ĀTIAWA KI WHAKARONGOTAI

Wednesday, 27 November 2024

Tēnā koutou,

Re: Support for Private Plan Change Request – 65 and 73 Ratanui Road, Kāpiti

I am writing on behalf of Te Ātiawa ki Whakarongotai Charitable Trust (the Trust) to express our support for the private plan change request submitted by Welhom Developments Ltd (Summerset) for the rezoning of land at 65 and 73 Ratanui Road, from Rural Lifestyle to General Residential. We acknowledge that this proposal aligns with Kapiti's Growth Plan – Te Tupu Pai, which designates this area for future urban growth.

The Trust does not have any initial concerns regarding the rezoning of this land, and we recognise that the proposed development will contribute to meeting the growing demand for housing in the region. However, we would like to emphasise the importance of our involvement in the subsequent resource consenting process, particularly with respect to the ecological and archaeological assessments.

The Trust places significant value on the protection and appropriate management of the cultural, ecological, and historical assets within this area. We appreciate the initial engagement that Welhom has undertaken with the Trust and look forward to continuing this collaboration as the project progresses.

We respectfully request that the Trust be closely involved during the resource consent stage, particularly in relation to the ecological and archaeological aspects of the development. This will help ensure that any potential cultural impacts are thoroughly considered, and that the development adheres to the principles of sustainability, environmental stewardship, and the values of Te Ātiawa ki Whakarongotai.

We are confident that Welhom's proposal can be managed in a way that supports both the growth aspirations of Kapiti and the long-term protection of the region's natural and cultural resources. We look forward to continuing our involvement in the next stages of the project and are happy to discuss how we can further contribute as the plan change progresses.

Thank you for your consideration. We look forward to working together to ensure that this development aligns with both the growth objectives for Kapiti and the values of mana whenua.

Dr. Liam McAuliffe
Kairuruku Taiao – Environmental Coordinator
Ātiawa ki Whakarongotai Charitable Trust

TE RŪNANGA O
TOA RANGATIRA

Ā UPANE KA UPANE WHITI TE RA

4 December 2024

Welhom Developments Limited

CC: Hayden Beaton
Development Manager
Hayden.Beaton@summerset.co.nz

Tēnā koe,

Summerset Development Paraparaumu – Plan Change Request

Thank you for your engagement with Te Rūnanga o Toa Rangatira (Te Rūnanga) regarding the application that you are preparing for the development of a retirement village on Ratanui Road, Paraparaumu. Te Rūnanga understands that a plan change is required to change the zoning of the proposed development site from rural lifestyle zone to general residential.

Te Rūnanga o Toa Rangatira is the mandated iwi authority for Ngāti Toa Rangatira (Ngāti Toa). We have the responsibility for protecting and enhancing the mana of Ngāti Toa across the various political, economic, social, and environmental spheres.

In relation to Te Ao Tūroa, the objective of Ngāti Toa is to nurture a resilient environment to sustain future generations through reclaimed connection and mātauranga to natural resources, empowering kaitiaki who are leaders and co-managers of our natural environment, our commitment to environmental sustainability and our ability to adapt to the impacts of climate change.

The rohe of Ngāti Toa is defined as: Mai i Miria te Kākara ki Whitireia, whakawhiti te Moana o Raukawa ki Wairau ki Whakatū. This area extends from Rangitīkei across Raukawa Moana to Te Tau Ihu. Te Rūnanga acknowledges the shared history and whakapapa of Ngāti Toa and Te Āti Awa ki Whakarongotai as mana whenua in Kapiti.

Details about the Application and the View of Te Rūnanga

Te Rūnanga met with the team working on the application on Tuesday 5th November 2024 to discuss the proposal and build an understanding on what involvement we could have in the process. Te Rūnanga highlighted in the meeting that we would like to review the application once it has been prepared as well as the supporting assessments. Te Rūnanga would specifically like to be provided the archaeological and ecological assessments to get a better understanding of potential effects from the proposed development on the cultural and environmental values of the area.

The area that is proposed to be rezoned has been identified in Te Tupu Pai, the sustainable growth strategy for Kapiti, as a medium priority area for greenfield development. As preliminary assessments have been undertaken in this area for natural hazards, potential environmental effects and climate change, Te Rūnanga do not have any issues with the proposed rezoning and plan change.

Naku iti noa nā,

TE RŪNANGA O
TOA RANGATIRA

Ā UPANE KA UPANE WHITI TE RA

Jaida Howard
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Te Mana Taiao
Te Rūnanga o Toa Rangatira