

OIR: 2425/1220

4 March 2025

[REDACTED]
[REDACTED]

Tēnā koe [REDACTED]

Request for Information under the Local Government Official Information and Meetings Act 1987 (the Act) (the LGOIMA)

Thank you for your emails of **9 December 2024** and **10 December 2024** requesting the following information:

- 1. Please provide all emails received from Summerset Holdings including any Summerset.co.nz email addresses between January 1st, 2023, and today's date concerning these keywords, "new development, Otaihanga, Ratanui Road, Plan Change, Confidential, Residential"***

Please find attached emails received from Summerset Holdings including any summerset.co.nz email addresses between the date range requested.

The personal details of some individuals have been withheld from the information provided. The decision to withhold this information is made under section 7(2)(a) of the Act which allows for Council to withhold information in order to protect the privacy of natural persons, including that of deceased natural persons. I am satisfied that the withholding of this information is not outweighed by public interest considerations in section 7(1) favouring release.

- 2. Further please check for any emails (no keyword search) from Summerset Holdings or Summerset.co.nz sent directly to or sent from Councillors Liz Koh and Martin Halliday. Please check for any sent/received emails, all data please - if it exists.***

Following a search of the email archive, I can confirm there were no emails between Summerset Holdings or Summerset.co.nz to or from Councillors Koh and Halliday. This part of your request is refused under section 17(e) of the Act as the documents alleged to contain the information requested does not exist.

Please note that any information provided in response to your request may be published on the Council website, with your personal details removed.

3. *If any meetings have taken place between Councillors and Somerset Group in the last two years please include any dates/details/members and staff present and any minutes taken.*

There have been no meetings held between Councillors and Somerset Group in the last two years.

4. *I refer page 86 of this document on the Kapiti Council website; <https://www.kapiticoast.govt.nz/media/rjxhph5i/welhom-developments-ltd-private-plan-change-request-november-2024-final.pdf>*

Please provide all information on the following meetings. If they were recorded please include the recordings. If no recording please include meeting minutes, which Council internal staff and Councillors were present and what was discussed in detail. As you can see the information below is quite detailed so please release all information held on these meetings.

Meeting on 15th October 2024

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.

Workshop On 6th November

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

I can confirm that neither meeting was audio or visual-recorded. As you have requested, the information held by Council on these meetings is attached, and includes:

- Minutes from the meeting on 15 October 2024.
- Raw notes taken by an administrator from parts of the meeting on 6 November 2024.

5. Please refer to answer 3 in OIR response 2425-1064:

- ***What was the final total cost, was it completed within, under or over budget?***

The final total cost was \$1,066,640.00. The project came in under budget (the original budget was \$1,125,741.96).

- ***Finish date was 18th October, what was the actual finish date?***

The finish date of this project was 15 November 2024. The delay was due to complexities such as:

- dewatering during the entire construction period (the wastewater main was installed at about 3 metres depth)
 - complexities associated with the tie-in of the new wastewater main to the existing pump station, which required workers to control upstream flow using a sucker truck
 - needing to realign the existing water main to better enable future access, which was not part of the original scope of the project.
- ***Will any future development at 65 or 73 Ratanui Road require the pipe to be dug up and replaced to accommodate another 300 dwellings along Ratanui Road?***

Welhom Developments Ltd have commissioned HAL to prepare Wastewater Capacity Assessments for retirement village and residential development scenarios as part of their private plan change request.

I am advised that both assessments conclude that the network has sufficient capacity to accommodate increased flows from either proposed development.

This assessment for the retirement village scenario was received by Council on 2 December 2024, and is available on the Council website at:

<https://www.kapiticoast.govt.nz/media/i2blqqs3/app-h-attachment-f-wastewater-capacity-assessment.pdf>

[The assessment for the residential development scenario was received by Council on 27 February 2025. This assessment is attached \(note that it will also be available from the Council website shortly\).](#)

You have the right to request the Ombudsman to review this decision. Complaints can be sent by email to info@ombudsman.parliament.nz, or by post to The Ombudsman, PO Box 10152, Wellington 6143.

Ngā mihi,

A handwritten signature in black ink, appearing to read 'Kris Pervan', written in a cursive style.

Kris Pervan
Group Manager Strategy and Growth
Te Kaihautū Rautaki me te Tupu

If you are interested in the attachments which accompany this response, please contact us at:
informationrequest@kapiticoast.govt.nz