAIN AFTER UNSUITABLE REMOVAL FOR VOLUMES.
5. ALL SURFACES SHALL BE SURVEYED AFTER CLEARING/STRIPPING OPERATIONS (PRIOR TO BULK EARTHWORKS) AND THEN AGAIN AFTER EARTHWORKS FOR VOLUMES.
6. THE LOCATIONS OF ALL STOCKPILES ARE WHOLLY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED CLEAR OF ALL EARTHWORKS OPERATIONS AND AWAY FROM GEOTECHNICALLY UNSTABLE LAND. NO PAYMENT SHALL BE MADE FOR RELOCATION OF ANY STOCKPILES THAT HAVE BEEN FOUND TO HAVE BEEN PLACED IN THE INCORRECT LOCATION.
7. ALL SETOUT TO BE UNDERTAKEN BY THE CONTRACTOR.
8. IT IS THE CONTRACTORS RESPONSIBILITY FOR HEALTH & SAFETY & SECURITY ON SITE, APPROPRIATE FENCING AND SIGNAGE SHALL BE ERECTED AND MAINTAINED AT ALL TIMES TO KEEP THE GENERAL PUBLIC OFF SITE.
9. FINAL QUANTITIES AND EXTENT OF EARTHWORKS TO BE DETERMINED BY THE ENGINEER.
10. ALL WORKS SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE APPROVED RESOURCE CONSENT AS WELL AS ANY ARBORICULTURAL REPORTS AND/OR IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES WHERE REQUIRED.
11. ALL VEGETATION, STRUCTURES AND UNDERGROUND SERVICES SHALL BE REMOVED PRIOR TO ANY EARTH FILLING TO THE SATISFACTION OF THE ENGINEER.
12. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE MAINTAIN AND PROTECT ALL LIVE SERVICES PRIOR TO WORKS COMMENCING.
13. CONTRACTOR TO PILOT ANY SERVICES LOCATED IN THE BERM AND ADVISE LOCATION AND DEPTHS TO THE ENGINEER FOR A SOLUTION TO BE DETERMINED WITH RESPECTIVE UTILITY PROVIDERS PRIOR TO EARTHWORKS.
14. ANY WORK OUTSIDE OF PROPERTY EXTENTS SHALL BE ON INSTRUCTION BY THE ENGINEER PRIOR TO COMMENCING WORKS.
15. SUITABLE TRAFFIC MANAGEMENT SHALL BE ADOPTED FOR WORKS IN THE BERM TO BE ARRANGED BY THE CONTRACTOR.
16. IN THE EVENT ITEMS OF ARCHAEOLOGICAL INTEREST ARE FOUND DURING WORKS, THE ENGINEER IS TO BE NOTIFIED IMMEDIATELY AND NO DAMAGE IS TO OCCUR TO ANY SUCH ITEMS IN THE MEANTIME.
17. IN THE EVENT ASBESTOS IS ENCOUNTERED THE ENGINEER IS TO BE ALERTED IMMEDIATELY AND NO WORKS ARE TO TAKE PLACE AROUND THE CONTAMINATED ZONE UNTIL CLEARED IN A COMPLIANT MANNER.
18. ANY EXCAVATIONS OVER 500mm IN HEIGHT SHALL BE BATTERED TO A 1:3 SAFE SLOPE.

FOR CONSENT

CKL
Planning | Surveying | Engineering | Environmental
OFFICE
Auckland
A: 139 Carlton Gore Road, Auckland
P: 09 524 7029
E: Auckland@ckl.co.nz

OTAIHANGA RETIREMENT VILLAGE
SUMMERSET VILLAGES (PARAPARAUMU) LTD
73 RATANUI ROAD, PARAPARAUMU

EARTHWORKS CUT FILL LAYOUT PLAN

Issue	Description	Checked	Date
1	FOR RESOURCE CONSENT	NP	09.10.26

		Date	Scale:
Designed:	AV	22.07.26	1:2000
Drawn:	LL	22.07.26	(A3 Original)
Checked:	NP	09.10.26	

Job No: A25556 Dwg No: 2100 Rev: 1

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Summerset Group Holdings Limited
Level 27, Majestic Centre, 100 Willis St, Wellington
PO Box 5187, Wellington 6140
Phone: 04 894 7320
Website: www.summerset.co.nz

LANDOWNER CONSENT TO PROPOSED EARTHWORKS AND FOR ARCHAEOLOGICAL AUTHORITY

Property: 73 Ratanui Road, Paraparaumu, 5032
Legal description: Lot 3 Deposited Plan 497389
Registered owner: [redacted]
Applicant: Summerset Villages (Paraparaumu) Limited

I, [redacted] being the registered owner of the property described above, confirm that I authorise Summerset, and its employees, contractors, consultants and agents, to prepare, lodge, amend, and progress an application to Heritage New Zealand Pouhere Taonga for an archaeological authority relating to activities proposed on the property.

The proposed works include, but are not limited to, the earthworks shown in the Earthworks Cut Fill Layout Plan 2100.

This authorisation is provided for the sole purpose of supporting and obtaining an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

Signed: [redacted]
Landowner:
Name: [redacted]
Date: 22-10-2026

Landowner: _____
Name: _____
Date: _____

Summerset / Applicant: _____
Name: Hayden Beaton
Position: Development Manager
Date: 22/10/2026

Telephone: [redacted]

Postal address: Level 2, 10 Viaduct Harbour Avenue, Auckland,1010

Contact person: Hayden Beaton

REFER SHEET 2101

REFER SHEET 2102

STAGE 2 (SP 02)

STAGE 1 (SP 01)

RATANUI ROAD

EARTHWORKS NOTES:

1. ALL WORKS TO COMPLY WITH THE KCDC ENGINEERING STANDARDS FOR LAND DEVELOPMENT & NZ BUILDING CODE.
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-1.00 ISOPACH CUT CONTOUR 1.0m INTERVAL

1.00 ISOPACH FILL CONTOUR 1.0m INTERVAL

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FOR CONSENT

CKL
Planning | Surveying | Engineering | Environmental
OFFICE
Auckland
A: 139 Carlto
P: 09 524 70
E: Auckland@ckl.co.nz

[redacted]

OTAIHANGA RETIREMENT VILLAGE
SUMMERSET VILLAGES (PARAPARAUMU) LTD
73 RATANUI ROAD, PARAPARAUMU

EARTHWORKS CUT FILL LAYOUT PLAN

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		Date
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Drawn:	LL	22.07.26
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Scale: 1:2000 (A3 Original)

Job No: A25556 Dwg No: 2100 Rev: 1

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