

Fast-Track Pre-Lodgement Notification Response

Purpose - This document provides a response from DOC following notification in writing for an application under the Fast-track Approvals Act 2024.

Project Details

Project name:	New Central Park
Engagement type:	Notification for Referral
Response sought from DOC	Summary Response (20 working days)
Applicant/agent:	Applicant: New Central Park Limited Agent: Stephanie Blick (Scope Planning Limited)
Proposal overview:	The project is for the development of a retail hub and residential centre in Paraparaumu. The project involves stream enhancement along the Wharemauku Stream and the creation of wetlands along the stream corridor to offset for wetland loss during construction.
Location:	77 and 109 Kapiti Road, Paraparaumu
Date pre-lodgement request received:	18 May 2026
Documents provided by the applicant:	The applicant provided a large suite of documents to DOC for review. For brevity, only the documents DOC relied most upon are included in the list below: • DOC Fast-track Pre-Lodgement Notification Form • Document entitled '77 and 109 Kāpiti Road, Paraparaumu, New Central Park Limited, Application for Referral to the Expert Consenting Panel Under the Fast-track Approvals Act 2024' prepared by Stephanie Blick of Scope Planning, dated 6 May 2026; • Memorandum entitled '77 Kapiti Road Development. Ecological Assessments for fast-track referral' prepared by Bioresearches, dated 30 April 2026; • Series of titles separated as follows: ○ Appendix 1A_Primary Site Titles: ▪ Lot 4 Deposited Plan 470759; ▪ Section 3 Survey Office Plan 501569; ▪ Section 4 Survey Office Plan 501569; ▪ Section 1-4 Survey Office Plan 570550; ○ Appendix 1B_Sims Road Titles: ▪ Lot 1 Deposited Plan 445279;

	▪ Lot 2 Deposited Plan 31319; ▪ Lot 6 Deposited Plan 31319; ▪ Lot 7 Deposited Plan 31319; ○ Appendix 1C_Other adjacent properties where works may occur Titles: ▪ Lot 7 Deposited Plan 342714; ▪ Lot 13 Deposited Plan 361734; ▪ Lot 1-2 Deposited Plan 470759; ▪ Section 3 Survey Office Plan 470914; ▪ Section 1 Survey Office Plan 470914; ▪ Section 1 Survey Office Plan 501569; ▪ Section 6,8 Survey Office Plan 505430; ▪ Sections 1-4 Survey Office Plan 570550; ▪ Section 14 Survey Office Plan 505430;
Summary of pre-lodgement engagement: The applicant sought a summary response from DOC within 20 working days. The applicant provided extensive documentation, including a draft ecological memorandum. The limited timeframe for response has precluded a comprehensive review of all of the documents provided. The applicant requested a meeting with DOC to discuss the project, this meeting occurred on the 26th of May 2026 and included some background on the project, details of wetlands and stream ecology, and impacts on land administered under the Reserves Act 1977. The applicant has indicated an intention to undertake future consultation with DOC prior to the lodgement of their substantive application. This is a brief response further to the information provided within the timeframe requested by the applicant.	
Fast track project lead DOC:	Shawn Gardner – Consultant Fast-track Consents Advisor (Enspire)
DOC Permissions/ Approvals Identified by applicant in pre-lodgement request as potentially required:	Wildlife Act Approvals (WAA) Complex Freshwater Fisheries Activity Approvals (CFFA) Please note our comment below about land held by Kapiti Coast District Council, for which DOC recommends the applicant consider whether a Fast-track concession (Reserves Act approval) will be required.
DOC Commentary on Fast Track approvals and permissions identified:	It is the applicant's responsibility to comply with the Fast-track Approvals Act 2024 (FTAA) and ensure that the necessary approvals are identified and all required information is provided as part of the referral application. Section 13(4) sets out the information to be included in a referral application. Wildlife Act Approvals WAA authorise acts that would otherwise be an offence under the Wildlife Act (1953), including to: • Catch and handle wildlife onsite (including wildlife sampling and wildlife salvage) • Take samples from wildlife • Take or destroy the eggs of wildlife • Attach identification tags 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 protected species, wildlife approvals for these activities in relation to that species will be required. The ecology report provided with the notification confirms the presence of New Zealand pipit (At-Risk) and acknowledges the use of the site by other native birds and possibly low densities of lizards. 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. Complex Freshwater Fisheries Activity Approvals There are records of longfin eel, kōaro, banded kōkopu, giant bully, redfin bully, common smelt, giant kōkopu (At-Risk); inanga, and shortjaw kōkopu (Threatened) in the vicinity of the site. The applicant has indicated the need to obtain Complex Freshwater Fisheries Activity Approvals (CFFA). DOC agrees that CFFA will likely be required. The applicant should be aware of the approval requirements under the Freshwater Fisheries Regulations. The information requirements for CFFA are specified in clause 3 of Schedule 9 of the Act. The project will need to address this information requirement if CFFA are included in the application. We recommend, if there is a possibility CFFA is required, that this is included in the referral application. The applicant should be aware that any instream structures will need to adhere with the New Zealand Fish Passage Guidelines Earth Sciences New Zealand NIWA.
Treaty partners:	DOC is aware of the following Treaty partners that may be relevant to the site: • Te Rūnanga o Toa Rangatira Inc Further, DOC notes that Muaūpoko has an interest in the area and a recognition mandate was signed with the Crown on the 25th of September 2013. It is also understood that Te Ātiawa ki Whakarongotai has interests in the project area, but no initiation of Treaty settlement negotiations is noted on Te Tari Whakatau (Office of Treaty Settlements) website. DOC encourages the applicant to reach out to the relevant Māori groups as required by section 11(b)(ii) of the FTAA.
Treaty Settlement implications/considerations:	The following Treaty settlements are considered relevant to the site: Ngati Toa Rangatira Claims Settlement Act 2014

	No specific conservation-related provisions were found to be relevant to the site.
Potential Resource Management Act (RMA) considerations and effects: <i>Note: DOC's role in relation to 53(2)(m)(i) FTAA</i>	The pre-lodgement notification was primarily in relation to the wildlife approval being sought. Some primary RMA considerations for DOC include that relevant biodiversity and environmental effects are considered as part of the full and comprehensive AEE included in the substantive application, which should specifically address the management of any indigenous species and habitats onsite, including threatened plant species, and freshwater values including fishes, wetlands and streams. The AEE should include: • A clear description of all proposed activities and required approvals, including why each 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 the measures proposed to address adverse effects proposed in expert reports, and indication of whether the applicant adopts those measures (including through design measures and/or conditions and as necessary) • 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 Based on the information provided, it is proposed that most of the existing on-site wetlands and waterways will be lost and river enhancement and wetland creation will be used to offset this effect. Wetland and waterway loss and the proposed offsetting and enhancement will need to be carefully considered to ensure avoidance is achieved as far as practicable and that there is no net loss in extent and values from the proposed activities. Conditions should be developed and presented to manage any effects on the above. DOC would like to see draft conditions prior to the submission of the substantive application. Further advice can be provided during any pre-lodgement consultation on the substantive application.
DOC Statutory Planning Document considerations in relation to site (e.g. CGP/CMS/CMP):	The following statutory planning documents are found to be relevant to the project: • Conservation General Policy 2005 • Wellington Conservation Management Strategy 2019 From our preliminary consideration, the application does not appear to be inconsistent with the relevant statutory planning provisions. However, consideration needs to be given to: • Conservation healthy freshwater ecosystems downstream of the site, particularly those within significant wetlands;

	• Managing Threatened and At-Risk species that may be found on the site to ensure their persistence and that disturbance to these species is minimised; • Protecting freshwater ecosystems, fisheries, fish habitat and fish passage throughout the site.
Any specific information requests to applicant(s)/agent for pre-app engagement at this point:	Should the application be referred, the applicant is encouraged to engage with DOC prior to lodging a substantive application. Specific documents DOC would like to review include: • Assessment of Environmental Effects • Ecological report • Any wildlife management plans (including, but not limited to those required for any WAA) • Draft conditions • Draft management plans (including for offsetting and compensation) 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 measures and how these will address 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 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 WAA 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 Management Plan should be provided. This should include, at a minimum: • 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
Any further information/considerations:	It is noted that the following titles are administered by Kāpiti Coast District Council (KCDC) as Local Purpose Reserves under the Reserves Act 1977: • Lot 4 Deposited Plan 470759; • Lot 7 Deposited Plan 342714; • Lot 13 Deposited Plan 361734 Lands administered under the Reserves Act 1977 fall under the definition of 'public conservation land' in the FTAA. Approvals under the Reserves Act 1977 may be obtained through Fast-track, and are treated as concessions under the same. In this case, the relevant administering agency is KCDC, and permission will need to be obtained from KCDC for any works within the reserve. The applicant is encouraged to reach out to the KCDC in relation to the proposed use of the titles noted above and any requirements applied to the same.
Additional Notes:	While DOC will assist applicants as much as we can when they engage in pre-lodgement consultation, it is the applicant's responsibility to comply with the FTAA and ensure they have applied for all approvals they need. Guidance for applying for a wildlife approval under the FTAA can be viewed here: Guidance for applying for a wildlife approval DOC encourages the applicant to share draft substantive application documents, including proposed draft conditions, should the application be referred. This assists DOC to provide feedback on how the draft documents align with the information requirements of the Act. Note that a panel will invite the statutory bodies listed in clause 4 of Schedule 7 to comment on any wildlife approval as part of any substantive application (NZCA, conservation boards, Fish and Game Council, and Game Animal Council). We encourage applicants to engage with these bodies in advance of lodging 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 Act, with a separate section for each required approval. This enables the relevant authorities and the Panel to clearly understand the relevant issues for each approval. Offsetting and Compensation The applicant has proposed offsetting and compensation as a part of the management of effects on the ecosystem. Offsetting and compensation can be considered where adverse effects and habitat loss cannot be avoided. DOC considers the methods by which offsetting and compensation is undertaken to be a critical part of this project. DOC would like to review the proposed offsetting and compensation plan prior to the submission of the substantive application.
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