

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

JUNE 2026

DOCUMENT CONTROL

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1. EXECUTIVE SUMMARY

New Central Park Limited is seeking referral under the Fast-track Approvals Act 2024 ('the Act') for the New Central Park project at 77 and 109 Kāpiti Road, Paraparaumu. The Project proposes a comprehensive, masterplanned mixed-use development that will deliver a significant extension to the Paraparaumu town centre, including residential, large format retail, commercial and supporting infrastructure.

The Project has been subject to a comprehensive reset following the earlier fast-track referral. While a previous scheme was listed in the Act, subsequent detailed design and testing confirmed that the scale and yield were not realistically achievable. In response, the Applicant has undertaken a full reassessment of the masterplan, while refining the Project to ensure it is both deliverable and aligned with market demand, infrastructure constraints, and environmental considerations. The result is a more balanced and implementable scheme that maintains the core intent of the original project.

The Project will deliver approximately 520–620 residential units across a range of typologies, alongside large format retail, retail and commercial activities. It also includes significant infrastructure works, including a new east–west link road, three waters servicing, and an integrated network of open space, wetland and flood management areas. Importantly, the development has been designed as a coherent and integrated urban environment that responds to the Metropolitan Centre Zone Structure Plan and supports the role of Paraparaumu as the district's primary centre.

A significant body of technical assessment was undertaken as part of the previous scheme, including detailed ecological, transport and infrastructure inputs. That work has been critically reviewed, updated and built upon to inform the revised proposal. Through this process, a robust and well-tested understanding of the Site has been established, including its key constraints such as flood hazard and geotechnical conditions, alongside ecological values which have been identified not only as matters to be appropriately managed, but also as a key opportunity and asset to the Site.

The current proposal has therefore been developed on the basis of both this extensive prior assessment and subsequent reassessment and refinement, with effects considered at a level appropriate for referral. No issues have been identified that would preclude development. Where potential adverse effects arise, these can be appropriately avoided, remedied or mitigated through detailed design as part of the fast-track consent process.

In particular, ecological effects associated with wetland reclamation are addressed through the proposed offsetting approach, which is anticipated to achieve no net loss and, in many areas, a net gain in ecological function. The Project also includes a contingency offsetting site at Sims Road, Te Horo, to provide flexibility and ensure that offsetting outcomes can be achieved in full if required. Flood hazard has been a primary driver of the masterplan, with dedicated flood storage and stormwater management areas integrated into the design to ensure that flood risk is not increased on or off site. Transport effects are able to be accommodated within the wider network, with further refinement to be undertaken through detailed modelling and design.

The Project will deliver significant positive economic outcomes, including increased housing supply, improved housing affordability, enhanced retail and employment opportunities, and the creation of a more vibrant and functional town centre environment. It represents an efficient and strategic use of a key site within the urban area and will contribute to the realisation of a compact, well-functioning urban form.

Overall, the Project is consistent with relevant statutory and strategic planning documents, including the NPS-UD, the MCZ Structure Plan, and KCDC's growth strategy - Te Tupu Pai – Growing Well. The Project directly supports the planned intensification and expansion of the Paraparaumu town centre and provides a logical and anticipated extension to the existing urban form.

The level of information provided with this referral application is sufficient to enable a full understanding of the Project, its effects, and its alignment with the relevant criteria set out in the Act. Accordingly, the Project is well suited to the fast-track process, and there are no matters that warrant it being declined for referral.

2. INFORMATION REQUIREMENTS

2.1 FAST-TRACK APPROVALS ACT 2024

This *Referral Report* has been prepared to address the information requirements of Section 13 of the Fast-Track Approvals Act 2024 (including section 13(4)). The report provides a description of the Project, its potential effects, and all other matters required to support the referral application. Further technical detail is provided in the accompanying technical assessments, which form part of the overall application documentation and should be read in conjunction with this report.

As set out in Section 6 of this report, the Applicant has satisfied the notification and consultation requirements as set out in Section 11 of the Act.

3. PROJECT BACKGROUND

3.1 CURRENT FAST TRACK LISTING

The New Central Park project was originally advanced through a Fast-track referral application lodged in May 2024. This scheme sought to deliver an extension to the Paraparaumu Town Centre, comprising a broad mix of residential, commercial, large format retail, tourism and community activities. This included an anticipated yield of approximately 1,800 dwellings, alongside substantial supporting infrastructure such as new arterial roading, stormwater management systems, and the realignment and restoration of the Wharemaukū Stream. The proposal also incorporated the 'Whale Song' public art and tourism attraction, intended to contribute to regional identity, employment, and economic growth.

The masterplan included in the previous referral application is illustrated in Figure 1 below.



FIGURE 1: MASTERPLAN PROVIDED WITH THE PREVIOUS REFERRAL APPLICATION

While the previous masterplanned scheme was subsequently listed within the Act, further detailed design following lodgement identified that the scale and yield anticipated by the initial proposal were overly

ambitious and not readily achievable when tested against infrastructure constraints, ecological considerations, and market realities.

In response, the developer has undertaken a comprehensive reset of the project. This has involved retaining key technical inputs from engineering and ecological specialists, while establishing a refreshed project team to critically reassess the masterplan in light of a refined project vision. The revised approach has been grounded in delivering a more realistic and implementable outcome, informed by updated market demand, economic feasibility, and ongoing stakeholder engagement.

The resulting proposal seeks to maintain the core intent of the original development, namely, the delivery of a significant mixed-use town centre extension, while reconsidering the scale and composition of development. In particular, the revised scheme continues to provide for housing supply, positive ecological outcomes, but also introduces an increased retail offering. This includes both large-format retail responding directly to market interest, as well as complementary smaller-scale retail intended to support and activate the town centre environment.

3.2 STAGE 1 EARTHWORKS AND SUBDIVISION RESOURCE CONSENTS

Prior to the Act being formally introduced, the Applicant lodged resource consent applications with both KCDC and GWRC for Stage 1 works, comprising the earthworks and subdivision required to enable the wider development envisaged through the previous masterplan.

Those applications are currently on hold pending responses to requests for further information ('RFIs'). If this referral application is accepted, those applications will be withdrawn prior to lodgement of the substantive fast-track consent application.

Importantly, it is not the Applicant's intention to use the fast-track process to circumvent or override matters raised through the RFI process. Rather, the fast-track application will provide a comprehensive consent enabling the full extent of the project including the ultimate built form (i.e. not just earthworks and subdivision components), to be assessed holistically.

To support this, the technical reports included in the fast-track consent application will directly address the matters raised by both Councils. This will include clear cross-referencing to the relevant RFI points, demonstrating that identified issues have been appropriately considered as part of the fast-track consenting process.

These previous applications can be provided to MfE if requested.

4. PROPOSAL AND EFFECTS

4.1 PROJECT SITE DESCRIPTION

4.1.1 PROJECT GEOGRAPHICAL LOCATION

Under Section 13(4)(d) of the Act, a referral application must include a description or map of the whole project area that identifies its boundaries in sufficient detail to enable consideration of the referral application.

The Site is illustrated in **Figure 1** below.



FIGURE 1: LOCATION MAP (Source: KCDC Online Maps)

The Site is located to the west of the Paraparaumu Town Centre and is bounded by the Kāpiti Expressway, Kāpiti Road, Rimu Road and Ihakara Street. It has an area of approximately 28ha.

While currently largely undeveloped, the Site has been subject to a number of modifications associated with surrounding infrastructure and servicing works. This includes the construction of the Kāpiti Expressway, channelisation of the Wharemaukū Stream and associated drainage works, and the establishment of above-ground network utilities. The balance of the Site has been utilised for rural / farming purposes.

A single shed is located on the Site, with existing vehicle access provided from Kāpiti Road at the Kāpiti Road / Arawhata Road intersection. This intersection has been designed to accommodate future roading connections to the Site.

4.1.2 RECORDS OF TITLE

New Central Park Limited owns the majority of the Site. As noted, it is a related entity to, and the development vehicle of, The Wellington Company Limited.

The Wellington Company has support from, and commercial arrangements with KCDC to facilitate the delivery of the project. Agreements in place, or currently being progressed, relate to the delivery of the proposed Airport Link Road, Western Link Road, and Iver Trask extension. These agreements will also provide for the use of KCDC land, as illustrated on the masterplan, for flood storage and wetland offsetting required to support the delivery of this infrastructure.

A list of the Site where works will occur to deliver the project is provided in **Table 1** below. The titles for these properties are provided in **Appendix 1A**.

TABLE 1: PROJECT SITE ALLOTMENT DETAILS

ADDRESS	TITLE & LEGAL DESCRIPTION	AREA	RELEVANT INTERESTS	OWNER	PROPOSED WORKS
109 Kāpiti Road	822629 – Section 4 SO 501569	10.4344ha	—	New Central Park Limited	Primary development site
77 Kāpiti Road (as per address on KCDC Property maps)	822686 – Section 3 SO 501569	17.5925ha	Proclamation 10183039.1 – right (in gross) to drain stormwater over part marked B on SO 501569 in favour of Her Majesty the Queen	New Central Park Limited	Primary development site
Addresses vary Sec 1: 175 Rimu Road Sec 2: 1 Brett Ambler Way & 15 Ngahina Street Sec 3: 10 Brett Ambler Way & 12 Ngahina Street Sec 4: 7 Ngahina Street	1068482 - PT SECS 1-4 SO 570550	8.0079ha (total)	Easement Instrument 9714653.3 (right of way)	KCDC	Reshaping and planting as part of wetland / flood storage area. Proposed road connection
-	636810 – Lot 4 DP 470759	2.809 ha	Subject to the Reserves Act 1977 (Local Purpose Reserve – Drainage); Easement Instrument 9714653.3 (right of way)	KCDC	Reshaping and planting as part of wetland / flood storage area
1 Brett Ambler Way & 15 Ngahina Street	1068482 – Section 2 SO 570550	8.0079 ha	Easement Instrument 9714653.3 (right of way)	KCDC	Reshaping and planting as part of wetland / flood storage area; earthworks for road to Iver Trask Place
1 Brett Ambler Way	Section 2 SO 570550	0.2222 ha		KCDC	Infrastructure works and potential road connection works

In addition, to avoid any scope issues, the engineer has identified that some minor physical works may need to be undertaken on the properties listed in **Table 2** below and illustrated in **Figure 2** below. These properties have been included to ensure that any works required to tie in roading connections, trench and install infrastructure, or connect into existing networks can be included in the application. While the final design may not require works across all of these properties, they are included at this stage to provide sufficient flexibility and avoid any potential scope limitations through the Fast-track approvals process. The titles for these properties are provided in **Appendix 1C**.

TABLE 2: OTHER PROPERTIES WHERE PHYSICAL WORKS MAY BE REQUIRED

ADDRESS / LOCATION	TITLE & LEGAL DESCRIPTION	LOT AREA	OWNER	PROPOSED WORKS
Rimu Road, Paraparaumu	Lot 67 DP 42273		Kāpiti Coast District Council	Minor physical works (if required)
State Highway 1 (adjacent wetland)	715702 Section 1 SO 470914	9,977m ²	NZ Transport Agency Waka Kotahi	Minor physical works (if required)
State Highway 1	1074586 Sections 6, 7, 8, 9, 11, 14, 16 SO 505430		NZ Transport Agency Waka Kotahi	Minor physical works (if required)
179 Rimu Road	636808 Lots 1 and 2 DP 470759	5.12ha	Ngahina Developments Limited	Minor physical works (if required)
175 Rimu Road	1068482 Pt Secs 1-4 SO 570550	8.0079 ha	Kāpiti Coast District Council	Minor physical works (if required)
Ihakara Street (drainage channel)	175335 and 265124 Lot 7 DP 342714 and Lot 13 DP 361734	Lot 7: 5,615m ² Lot 13: 1,310m ²	Kāpiti Coast District Council	Minor physical works (if required)
Ihakara Street (drainage channel)	175334 Lot 6 DP 342714	2,058m ²	Kāpiti Coast District Council	Minor physical works (if required),
Kāpiti Road (road reserve strip)	822685 and 822628 Sections 1 and 2 SO 501569	Sec 1: 2,227m ² Sec 2: 193m ²	Kāpiti Coast District Council	Minor physical works (if required)
Kapiti Road (Stormwater detention pond site)	715699 Section 3 SO 470914	1.4166ha	Kāpiti Coast District Council	Minor physical works (if required)



FIGURE 2: ADDITIONAL PROPERTIES WHERE WORKS MAY BE REQUIRED

PUBLIC CONSERVATION LAND

Through the pre-lodgement notification process, DOC identified the following properties that are local purpose reserves:

Included in Appendix 1A — Primary Site Titles:

- Lot 4 Deposited Plan 470759;

Included in Appendix 1C — Other adjacent properties where works may occur:

- Lot 7 Deposited Plan 342714;
- Lot 13 Deposited Plan 361734

These properties are Local Purpose Reserves owned by Kapiti Coast District Council (see **Figure 2A** below) are subject to the Reserves Act 1977 and therefore fall under the definition of 'public conservation land' under the Act. Refer definition as follows:

public conservation land means land to which either or both of the following apply:

(a) the land is held, managed, or administered under the Conservation Act 1987, the National Parks Act 1980, the Reserves Act 1977, or the Wildlife Act 1953:

(b) the land is listed in Schedule 4

As outlined above, a number of adjoining parcels have been included within the 'project area' to ensure any ancillary works associated with the development could be appropriately authorised. At this stage, works that may be required within the reserve parcels are expected to be limited to three waters and utility connections, associated earthworks, and potentially some minor path upgrades. The exact nature and extent of any works remain uncertain given the current stage of design.

It is entirely possible that no works, or only very minor works, will ultimately be required within these parcels. Their inclusion is therefore largely precautionary, ensuring that any necessary connections or infrastructure works can be accommodated if detailed design identifies a need.

The Applicant has raised this with KCDC and potential works within these allotments will form part of ongoing engagement through the preparation of the fast-track consent application.



FIGURE 2A: LOCAL PURPOSE RESERVES

ADDITIONAL 'BACK UP' WETLAND OFFSET PROPERTY

In addition to the core project site, the application includes a 'back-up' property at 180, 186, 196 and 198 Sims Road, Te Horo, as illustrated in Figure 2 and detailed in Table 3 below. The titles for these properties are also provided in Appendix 1B. This land is identified as a contingency option for off-site wetland offsetting, should it not be fully achievable within the project site (inclusive of KCDC land). In practice, this scenario is considered highly unlikely. The extent of land required within the project site has been primarily driven by flood detention requirements, with wetland offsetting comprising a slightly lesser component. As such, it is anticipated that all offsetting can be accommodated within the project site. Notwithstanding this, the inclusion of the Te Horo property at this stage provides a potential back up, avoiding the need for subsequent amendments to the project listing in the Act should off-site offsetting be required.



FIGURE 3: PROPOSED 'BACK-UP' OFF-SITE WETLAND OFF-SETTING PROPERTIES

TABLE 3: OFF-SITE OFFSETTING SITE ALLOTMENT DETAILS

ADDRESS	TITLE & LEGAL DESCRIPTION	AREA	OWNER	PROPOSED WORKS
196 Sims Road, Te Horo	Lot 6 DP 31319 WN8A/520	4.1733ha	Ian Bracken Cassels, MK Trustee (TWC) Limited, Patricia Caitlin Taylor	Off-site wetland off-setting
198 Sims Road, Te Horo	Lot 7 DP 31319 WN8A/521	4.1607ha	Ian Bracken Cassels, Patricia Caitlin Taylor	Off-site wetland off-setting
186 Sims Road, Te Horo	Lot 2 DP 31319 WN8A/519	22.8293ha	Far Fetched Limited (Directors are Ian Cassels and Caitlin Taylor)	Off-site wetland off-setting
180 Sims Road, Te Horo	Lot 1 DP 445279 580636	16.2889ha	Ian Bracken Cassels, Patricia Caitlin Taylor	Off-site wetland off-setting

4.1.3 SITE ZONING AND OVERLAYS / AREAS

KAPITI COAST OPERATIVE DISTRICT PLAN

The Project Site is located in the Metropolitan Centre Zone and Natural Open Space Zone as illustrated in Figure 4 below.



FIGURE 4: DISTRICT PLAN ZONING

The Site zoning, overlays and notations are set out in Table 3 below.

TABLE 3: KAPITI DISTRICT PLAN ZONES, OVERLAYS AND NOTATIONS

PLANNING LAYER	DETAILS
Zones	Metropolitan Centre Zone Natural Open Space (Lot 7 DP 342714 and Lot 13 DP 361734)
Precinct	Metropolitan Zone Precinct C (PREC30) and subject to the Metropolitan Centre Zone Structure Plan (Appendix 19)
Designations	NZTA-005 - State Highway Purposes - MacKays to Peka Peka Expressway KCDC-031 - Plantation Reserves

TABLE 3: KAPITI DISTRICT PLAN ZONES, OVERLAYS AND NOTATIONS

PLANNING LAYER	DETAILS
Overlays	Coastal Environment Airport Plan: Runways Height Surfaces (Grass Runway 12/30 Take-off Approach)
Hazards	Flood Hazard – Ponding Flood Hazard – Storage Flood Hazard – Stream Corridor Flood Hazard – Overflow Path
Road Hierarchy	Kāpiti Road - Major Community Connector Rimu Road - Centres Route Ihakara Street - Major Community Connector Iver Trask Place - Neighbourhood Access Route

The Site also falls within the Metropolitan Centre Zone Structure Plan as included in Figure 5 below.

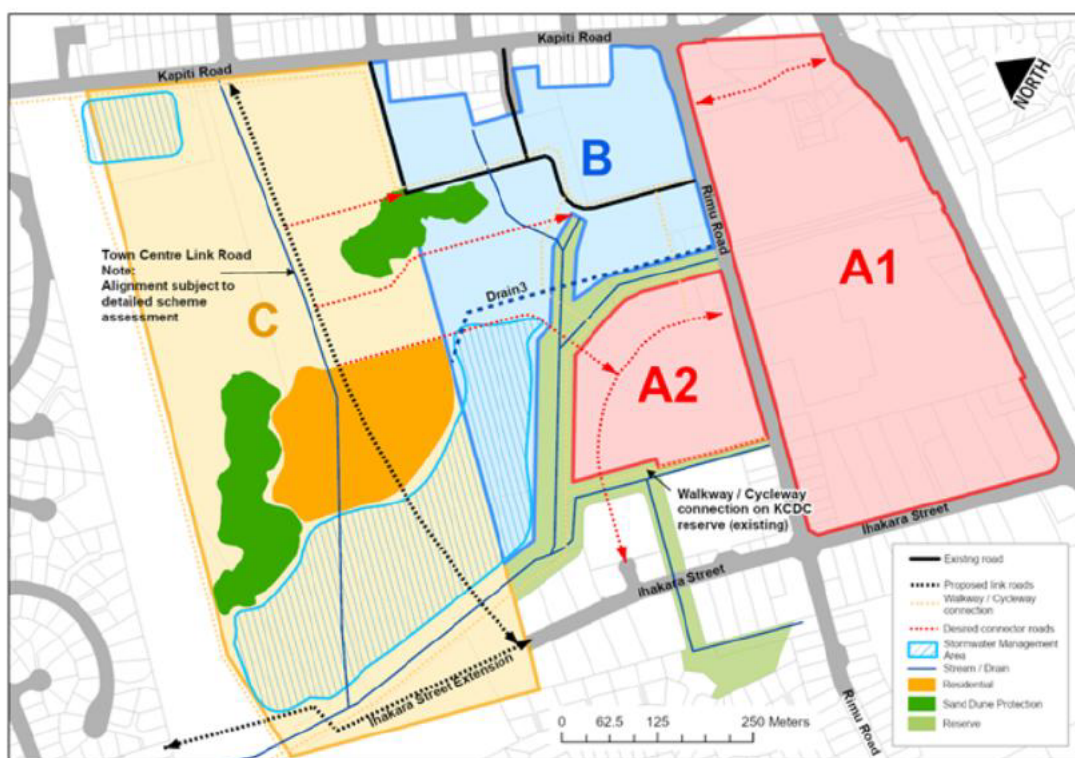


FIGURE 5: METROPOLITAN CENTRE ZONE STRUCTURE PLAN

As set out in Appendix 19 of the District Plan, the purpose of the Structure Plan is to:

“plan for an integrated Metropolitan Centre Zone within the Paraparaumu Sub-Regional Centre. The Structure Plan, in conjunction with the District Plan policies and rules, sets out the land use activities, transport network, public open space network and stormwater management for the Metropolitan Centre Zone.”

The focus of the Structure Plan is to provide strategic planning to achieve the following:

- Retail and commercial areas being located where these activate the following roads/streets:
 - existing State Highway One (Main Road);
 - Rimu Road;

- *the desired connector roads in Precinct A;*
- *Strengthen the role and function of the existing retail and commercial core (Precinct A) to better provide for the community's retail, social and commercial needs;*
- *Provide for residential activities to encourage medium density residential development to occur close to the town centre;*
- *Clustered community facilities (in Precinct B);*
- *Provide for commercial, limited retail and residential activities (in Precinct C);*
- *Provide for a large consolidated stormwater management area and if practicable, wetland to provide for ecological and amenity values;*
- *Recreational opportunities along the Wharemaukū Stream, Drain 3, other stormwater management and wetland areas, and in Precinct B;*
- *Increased connectivity (the road, cycle and walkway network) throughout the area which does not impede proposed link roads and desired connector roads shown on the Structure Plan; and,*
- *A link road between the Kapiti Road/Arawhata Road intersection and the Ihakara Street extension that provides a strategic east-west transport and freight connection, alleviates traffic issues on Kapiti Road, and enables connections to desired connector roads.*

NATURAL RESOURCES PLAN FOR THE WELLINGTON REGION

Wharemaukū Stream (Te Manga o Wharemaukū) is recognised under the Greater Wellington Operative Natural Resources Plan ('NRP') as having the following scheduled values:

- Schedule B Ngā Taonga Nui a Kiwa
- Schedule C Sites with Significant Mana Whenua Values
 - Te Ātiawa ki Whakarongotai.
- Schedule F Ecosystems and Habitats with Significant Indigenous Biodiversity Values
 - Threatened or at risk fish habitat (Schedule F1)
 - Migratory fish habitat (Schedule F1)
- Category 1 Surface Waterbody
- River Class 6

The Site is not listed on the Greater Wellington Selected Land User Register and has no known history of Hazardous or Industrial Activities being undertaken on it.

4.1.4 TE TUPU PAI – GROWING WELL (CENTRAL PARAPARAUMU)

Te Tupu Pai – Growing Well is KCDC's long-term growth strategy, which sets out how and where growth is to be accommodated across the district. It provides a strategic framework to manage population growth, housing demand, and urban development over time, with a clear focus on achieving a more compact, efficient, and sustainable urban form by directing growth to appropriate locations supported by infrastructure and services.

Within this framework, Central Paraparaumu is identified as the primary centre for the Kāpiti Coast District, intended to develop over time into a city centre that provides the scale, facilities, and diversity of activities expected of a metropolitan hub. Refer Figure 6 below.

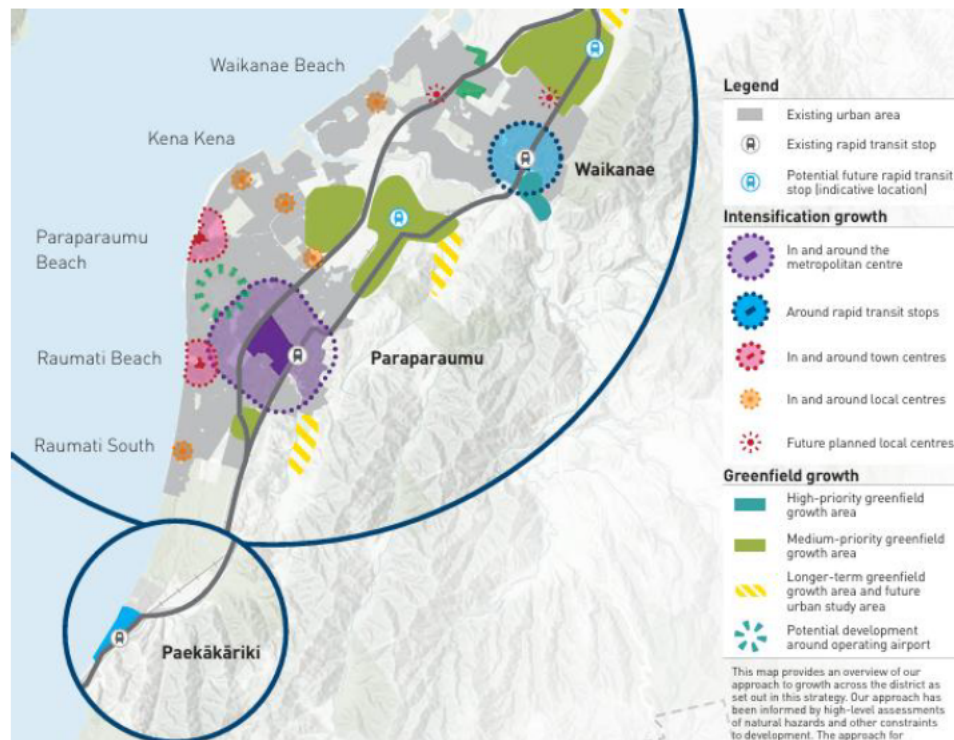


FIGURE 6: GROWTH STRATEGY MAP

The Projects alignment with this strategy is set out in Section 5 of this report.

4.1.5 SITE HAZARDS

As described in Section 4.2 of the *Infrastructure Memo* there is an identified flood hazard across parts of the Site. Refer Figure 7 below (Figure 1 of the *Infrastructure Memo*)



FIGURE 7: KCDC FLOOD HAZARD MAP (Source: KCDC GIS)

4.1.6 SITE ECOLOGY

Bioresearches have been involved in this development since the land was purchased by TWC in 2022. This has included undertaking detailed site assessments that culminated in the preparation of an Ecological Assessment and other reports to support the KCDC and GWRC consent applications. As a result, there is already a well-established and robust understanding of the ecological values present across the site. A significant body of ecological reporting has therefore already been completed, which provides a strong foundation for this application.

As further described in sections 2 and 3 of the *Ecology Memorandum* in **Appendix 8**, the ecological values of the Site have been assessed, including assessments of terrestrial habitats, avifauna, lizards, bats, and freshwater habitats. Assessments of existing ecological values were a combination of desktop analysis and on-site field assessments.

A desktop review of various online GIS databases was undertaken to determine the extent of ecological protection overlays (e.g., covenants, conservation land, SNAs), 'ecosystem type' classifications, and visualise historical land-use using historical aerial images. Previous ecological reports for the site and faunal databases (including Department of Conservation BIOweb for lizards and bats, iNaturalist, eBird, NZ fish database, eDNA databases) were reviewed.

In addition, the Kaitiakitanga Plan for Te Ātiawa Ki Whakarongotai, Ātiawa Ki Whakarongotai Whakarongotai te moana Whakarongotai o te wa, was read and acknowledged prior to the field investigations.

Freshwater assessments included the desktop reviews, and on-site ecological valuations and classification of aquatic habitats. Overland flow paths were ground-truthed and classified as to their permanent, intermittent or ephemeral status in accordance with Greater Wellington Regional Council 2021 Guidance. In addition, these watercourses were assessed as to whether they were natural or artificial, using information from both the desktop re-view and site visits. Stream Ecological Valuations (SEVs) were undertaken on representative reaches of the streams. During this initial assessment work engagement was undertaken (including site visits) with both KCDC and GWRC advisors and Te Ātiawa.

Potential wetland areas were assessed following the MfE wetland delineation protocols, including vegetation assessments and wetland hydrology to determine whether the areas meet the definition of a 'natural inland wetland' under the National Policy Statement for Freshwater Management ('NPS-FM').

The assessment work culminated into the completion of the following reports:

- Bioresearches (2023a) Memorandum: 77 Kapiti Road – Remediation. Memo to The Wellington Company. 19 November 2023. 1 pg.
- Bioresearches (2023b) Memorandum: Kapiti Development Proposed Wetland Hydrology. Memorandum to The Wellington Company. 14 December 2023 4pp.
- Bioresearches (2023b) 77-109 Kapiti Road, Paraparaumu Stream and Wetland Loss Offset Report December 2023. V3 dated 14 December 2023. 47 pp.
- Bioresearches (2024) Memorandum: 77 – 109 Kapiti Road, Paraparaumu S92 Response. Memorandum to The Wellington Company. 11 June 2024. 14 pp.
- Bioresearches (2025a) Memorandum: Bat Survey Dec 2024 – Jan 2025: 77 – 109 Kapiti Road, Paraparaumu. Memorandum to The Wellington Company. 15 April 2025. 6pp.
- Bioresearches (2025b) Memorandum: Lizard Survey April 2025: 77 – 109 Kapiti Road, Paraparaumu. Memorandum to The Wellington Company. 1 May 2025. 5pp.
- Bioresearches (2025c) 77-109 Kapiti Road, Paraparaumu Assessment of Ecological Effects. Report for The Wellington Company. Version 6 Dated 27 May 2025. 95pp.

The identified and assessed ecological values of the site as set out in the above reports are provided in Section 4 of the *Ecology Memorandum* and summarised as follows:

- The site is mostly vegetated with weedy pasture, with localised areas of scrubby vegetation present. (Figure 1 of the *Ecology Memorandum*).
- The Site is bisected by a watercourse, a deep straight drain, which runs from the north to discharges into the Wharemaukū Stream, which flows in a southerly then westerly direction around the site in the south of site (Figure 2). Multiple smaller drains discharge into this watercourse. The Wharemaukū Stream adjacent to the site is situated within an artificially straightened channel, which is mapped as a 'highly modified stream' by GWRC (and therefore can be subject to mechanical maintenance as a permitted activity).
- The ecological values of the freshwater habitats ranged from moderate (Wharemaukū Stream, five of the wetlands, and lower Watercourse 1), to low (the remaining four wetlands), to negligible (the drains, including most of Watercourse 1).
- Nine natural inland wetlands, dominantly pastoral wetlands, totalling 5.3ha, were delineated on the wider site, including the KCDC land (Figure 2 of the *Ecology Memorandum*). Owing to the site's agricultural history, all wetlands within the site have been cleared of original vegetation and are classified as 'Exotic Wetlands' as they are heavily dominated by exotic pasture species. All wetlands within the site are heavily impacted by historic and ongoing stock access and grazing, which has led to pugging, vegetation modification and reduced water quality. None of the wetlands have an effective riparian buffer; and were primarily surrounded by grassland or exotic scrubland. Water levels within the wetlands were intermittent, and when wet were mostly limited to saturated soils (with occasional pooling), but at other times were completely dry.
- Only one Threatened 'At Risk' bird species was confirmed to be present on site during the site visit – the New Zealand pipit (At Risk – Declining), which was observed foraging within the site within the open grassland areas, and the site is confirmed to provide habitat for other Not-Threatened native birds.
- Although the survey resulted in no lizards being found on Site, it is considered possible that ground-dwelling skinks may persist within the site, such as the northern grass skink, in low densities.
- The ecological values of the site were assessed as negligible to low for terrestrial habitats; moderate for avifauna; moderate for lizards; and negligible for bats (Table 1 of the *Ecology Memorandum*).

4.1.7 SURROUNDING ENVIRONMENT

The Site is located on the western edge of the Paraparaumu town centre and occupies a transitional position between the established town centre and the Kāpiti Expressway. The surrounding environment is characterised by a mix of urban and peri-urban elements, including large format retail, commercial activities, transport infrastructure, open space and undeveloped land.

The *Urban Design Assessment* identifies that the existing town centre environment is predominantly car-oriented, with large-format retail buildings, expansive surface carparking, and limited street-based activation. While the centre performs an important commercial function, it currently lacks a clearly defined urban structure, legible movement network, and strong sense of place. Pedestrian and cycle connections are fragmented, and there is limited integration between different parts of the centre.

The Site itself reflects this transitional context. It is largely undeveloped and characterised by open grassland, modified drainage channels, remnant dune landforms, and a realigned and straightened Wharemaukū Stream along its southern boundary. These features contribute to an urban-fringe character, with ecological and hydrological systems that extend beyond the site and into the wider catchment.

To the north and east, the Site is bounded by established urban development, including commercial and retail activities along Kāpiti Road, as well as civic and community facilities within the wider town centre.

To the west, the Kāpiti Expressway forms a significant infrastructural edge, generating both visual and aural effects, but also providing a clear boundary to urban expansion. To the south, the Wharemaukū Stream corridor provides an important ecological and open space connection.

The *Urban Design Assessment* notes that the wider environment is in transition, with the MCZ Structure Plan anticipating a more compact, mixed-use and connected urban form over time. In this context, the site represents a key opportunity to contribute to the evolution of the town centre by providing improved connectivity, a more coherent urban structure, and enhanced integration between built form and natural systems.

Overall, the surrounding environment is characterised by a mix of established urban development, infrastructure and natural features, with the site occupying a strategically important location that plays a significant role in the planned growth and transformation of the Paraparaumu town centre.

SURROUNDING ROAD NETWORK

With respect to the surrounding roading network, and as further described in Section 2 of the *Transport Appraisal*, the Site is strategically located adjacent to the established Paraparaumu town centre with key surrounding roads including Kapiti Road, Rimu Road, Ihakara Street, and Iver Trask Place, which collectively provide east–west and north–south connections between the town centre, the State Highway 1 ‘Kapiti Expressway’ (Expressway), adjacent suburbs and their communities, and key civic facilities.

Kapiti Road abuts the Site’s northern boundary and is classified as a major community connector, having the function of joining significant areas of population / major transport nodes and providing access to regionally significant destinations (Paraparaumu town centre). Ihakara Street (also a major community connector) abuts the southern end of the Site and links with Rimu Road (centres route) and Old SH1 to the east. Iver Trask Place functions as local connection linking the town centre with civic activities including the Council offices and library.

Public Transport

Available public transport services in the vicinity include local bus routes operating along Kapiti Road and Rimu Road, and frequent rail services that operate along the Kapiti Coast Line through to Wellington City from the Paraparaumu rail station, which is located approximately 1km east of the proposal Site. The Site is also well connected to the regional walking and cycling network, including shared paths along Kapiti Road, the Wharemaukū Stream corridor, and connections to the Kapiti Expressway shared path.

4.2 THE PROJECT

4.2.1 PROJECT NAME

The name of the Project is ‘New Central Park’.

4.2.2 PROJECT AUTHORISED PERSON

The Applicant of this referral application is New Central Park Limited (‘NCPL’). This entity is a member of The Wellington Company group of companies, where NCPL is the SPV set up specifically to develop the project site.

TWC, together with the project team, have significant experience in developments of this nature and has financing to fund the Project.

The Authorised Person confirms that the Project is not proposed as an ‘alternative project’.

4.2.3 PROJECT DELIVERY DATES AND STAGING

Under Section 13(4)(f) it must include a statement of whether the project is planned to proceed in stages and, if so, an outline of the nature and timing of the staging.

It is intended that the Project be applied for in a single resource consent (i.e. no staged fast track consents will be sought).

In summary, the anticipated timeframes for development are as follows:

- a) Planning Fast Track – 12 Months
- b) Detailed Design and Council Engineering Approvals – 9 Months
- c) Civils and Earthworks – 24 Months
- d) Construction – Buildings to be delivered over a period of 10 years.

For reference, a draft development programme is attached as **Appendix 2**. This programme anticipates that civil and earthworks will be undertaken in one stage.

4.2.4 PROJECT DESCRIPTION

NCPL seek referral to utilise the fast-track consent process to obtain the necessary approvals for the masterplanned development of 77 and 109 Kapiti Road, Paraparaumu.

The scope of the Project is to subdivide land and construct and operate a mixed-use development on land located at 77 and 109 Kapiti Road.

The development will comprise:

- a) Subdivision consent to create approximately:
 - i) 370-470 residential allotments;
 - ii) Apartment allotments that will be the subject of future unit-title subdivision, to reflect the construction undertaken.
 - iii) Two large format retail allotments
 - iv) Smaller commercial / speciality retail allotments
 - v) Road reserves to be vested with KCDC
 - vi) A large reserve area to provide for wetland offset and flood detention
 - vii) Additional open space and access lots, including for stormwater management and shared path connections.
- b) Land use consent undertake the following:
 - i) Construction of 520-620 residential units across a range of typologies (including terrace housing, duplexes, standalone dwellings and apartments);
 - ii) Construction and operation of large format retail buildings and activities;
 - iii) Construction and operation of speciality retail, commercial and service-based activities, with final building form and layout guided by bulk and location controls and site-specific design guidance;
 - iv) Construction of associated roading and access including carparking, loading areas, signage and landscaping;
 - v) Public and private open space areas; and
 - vi) Creation of off-site wetland off-setting areas at 180, 186, 196 and 198 Sims Road, Te Horo.

- c) Infrastructure servicing associated with the subdivision and development, including:
 - i) Roads and transport infrastructure;
 - ii) Parking, accessways and shared paths;
 - iii) Three waters infrastructure (stormwater, wastewater and potable water);
 - iv) Stormwater management infrastructure; and
 - v) Flood detention and conveyance.

The project may involve the following activities:

- a) Subdivision of land;
- b) Bulk earthworks, including discharges to land and water, stream reclamation and diversion, minor culverting works, and erosion and sediment control;
- c) Earthworks and development within identified flood hazard areas (including ponding, storage and overland flow paths);
- d) Construction and operation of residential units, retail and commercial buildings;
- e) Development of open space, including wetland offset planting, ecological restoration, and enhancement of the Wharemaukū Stream corridor;
- f) Diversion, treatment and discharge of stormwater, including within and adjacent to wetlands;
- g) Reclamation and partial reclamation of natural inland wetlands;
- h) Earthworks within proximity to wetlands and watercourses;
- i) Construction and operation of three waters infrastructure;
- j) Construction of roads, vehicle access, and transport infrastructure, including structures such as culverts (including over the Wharemaukū Stream);
- k) Installation of utilities and network infrastructure (power, telecommunications and gas);
- l) Vegetation clearance;
- m) Potential off-site wetland offset planting at 180, 186, 196 and 198 Sims Road, Te Horo; and
- n) Ongoing operation and maintenance of the development, including stormwater and open space management.

Further details of the proposal are outlined in the accompanying technical reports.

4.2.5 DEVELOPMENT OF THE PROJECT

The revised project and supporting masterplan are the result of an iterative design and assessment process. This has included feasibility testing, concept design development, and the preparation and lodgement of previous resource consent applications, as well as ongoing engagement with mana whenua, KCDC and GWRC.

As noted, an earlier referral application was also progressed and approved; however, following further testing, engagement and refinement, that proposal was not advanced. The current proposal reflects a

more realistic, deliverable and consentable masterplan that has been developed in response to the significant work and technical assessment already undertaken.

Through these processes, a detailed understanding of the site's physical characteristics, constraints and opportunities has been developed. This includes consideration of flood hazards, existing drainage networks, ecological values, geotechnical conditions, infrastructure capacity, and the site's relationship to the wider town centre. The work undertaken to respond KCDC and GWRC RFI's has further refined this understanding and informed the evolution of the masterplan.

The *Urban Design Assessment* confirms that the current proposal reflects a comprehensive, multi-disciplinary design response, informed by technical inputs across architecture, planning, engineering, ecology and urban design. The masterplan has been iteratively developed to respond to these inputs, with key structuring elements, including the movement network, open space network, land use distribution carefully integrated to achieve a coherent and functional urban environment.

Importantly, the Project has not been developed in isolation. It responds to the existing and anticipated future structure of the Paraparaumu town centre, including the MCZ Structure Plan, and has been shaped by an understanding of how the site can most effectively contribute to the function, vitality and growth of the wider centre.

As a result of this iterative process, the Site, its surrounding environment, and the potential effects of development are well understood.

THE REVISED MASTERPLAN

The masterplan included with the referral application is a 'proof of concept' that illustrates the intended form, structure and outcomes of the proposed development. As confirmed in the *Urban Design Assessment*, it establishes a coherent spatial framework that integrates land use, movement, open space and infrastructure in a manner that responds to the site's constraints and opportunities and the wider Paraparaumu town centre context.

The masterplan demonstrates how the Site can be developed to deliver a legible, connected and mixed-use urban environment, including:

- A clear movement hierarchy anchored by the east–west Link Road and connections to the wider network;
- A central community “heart” supported by higher intensity uses;
- A network of open space, including wetland and stream corridors, integrated with stormwater and flood management; and
- A range of residential typologies and commercial activities distributed to optimise amenity and functionality.

Importantly, the masterplan is indicative in nature and is not intended to fix the detailed design of the development. It provides a framework within which more detailed design will occur. Further refinement and evolution of the masterplan will be undertaken through the fast-track consent process, informed by further technical investigations and ongoing engagement with mana whenua, KCDC, GWRC, infrastructure providers and key stakeholders.

This approach is appropriate at this stage, with the masterplan providing sufficient certainty as to the nature and scale of development, while retaining the flexibility necessary to respond to detailed design, technical inputs and stakeholder feedback.

Overall, the masterplan demonstrates a well-considered and deliverable development framework that can be progressively refined, without altering the fundamental nature or outcomes of the Project as described in this referral application.

THREE WATERS AND UTILITY SERVICING

The project engineers have confirmed that the site can be adequately serviced with water supply, wastewater disposal, stormwater disposal and telecommunications. This is detailed in the *Infrastructure Memo* attached in **Appendix 5** and summarised as follows:

Stormwater Management

- Hydraulic neutrality will be achieved using local and/or centralised soakage devices (where ground soakage rates permit) and storage ponds which may be integrated into the flood mitigation areas where this is possible.
- Stormwater runoff from public roadways would need to pass through a treatment device prior to connecting to the new public stormwater network and ultimately discharging to the natural environment at the stormwater channels. This is likely to be by roadside rain gardens or centralised treatment swales.
- The stormwater system will be designed with the principles of Te Mana o te Wai and Water Sensitive Urban Design in mind. This will be done by preserving various watercourses and vegetated areas around the property, treating stormwater runoff and peak flow attenuation.
- As the wetland offset area is required to function as a natural wetland system, all stormwater discharging to it will be appropriately treated prior to entering the wetland. As such, the wetland itself is not intended to operate as an engineered treatment device, but rather as a natural ecological feature, and will not rely on ongoing maintenance for water quality treatment.

Wastewater

- Hydraulic Analysis Limited conducted an analysis for KCDC on behalf of Envelope Engineering to understand existing capacity constraints in the wastewater network and the impact that the proposed development would have on the wastewater network. The assessment confirmed that while the local network had capacity constraints, there were design solutions that would appropriately mitigate effects of additional development.
- The proposed wastewater network at the site will consist of gravity pipe networks with pump stations where required due to topography and/or for wastewater mitigation.

Potable Water

- Stantec conducted an analysis for KCDC on behalf of Envelope Engineering to understand existing capacity constraints in the potable water network and the impact that the proposed development would have on the potable water network. The report makes the following conclusions and recommendations:
 - The impact of the proposed development is expected to be minor for the current peak day and future scenarios.
 - The network provides sufficient resilience against outages or shutdowns including for fire supply.
- Based on the modelling conducted, the development can meet water supply requirements (potable and fire), with sufficient pressures and flows for the proposed development and anticipated land uses. Notably, the analysis and assessment was undertaken at a time when a larger development yield was being contemplated. As such, the current proposal, which reflects a more refined and moderated yield, is unlikely to give rise to any additional constraints in terms of network capacity or servicing requirements.

Utilities

- Envelope has previously engaged with the Telecommunications, Power and Gas Network Utility Operators (Chorus, Scanpower and Firstgas) who have confirmed that they have network adjacent to the site and that this can be extended to serve the proposed development.

Envelope Engineering confirm the following in Section 8 of the *Infrastructure Memo*:

Importantly, the engineering investigations and network engagement undertaken to date have been carried out over a number of years and were based on a development yield greater than that currently proposed. As such, the current refined proposal sits well within the bounds of what has previously been assessed, and there is a high level of confidence that servicing can be satisfactorily achieved.

In addition, flood hazard management has been a primary driver in the evolution of the masterplan. The layout has been iteratively developed in response to flood modelling, with appropriate provision made for flood storage and conveyance.

This ensures that both on-site and off-site flood effects can be effectively managed, and that existing flood risks are not exacerbated.

Overall, the investigations undertaken to date confirm that the Project can be adequately serviced by existing and upgraded three waters and utility infrastructure, with no constraints identified that would preclude development. Any servicing requirements can be appropriately addressed through further design work undertaken as part of the fast-track consent process. On that basis, effects associated with three waters and utility servicing are anticipated to be no more than minor and can be appropriately avoided, remedied, or mitigated.

FLOOD HAZARD MITIGATION AND MANAGEMENT

As noted in Section 3 above, portions of the Site are subject to flood hazard. Like the previous masterplan, the management of both on-site and off-site flood effects has been a key consideration in the development of the revised masterplan.

As further described in Section 4.3 of the *Infrastructure Memo*, updated flood models have informed the revised masterplan and will be continually refined to determine mitigation to ensure flood hazard is appropriately managed on-site.

As illustrated on the revised masterplan, flood hazard mitigation will largely comprise the creation of dedicated flood storage areas on site to allow for natural detention of flood waters.

Based on the preliminary flood modelling results, the proposed improvement measures (including the flood storage areas) will appropriately address the existing flood hazard at the site and will ensure that off-site flood hazard is not exacerbated.

Envelope Engineering confirm that flood modelling and assessment of flood hazards can be adequately addressed through the future fast track consent application and that:

In short, the assessments and modelling undertaken to date confirms that appropriate measures can be employed (as have been allowed for in the masterplan design) to ensure potential adverse effects associated with stormwater discharge or with undertaking earthworks and development within the existing flood areas can be adequately mitigated.

Overall, the preliminary modelling confirms that existing flood hazard can be appropriately managed without increasing risk on or off the site. Further detailed modelling and design will be undertaken as part of the fast-track consent application to refine the proposed flood mitigation measures and confirm that flood hazard effects are appropriately avoided, remedied, or mitigated.

ACCESS AND TRANSPORT

As further described in Section 3 of the *Transport Appraisal*, the Project includes delivering the following transport infrastructure:

- Construction of a new town centre Link Road connecting Kapiti Road (at the existing Arawhata Road intersection) to Ihakara Street;
- Provision for future extension of Iver Trask Place to provide an additional east–west connection through the Site and Ihakara Street extension under the Expressway;
- Signalised intersections to safely and efficiently accommodate vehicle, pedestrian, and cycling movements; and,
- Active mode infrastructure, including footpaths, shared paths and dedicated cycling facilities that connect the Site with the wider walking and cycling networks and established town centre activities. The Link Road will also be designed to support future bus services to extend through the development Site, further connecting it with the wider urban area.

The proposed internal movement network has been designed to provide a legible and well-connected development that integrates with the surrounding transport system, to support both vehicular and active mode trips, with the new infrastructure able to be designed in accordance with the latest industry standards and Council's *'Land Development Minimum Requirements'*.

As further described in Section 4 of the *Transport Appraisal*, the Proposal aligns closely with the operative Kapiti Coast District Plan and the MCZ Structure Plan, which specifically anticipates mixed-use activities across the Site extent (Precinct C), supported by new transport connections. A number of key strategic planning outcomes were identified as part of the MCZ Structure Plan development, which are reflected in the proposal and include:

- Increased connectivity (the road, cycle and walkway network) throughout the area which does not impede proposed link roads and desired connector roads; and
- Provision of a new town centre Link Road between Kapiti Road and Ihakara Street extension that provides a strategic transport connection and enables linkage to desired connector roads.

Preliminary feedback on the roading components of the masterplan has been provided by the KCDC Transport and Roding Team. In response, minor refinements have been made to the masterplan, including updates to labelling to more clearly articulate the intended road hierarchy and function. Importantly, the project team considers that this feedback does not necessitate any fundamental changes to the overall masterplan. Rather, the matters raised are typical design refinements that can be appropriately resolved through the detailed design process, supported by ongoing engagement with Council as part of the fast-track consent process.

EARTHWORKS

As outlined in Section 3 of the *Infrastructure Memo*, Envelope Engineering prepared the earthworks design for a previous iteration of the proposal and was actively involved in the associated resource consent applications to KCDC and GWRC. The Fast-track consent application will build on this established body of work and will respond to, and incorporate, the matters raised through Requests for Information (RFIs) issued by both councils in relation to the earlier earthworks applications.

In relation to the proposed earthworks, the following key matters are noted:

- The Site is relatively flat, except for two existing sand dune features located within the central portion of the site. The flatter areas are underlain by approximately 1–2 metres of shallow peat overlying deeper sand deposits. To enable suitable development platforms, the peat material will be undercut and replaced with engineered fill.

- Sand sourced from the existing dune features will be reused to infill the peat undercut areas, enabling efficient on-site material reuse. Surplus topsoil and peat will be reformed to create a reconfigured dune landform, maintaining an appropriate landscape response.
- The proposed earthworks seek to minimise the need to import or export material, while also facilitating the formation of flood-free building platforms across the developable areas of the site.

Overall, the proposed earthworks approach reflects a suitable response to the site's geotechnical and topographical constraints. It is anticipated that the final design and management of earthworks can be appropriately addressed through the Fast-track consent application, including the development of supporting management plans to ensure that associated effects are appropriately avoided, remedied, or mitigated.

ECOLOGICAL OFFSETTING

The revised masterplan has been informed by detailed ecological investigations and an iterative design process that has sought to further minimise effects on ecological values. In particular, stream works to the Wharemaukū Stream have been significantly reduced compared to earlier iterations, now limited to a single culvert crossing to enable access, with the remainder of the stream corridor retained and enhanced.

Given the presence and extent of wetlands across the site full avoidance is not practicable if the site is to be developed in a manner that aligns with the MCZ Structure Plan and appropriately responds to its strategic location adjacent to the Paraparaumu town centre. As such, wetland reclamation is required to enable a coherent and integrated urban form, including the delivery of connected transport infrastructure, developable land, and supporting activities.

The *Ecology Memorandum* confirms that the majority of wetlands on site are highly modified 'exotic wetlands', heavily influenced by historic agricultural practices, with reduced ecological function, limited riparian buffering, and intermittent hydrology. While these wetlands are recognised as having ecological value (ranging from low to moderate), their degraded condition presents a clear opportunity for enhancement through a comprehensive offsetting and restoration approach.

In accordance with the Ecological Impact Assessment ('EclA') Guidelines, the proposal adopts the full effects management hierarchy, prioritising avoidance and minimisation, followed by remediation and mitigation, and finally offsetting where residual adverse effects remain. Through this process, unavoidable effects associated with wetland reclamation are addressed through the creation and restoration of an enhanced and more functional wetland system integrated with the Wharemaukū Stream corridor.

As outlined in the *Ecology Memorandum*, the proposed wetland restoration and creation ensure no net loss of wetland extent and is anticipated to result in a substantial increase in ecological function and biodiversity through the establishment of contiguous, well-buffered habitats planted with appropriate native species. This seeks to improve ecological connectivity and habitat quality compared to the existing fragmented and degraded wetland system.

Importantly, it is intended that the wetland area provide a substantial area of publicly accessible open space. These areas will form a key component of the wider open space and movement network, providing pedestrian and cycle connections to the Wharemaukū Stream corridor and the town centre, while also delivering ecological offsetting.

Overall, the proposed offsetting approach demonstrates that, while wetland reclamation is required to enable the development, the application of the effects management hierarchy and the delivery of a wetland offsetting strategy will ensure that ecological effects are appropriately managed, with outcomes anticipated to be neutral or positive, including achieving an overall net gain in ecological function across the Site.

4.2.6 HOW RESPONSES TO NOTIFICATION AND CONSULTATION HAVE INFORMED THE PROPOSAL

Under Section 13(4)(ka), the application shall include a summary of how any responses to a notice given under Section 11(1)(b) have informed the proposal. Consultation and pre-lodgement notification is set out in Section 6 below.

The responses received through the Section 11 notification process, together with ongoing engagement with mana whenua and stakeholders, have informed the continued refinement of the Project and the Applicant's approach to the preparation of any substantive fast-track application.

While the feedback received has not resulted in any fundamental change to the overall purpose, scale or anticipated outcomes of the Project, it has informed a range of refinements and future workstreams, including:

- Refinements to aspects of the indicative masterplan, including amendments to elements of the proposed roading network and connectivity and urban structure following engagement with KCDC;
- Continued refinement of the proposed flood management (accommodating an updated model provided by KCDC), stormwater and ecology measures through discussions with GWRC and KCDC;
- Confirmation of the need to continue developing the proposed wetland restoration, stream enhancement and ecological outcomes as part of the substantive fast-track application;
- Confirmation from Te Ātiawa ki Whakarongotai that a Cultural Impact Assessment should be prepared to support the Project and that mana whenua should have an ongoing role in the development of the proposal;
- Improved understanding of engagement expectations and cultural protocols associated with the Project area through discussions with Te Ātiawa ki Whakarongotai;
- Confirmation of the importance of continuing to engage with Puketapu Hapū as part of the wider Cultural Impact Assessment and project development process;
- Adoption of practical feedback received through engagement, including the use of 'Kapiti' rather than 'Kāpiti' in future project documentation and communications where appropriate, consistent with advice received from Te Ātiawa ki Whakarongotai;
- Progression of work relating to reserve linkages, open space connections, lookout locations and opportunities to improve public access and community interaction with natural features within the Site, for further discussion with mana whenua and key stakeholders;
- Confirmation from Ngāti Toa Rangatira that it will continue to defer to Te Ātiawa ki Whakarongotai in relation to the Project while remaining informed as the proposal progresses;
- Identification by the Department of Conservation of approvals likely to be required under the Wildlife Act 1953 and for Complex Freshwater Fisheries Activities, which have subsequently been incorporated into this referral application;
- Confirmation from Heritage New Zealand Pouhere Taonga that an archaeological authority is likely to be required and that further archaeological investigations and tangata whenua engagement should be undertaken as part of any substantive application; and

Overall, the consultation undertaken to date has assisted in refining the Project, identifying future assessment requirements and establishing a pathway for ongoing engagement, technical review and workshoping throughout the fast-track approvals process.

4.3 DESCRIPTION OF ANTICIPATED AND KNOWN ADVERSE EFFECTS

Under Section 13(4)(h) of the Act, a referral application must include a description of the anticipated and known adverse effects of the project on the environment. Given this wording, a description of the effects has been provided and a more detailed assessment of these effects will be provided in the fast-track application, should this referral application be successful.

A description of the following anticipated effects and how they are intended on being appropriately addressed in the fast-track consent application is outlined in the following sections:

- a) Economic effects;
- b) Social effects;
- c) Ecological effects;
- d) Landscape and visual amenity effects;
- e) Earthworks and construction effects;
- f) Access and traffic generation effects;
- g) Urban design effects;
- h) Subdivision and servicing effects;
- i) Geotechnical effects;
- j) Climate change and natural hazard effects;
- k) Historical and archaeological effects;
- l) Cultural effects; and,
- m) Reverse sensitivity effects.

4.3.1 ECONOMIC EFFECTS

An *Economic Assessment* was prepared by Urban Economics to support this application and is provided in **Appendix 6**. It is acknowledged that the report has conservatively assessed the lower range of the proposed residential yield being approximately 520 dwelling units. With respect to the proposed retail and commercial activities, the assessment outlines that the Proposal will expand the district's retail and service offering, reducing expenditure leakage and increasing the retention of spending within the Kāpiti Coast. It also notes that, since 2016, employment growth (17%) has outpaced population growth (8%), indicating increasing local self-sufficiency. The proposal will further support this trend by enhancing the district's economic base and overall attractiveness as a place to live, work and invest, thereby supporting population retention and growth.

In terms of specific economic effects, the assessment outlines that the proposal delivers significant and measurable economic benefits, including a direct economic contribution of \$147.9 million in GDP and 920 FTE jobs during construction. When broader supply chain effects are taken into account, total (direct and indirect) construction-related impacts increase to approximately \$289.2 million in GDP and 1,625 FTE jobs across the wider economy. The development is also expected to generate \$63.7 million in ongoing annual GDP contribution, alongside improved retail efficiency and expenditure retention.

The residential component will deliver approximately 520 - 620 dwellings increasing the district's greenfield housing capacity from approximately 6.2 years to 8.4 years. Urban Economics have identified that this represents a significant contribution toward meeting medium-term housing demand under the NPS-UD. The development is expected to deliver housing at an average price of approximately \$765,000, positioning it at the more affordable end of the new-build market (18% more affordable) and supporting improved housing accessibility and market efficiency.

Overall, the *Economic Assessment* concludes that the proposal represents a comprehensive, efficient, and strategic use of a key live-zoned greenfield site, delivering a scale and mix of development that would not be achieved through smaller, uncoordinated projects. It strengthens and expands the district's primary centre, introduces a critical community dimension, improves access to housing and services, and delivers substantial and enduring economic benefits.

4.3.2 SOCIAL EFFECTS

The Project will deliver a range of positive social effects, arising from its integrated mixed-use nature, provision of housing, and enhancement of the Paraparaumu town centre as a sub-regional destination.

A key social benefit is the creation of a more vibrant and functional town centre environment. As identified in the *Urban Design Assessment*, the existing centre lacks a clearly defined street-based 'heart' and is dominated by vehicle movement and parking. The Project responds directly to this by establishing a central node or community focal point, supported by a mix of retail, commercial, residential and open space uses. This will support day-to-day interaction, increase activity throughout the day and evening, and enhance opportunities for social and community connection.

The Project also improves access to housing, employment, services and public open space within a highly accessible location. The site is located within close proximity to the train station, town centre, community facilities and public transport routes, enabling convenient access to key destinations. The *Urban Design Assessment* identifies that the development promotes a walkable, legible and well-connected environment, with strong pedestrian and cycle linkages integrated throughout the site and connecting to the wider network. This will support a more inclusive urban environment, particularly for those with limited access to private vehicles, including older persons, younger people and lower-income households.

The residential component will make a meaningful contribution to housing supply and diversity within the district. The proposal includes a range of dwelling typologies, including terrace housing, duplexes and apartments, as well as the potential for a retirement village. The *Urban Design Assessment* confirms that the development seeks to provide a variety of site sizes and housing types, including more affordable options, supporting a diverse and inclusive community. This will improve housing accessibility and enable a broader cross-section of the community to live in close proximity to employment, services and public transport.

The Project will also deliver public open space and recreational opportunities through the establishment of an integrated wetland, stream restoration and open space network. This large area is designed as multifunctional spaces that provide ecological mitigation and offsetting, stormwater management, and publicly accessible amenity. The *Urban Design Assessment* highlights that these features are key structuring elements of the development and will support passive recreation, walking and cycling, and connection to the Wharemaukū Stream corridor. Access to high-quality open space and natural environments is well recognised as contributing positively to physical and mental wellbeing.

The Project also supports social wellbeing through the creation of a safe and legible environment. The *Urban Design Assessment* outlines that the masterplan identifies a clear street-based layout, active frontages, and strong connections between destinations, which together promote passive surveillance and user safety. The integration of a mix of uses across the site will further support activity throughout the day and night, reinforcing perceptions of safety and encouraging use of public spaces.

In addition, the Project will generate both construction and long-term employment opportunities within the district as described in more detail in the *Economic Assessment*.

Overall, the Project will result in positive social outcomes by improving access to housing, services, employment, and open space, strengthening the function of the town centre as a community hub, and creating a more inclusive, accessible and well-functioning urban environment.

4.3.3 ECOLOGICAL EFFECTS

As outlined in Section 5 of the Ecology Memorandum, the assessment of potential effects on terrestrial and freshwater ecological values has been undertaken in accordance with the EclA Guidelines, comprising a step-by-step approach:

- Step 1 identifies and evaluates the ecological value of the receiving environment;
- Step 2 assesses the magnitude of effects in the absence of any mitigation or compensation; and
- Step 3 determines the residual level of effect following the application of avoidance, remediation, mitigation, offsetting, and compensatory measures.

With respect to potential effects on freshwater values, wetland reclamation is required to deliver the project and, unlike previous masterplans, works to the Wharemaukū Stream have been limited to the construction of a culvert to provide access. Based on the assessments already undertaken, Bioresarches confirm that *“unavoidable, residual, adverse, effects on ecology values can be offset to the standard advocated in this GWRC guidance, without the need to develop biodiversity compensation programmes.”* The memorandum also notes that, notwithstanding this, the referral application includes an off-site property for wetland offsetting to ensure a pragmatic approach is taken should on-site offsetting not be achieved.

With respect to potential effects on terrestrial values, as set out in Section 5 of the *Ecology Memorandum*, while the loss of exotic grassland and exotic scrubland will be a high magnitude of effect, this will lead to a low to very low level of effect for the exotic grassland and exotic scrubland habitats. The majority of the ecological value of these habitats lies in the potential provisioning of shelter for native fauna and not in the botanical attributes of these habitats. The dominantly terrestrial riparian vegetation proposed along the stream and wetland corridor will, when mature, have a far greater ecological value than the exotic grassland and exotic shrubland, and when established lead to a net gain in terrestrial ecological value across the site.

While skinks were not recorded within any areas of vegetation removal, Bioresarches outline that there is some potential for grass skinks to be present within those low to negligible value areas of impacted vegetation. Management for lizards, including developing appropriate protocols, would ensure that any effects on lizards within these potential habitats are Low.

Similarly, the habitat for terrestrial avifauna on-site is generally of low value. Management in accordance with (and where applicable) appropriate Avifauna Protocols, or pre-clearance nesting surveys, would ensure any effects on birds within these potential habitats are Low.

Table 3 of the *Ecology Memorandum*, that has also been provided below sets out a summary of the habitat and fauna values, magnitude and level of effects of the development on those values without management and with the application of effects management.

Grouping	Species or habitat	Ecological value	Magnitude of effect	Level of effect prior to effects management	Proposed effects management	Magnitude of effect after to effects management undertaken as recommended in this report	Level of effect after to effects management undertaken as recommended in this report
Terrestrial Habitat	Exotic grassland	Negligible	High	Very low	Level of effects low and very low, aside from potential fauna management, no mitigation / management required.	Positive	Net gain
	Exotic scrubland	Low	High	Low	Significant benefits by planting native trees and shrubs adjacent to restored stream and wetland areas; significant benefits with removal of pest plants.	Positive	Net gain
Freshwater Habitat	Wharemauku Stream	Moderate	Low	Low	Stream restoration with native riparian planting and connectivity to wetland habitats, removal of fish barriers.	Positive	Net gain
	Watercourse 1	Negligible (upper reach) Low (lower reach)	High	Low & very low	Native fish recovery and relocations.	Positive	Net gain
	Drain 1	Negligible	Very high	Low	Removal of culverts and partial fish barriers within the site.	Positive	Net gain
	Drain 2	Negligible	Very high	Low		Positive	Net gain
	Drain 3	Negligible	Very high	Low		Positive	Net gain
	Drain 4	Negligible	Very high	Low		Positive	Net gain
Wetland Habitat	Wetland 1	Low	Very high	Moderate	Wetland creation and wetland restoration with native vegetation, multiple tiers, sustained hydrology; connected to stream and riparian vegetation. Removal of pest plants.	Positive	Net gain
	Wetland 2	Moderate	Very high	High		Positive	Net gain
	Wetland 3	Moderate	Very high	High		Positive	Net gain
	Wetland 4	Moderate	Very high	High		Positive	Net gain
	Wetland 5	Moderate	Very high	High		Positive	Net gain
	Wetland 6	Low	Very high	Moderate		Positive	Net gain
	Wetland 7	Moderate	Very high	High		Positive	Net gain
	Wetland 8	Low	Low	Very Low		Positive	Net gain
	Wetland 9	Low	Very high	Moderate		Positive	Net gain
Fauna	Avifauna	Moderate	High	High	Implementation of avifauna management plan.	Low	Low
	Herpetofauna	Moderate	Very high	Very high	Implementation of lizard management plan	Low	Low
	Bats	Negligible, not considered further.	N/A	N/A	N/A	N/A	N/A
	Native fish	Moderate	High	Moderate	Native fish recovery and relocation	Negligible	Very Low

Bioresearches outline that, as the overall level of effect of the proposed activities after the effects management hierarchy has been fully implemented, on each of the relevant species or habitats is low or a net gain, further mitigation, offset and/or compensation measures are not required.

As set out in the summary of the *Ecology Memorandum*, based on Bioresearches' detailed understanding of the site, informed by previous investigations and ongoing involvement in the design process, the revised project has been designed to respond to the identified ecological constraints and opportunities.

Bioresearches conclude the following:

While the proposal will result in the loss of existing on-site habitats, these are predominantly of low to moderate ecological value and are highly modified. The design incorporates opportunities for ecological enhancement, particularly through the restoration of the Wharemaukū Stream corridor and the creation of an integrated wetland system, which is anticipated to result in an overall improvement in ecological function and habitat values across the site.

The assessments undertaken to date, reconsidered to address the revised proposal, indicates that, through the application of the effects management hierarchy, potential adverse effects on ecological values can be appropriately avoided, remedied, mitigated, and where necessary offset, such that overall effects are low or result in a net ecological gain.

A substantial body of ecological assessment has already been completed for the site. This will be updated and expanded as required to reflect the current proposal and to support the subsequent fast-track resource consent application. This will include further refinement of the mitigation and offsetting approach to reflect the revised design, detailed design input, and supporting management plans to ensure that ecological outcomes are delivered and maintained over time.

Overall, the ecological assessments undertaken to date demonstrate that the Project can achieve appropriate ecological outcomes, with adverse effects reduced to a low level or resulting in an overall net gain through the application of the effects management hierarchy. The further work to be undertaken as part of the fast-track resource consent application will refine and confirm these measures, ensuring that ecological effects are appropriately managed and that the anticipated positive ecological outcomes are embedded in the resource consent application and proposed consent conditions.

4.3.4 LANDSCAPE AND VISUAL AMENITY EFFECTS

A Landscape and Visual Impact Assessment ('LVIA') was prepared in support of the KCDC earthworks and subdivision consent application. That assessment was based on an earlier iteration of the proposal, which included the full removal of the dune features across the Site. The LVIA identified that while the dunes were not classified as Outstanding Natural Landscapes or Features, they did contribute to the character of the Site and reflected its coastal context. Overall, the LVIA concluded that, subject to mitigation, landscape and visual effects would be less than minor.

A new LVIA will be prepared to assess the updated masterplan and the associated changes to landform, landscape treatment, and visual outcomes. Importantly, the revised masterplan adopts a different approach to landform. Rather than full removal of the dune features, the Project now includes the recreation of dune form within the site to retain a degree of landform expression and better reflect the site's context. This represents a more considered response to the existing landscape character and is anticipated to result in improved landscape outcomes compared to the previous design.

In relation to the Wharemaukū Stream, while full renaturalisation is not proposed, the stream will still form part of the wider wetland and flood detention area. Within the site, the stream corridor will be restored and enhanced and public access will be enhanced.

4.3.5 EARTHWORKS AND CONSTRUCTION EFFECTS

As noted, the Project requires earthworks to create building platforms, roading, associated batters, installation of infrastructure and the formation of stormwater detention basins. In total, earthworks will involve a volume of approximately 120,000m³ cut to fill and 90,000m³ of imported fill and will be spread over an area of approximately 27.9 hectares. The works will likely have maximum cut depths of 7 metres and maximum fill depths of 1.5 metres.

If the referral is approved, the fast-track resource consent will be accompanied by a Draft Earthworks and Construction Management Plan ('ECMP') that will address the following:

- a) Final earthworks volumes and earthworks methodology;
- b) Construction hours;
- c) Construction noise;
- d) Construction traffic management;
- e) Erosion and sediment control;

- f) Dust control; and,
- g) Complaint management.

Earthworks effects will relate to their visual impact, erosion and sediment control and dust management. These effects are outlined below.

EROSION AND SEDIMENT CONTROL

As noted, the fast-track consent application will include an earthworks methodology together with a Draft ECMP that will include erosion and sediment control plans and details including the sizing, location, maintenance and monitoring of the erosion and sediment control devices.

The erosion and sediment control methods will reference to the relevant GWRC guidelines as well as KCDC's *"Subdivision and Development Principles and Requirements"* and the Applicant will proffer a condition of consent that requires that earthworks and erosion and sediment control comply with these guidelines.

The proposed erosion and sediment control measures will be designed to meet or exceed the relevant guidelines outlined above. Measures related to erosion control are designed to slow down stormwater flows, dissipate energy, reduce the overall amount of sediment generated from exposed areas of earthworks, and decrease the overall volume of sediment transported to the sediment control devices. The measures to be employed include runoff diversion channels, clean water diversion channels, check dams and drop out pits, amongst others.

Sediment control will be managed by devices designed to reduce the loading of sediment discharged into the Site and wider environment, by allowing sediment to settle before it is discharged. The measures to be employed include sediment retention ponds, decanting earth bunds and silt fences amongst others.

The project engineers are confident that any potential erosion and sediment control effects can be appropriately mitigated on site via adherence to the relevant guidelines and proffered consent conditions.

EARTHWORKS AND CONSTRUCTION EFFECTS SUMMARY

Potential earthworks effects can be mitigated to an acceptable level and will be less than minor for the following reasons:

- a) Site works will be temporary in nature and will be permanently screened by the proposed buildings, access, carparking and landscaping;
- b) Site works will be screened from residential properties to the west of the site via construction fencing covered in a suitable screening material; and,
- c) The Site will be managed in accordance with an approved ECMP that will adhere to District and Regional Council guidelines.

ACCESS AND TRAFFIC GENERATION EFFECTS

As noted, the proposal has been developed with advice from Stantec who also prepared a Transportation Assessment that was included in the KCDC resource consent. A *Transport Appraisal* has been prepared in relation to the revised masterplan as is provided in **Appendix 7**.

By way of summary, the *Transport Appraisal* finds that –

“... there are no fundamental transport issues associated with development of the Site for the proposed mixed-use activities, with appropriate roading and active mode infrastructure and connections to the wider networks able to be delivered to support Site-generated and town centre transport demands. Importantly, active mode linkages to the surrounding town centre activities

and public transport nodes – including the Paraparaumu rail station – will serve to support and promote sustainable travel behaviours.”

And:

The current masterplan confirms that the proposed transport network establishes a suitable foundation for future development and does not preclude further refinement as individual activity forms will be confirmed through the fast-track consent application.

And:

From a transport perspective, the effects of the additional traffic activity generated by development of the land as proposed can be appropriately managed without give rise to adverse effects that cannot be appropriately avoided, remedied, or mitigated.

As described in Section 5 of the *Transport Appraisal*, in line with the District Plan requirements for activities within the MCZ Precinct C that generate more than 50 vehicles per hour (major traffic activity), an assessment of the traffic effects of the development proposal will be needed. The detailed analysis undertake to inform the fast-track consent application will ensure network capacity and safety can be maintained, noting again that based on the prior modelling of previous proposals on the Site, there will be external influences at adjacent local intersections that require mitigation.

The detailed transport assessment will address:

- Site-specific access arrangements;
- Parking provision and layout; and,
- Arrangements for pedestrian, cycling, and servicing layouts.

Overall, the *Transport Appraisal* indicates that the Project can be accommodated within the surrounding transport network, subject to the further refinement of access, layout, and mitigation measures through the detailed design process. There is no evidence to suggest that the proposal will result in adverse transport effects that cannot be appropriately avoided, remedied, or mitigated, and it is anticipated that overall traffic and access effects will be acceptable.

CONSTRUCTION TRAFFIC

The need to introduce truck and other vehicle movements during the construction phases of any development has a potential to impact on the surrounding area and road network, but a certain degree of impact for what is normally a relatively short period of time (at least in the context of the life of the proposed development) is inevitable and should not normally be a reason for restricting development.

What is important however, is that measures must be put in place to minimise the potential impacts of construction traffic, and this is generally achieved through the implementation of a Construction Traffic Management Plan (‘CTMP’) that will be prepared and approved prior to work commencing. The fast-track consent application will proffer a consent condition that requires the preparation of a CTMP prior to the commencement of earthworks.

The details of the CTMP will include measures to mitigate the effects of construction on the surrounding road network, including, controlling the times of operation, managing the importation of fill to the site, general construction access and any changes for pedestrians. Subject to adherence to the CTMP, it is considered that any construction traffic effect can be adequately mitigated to an acceptable level.

In terms of capacity, the project traffic engineer considers that the local road network can accommodate the traffic volumes associated with construction, and the implementation of a CTMP will ensure that any potential effects on the surrounding area are mitigated. This will be confirmed in the future Transportation Assessment included in the fast-track consent application.

4.3.6 SUBDIVISION AND SERVICING EFFECTS

As outlined in the *Infrastructure Memo*, the engineering investigations have been carried out over a number of years and were based on a development yield greater than that currently proposed. As such, the refined proposal sits within the bounds of what has previously been assessed, providing a high level of confidence that servicing can be achieved without introducing capacity or infrastructure constraints.

Overall, the investigations undertaken to date confirm that the subdivision can be adequately serviced by existing and upgraded three waters and utility infrastructure, with no constraints identified that would preclude development. Final confirmation of servicing requirements can be appropriately addressed through detailed design as part of the fast-track consent process. On that basis, subdivision and infrastructure servicing effects can be appropriately avoided, remedied, or mitigated.

4.3.7 URBAN DESIGN EFFECTS

An *Urban Design Assessment* has been prepared by Urban Acumen in support of the application (refer **Appendix 4**). The assessment concludes that the proposal represents a coherent and well-considered urban design response to the Site's constraints, opportunities, and strategic location within the Paraparaumu town centre.

Overall Urban Design Response

The Project has been developed through an iterative, multi-disciplinary design process and establishes a comprehensive mixed-use urban environment integrating residential, commercial, and open space activities. The masterplan is intentionally structured to provide a logical extension of the existing town centre, reinforcing its role and function as the district's primary centre while addressing existing deficiencies in urban form, including the lack of a clearly defined street-based 'heart' and fragmented pedestrian connections.

The *Urban Design Assessment* confirms that the concept plan provides a legible, connected and walkable urban structure, supported by a clear movement hierarchy, integration with existing transport networks, and strong connections to the town centre, train station and surrounding community facilities.

Built Form and Land Use

As further described in the *Urban Design Statement*, the proposal adopts a deliberate transition in built form and land use across the site, locating larger format retail and commercial activities in areas with higher traffic exposure and reduced residential amenity, while positioning residential development in areas with improved outlook and amenity. This approach appropriately manages potential land use conflicts and supports both residential amenity and commercial viability.

The provision of a range of housing typologies, including terrace housing, duplexes and apartments, will contribute to housing diversity and support a more inclusive and well-functioning urban environment. Building scale and density are used to reinforce key movement corridors and nodes, particularly around the proposed central "heart" of the development.

Movement and Connectivity

The masterplan establishes a clear and legible movement network that supports all modes of transport. Key features include:

- A primary east-west spine (Link Road) connecting the site to the wider town centre network;
- Integration with existing and future connections, including Iver Trask Place and surrounding arterial routes;
- Provision for public transport, including bus routes and stops;

- A network of pedestrian and cycle connections, including links to the Wharemaukū Stream corridor and wider shared path network.

The *Urban Design Assessment* highlights that this structure promotes walkability, accessibility and permeability, reducing reliance on private vehicles and supporting sustainable transport outcomes.

Open Space, Landscape and Ecology

A defining feature of the proposal is the integration of a multifunctional open space network, including:

- Restoration and enhancement of the Wharemaukū Stream;
- Establishment of a wetland and stormwater management area;
- Provision of shared paths and recreational spaces;
- Incorporation of landform with the potential for public access.

These elements are not only functional in terms of maintaining and enhancing ecological values and stormwater and flood management, but will also provide amenity and recreational benefits. The *Urban Design Assessment* identifies these features as key structuring elements of the development, contributing to placemaking, biodiversity, and overall environmental quality.

Response to Site Constraints and Interfaces

The Project responds appropriately to the Site's physical and environmental constraints, including flood risk, drainage corridors, and proximity to the Kāpiti Expressway. The *Urban Design Assessment* confirms that these constraints have been used as design drivers, informing the location of open space, infrastructure, and development areas.

Interfaces with surrounding land uses and infrastructure are carefully considered, ensuring appropriate transitions and integration with adjacent areas, including future development on KCDC land.

Character and Amenity

The Project has been designed to deliver a high level of amenity through:

- A clear street-based layout with active frontages and strong visual connections;
- A central community focal point with a mix of uses and public open space;
- Passive surveillance of streets and open spaces;
- Integration of landscaping and street trees to enhance the public realm.

The *Urban Design Assessment* confirms that the proposal aligns with Crime Prevention Through Environmental Design (CPTED) principles, promoting safety, legibility and a strong sense of place.

Urban Design Effects Summary

Overall, the *Urban Design Assessment* concludes that the proposed masterplan can direct appropriate detailed design and ultimately a development which exhibits good urban design outcomes, including that it:

- *is the result of a collaborative concept design process, informed by preliminary/desk top input from a wide range of technical experts;*

- *provides for a logical extension of the existing town centre and is an appropriate response to location, context and site specific opportunities and constraints;*
- *provides a mix of viable land uses across a spatial layout which is legible and walkable;*
- *incorporates an integrated wetland and flood management area that also functions as publicly accessible open space, delivering ecological enhancement, stormwater management, and pedestrian and cycle connections to the Wharemaukū Stream corridor and wider network;*
- *supports active travel modes, passive heating/cooling and low impact engineering to promote an environmentally sustainable development and lifestyle;*
- *aligns with, and provides some flexibility for, potential development opportunities for Kapiti Coast District Council and Whale Song; and*
- *is consistent with relevant statutory policy and direction, particularly the Structure Plan and associated design principles.*

And states that, overall:

the proposal delivers a coherent, well-connected and mixed-use urban environment that supports the role and function of the Metropolitan Centre and achieves positive urban design outcomes. As such, the proposal is strongly supported from an urban design perspective.

4.3.8 GEOTECHNICAL EFFECTS

A geotechnical investigation was undertaken by ENGEO to inform the previous earthworks proposal. The investigations identify that the site is typically underlain by peat deposits (generally up to 1.7 m in depth, with localised areas up to 2.6 m), underlain by medium dense sands, with groundwater encountered at shallow depths. These conditions are not uncommon in this part of the Kāpiti Coast and have been appropriately accounted for in the proposed earthworks and development strategy.

As set out in the *Infrastructure Memo*, the proposed earthworks will include the excavation and removal of peat (to the extent practicable), replacement with engineered sand fill, and raising of the site levels to address both geotechnical and flood hazard risk. This approach is a well-established and appropriate method to improve ground conditions and provide a suitable platform for urban development.

Liquefaction and lateral spread hazards have been identified as potential geotechnical risks in a large seismic event. However, the proposed placement of engineered fill will reduce these risks together with site-specific foundation design. Additional measures, such as the use of geogrid reinforcement in areas susceptible to lateral spread, can further improve ground performance. It is intended that specific measures be identified and proposed in the fast track consent application.

Overall, the previous geotechnical assessment concludes that there are no constraints that would preclude the development of the site, and that geotechnical risks can be appropriately mitigated through established engineering design and construction methodologies.

It is also noted that further geotechnical investigations are currently being undertaken in response to RFIs received on the previous earthworks application. The outcomes of this additional work will provide an increased level of certainty regarding ground conditions and mitigation measures and will be incorporated into the fast-track consent application.

Accordingly, any potential adverse geotechnical effects are considered to be manageable, and do not represent a constraint to the development of the site.

4.3.9 CLIMATE CHANGE AND NATURAL HAZARD EFFECTS

Under Section 20(3)(m) of the Act, a referral application must include a description of whether and how the project would be affected by climate change and natural hazards.

As noted, the Site is subject to existing flood hazards, including stream corridors, overland flow paths, storage areas and localised ponding, as identified on GWRC and KCDC GIS maps. These constraints extend beyond the site within the wider Wharemaukū Stream catchment.

Flood risk and climate resilience have been key drivers in the development of the masterplan. The layout has been iteratively refined in response to flood modelling, with development areas, infrastructure and open space located to avoid or accommodate flood-prone areas. In particular, lower-lying areas are utilised for wetland offsetting, stormwater management and flood storage.

Preliminary modelling undertaken by Envelope Engineering confirms that appropriate mitigation measures can be implemented to manage both on-site and off-site flood effects. This includes the provision of dedicated flood storage areas to enable attenuation and ensure that existing flood risks are not exacerbated.

Stormwater will be managed through a combination of soakage (where feasible), attenuation and treatment measures, including rain gardens and wetlands, consistent with Water Sensitive Urban Design principles and Te Mana o te Wai.

Climate change will also be taken into account in the sizing of the design and sizing of sediment control devices including the DEBs and SRPs and the associated catchments of these devices.

Also, with respect to climate change, if realised, the Project will assist in facilitating a reduction in greenhouse gas emissions compared to what would otherwise result if that housing capacity was delivered further afield. This is achieved by providing housing capacity in close proximity to community infrastructure and employment opportunity, and providing infrastructure which will encourage alternative, low-emissions forms of transport (i.e. utilisation of public transport).

Further detailed flood modelling, stormwater design and supporting technical assessments will be undertaken as part of the fast-track consent application. This will include an Infrastructure Report, Flood Risk Assessment, Stormwater Management Plan and Earthworks Management Plan, which will confirm the final design, performance standards and mitigation measures.

Based on the investigations and modelling undertaken to date, there is a high level of confidence that appropriate mitigation can be implemented to ensure that flood risk is not exacerbated, and that climate change and natural hazard effects are appropriately avoided, remedied or mitigated.

4.3.10 HISTORICAL AND ARCHAEOLOGICAL EFFECTS

An Archaeological Assessment has been prepared for Sections 3 and 4 SO 501569 and Section 10 SO 505430 (being the KCDC land) and was included in the previous KCDC and GWRC consent applications.

It is acknowledged that the area subject to the archaeological report differs slightly from the project site. Andy Dodd, who has prepared the archaeological assessment on behalf of Subsurface Ltd, has confirmed that *“the additional area does not significantly affect the outcome of my archaeological assessment for KCDC”* and has advised that his recommendations remain valid for the project site.

The report provides a description of Sections 3 and 4 SO 501569 and Section 10 SO 505430 as relevant to archaeology, along with a historic background to the wider area, including Māori occupation and Native Land Court proceedings. It also outlines archaeological investigations previously undertaken in the locality, particularly in association with the construction of the Expressway, which truncated the dune system across the site and exposed a number of small shell middens.

The report highlights that there are no historic places scheduled in the District Plan, waahi tapu, or heritage trees on the site. The closest recorded site on the New Zealand Heritage List/Rārangī Kōrero is the Paraparaumu airport control tower (former) on Kāpiti Road.

A number of midden/oven features have been recorded in the vicinity of the subject site, particularly clustered adjacent to the Wharemaukū Stream immediately to the west. In addition, a site inspection undertaken on 24 August 2022 identified one previously unrecorded midden and two further locations

that have not been formally recorded but, due to the presence of shell material, may indicate subsurface archaeological deposits.

The report concludes that:

The subject property is made up of remnant Foxton dune and low-lying drained swampland. There is reasonable potential for encountering archaeological midden/oven features on the elevated dune ridge as evidenced by previous archaeological monitoring for subdivision, development and road construction nearby. One archaeological shell midden site (R26/829) was recorded as a result of the field inspection on 24 August 2022.

Archaeological deposits are protected under the Heritage New Zealand Pouhere Taonga Act 2013 and earthworks for road construction and development should be undertaken in accordance with an archaeological authority that includes specific protocols for the discovery of kōiwi tangata.

The report also makes a number of recommendations, including:

- *That this assessment be shared with mana whenua and Heritage New Zealand.*
- *Earthworks for road construction through the subject property has a reasonable likelihood of encountering archaeological midden deposits, especially in the areas of intact dune.*
- *An archaeological authority should be sought from Heritage New Zealand prior to commencing road construction works on the subject property.*
- *Reducing the amount of earthworks affecting the remnant dune ridge will reduce the potential for encountering unrecorded archaeological sites.*

In response to these recommendations, accidental discovery protocol conditions will be incorporated into the conditions included as part of the fast-track consent application to ensure that any previously unidentified archaeological material is appropriately managed if encountered during works. Separately, the Applicant will apply for an Archaeological Authority under the Heritage New Zealand Pouhere Taonga Act 2014, with that process to be progressed concurrently with the fast-track approvals process.

4.3.11 EFFECTS ON CULTURAL VALUES

The Wharemaukū Stream and its surrounds are recognised as having significant cultural value to Te Ātiawa ki Whakarongotai, Puketapu Hapū ki Paraparaumu, and Te Whānau a Te Ngārara. Engagement was undertaken with these groups to both inform the previous proposal.

A Cultural Impact Assessment ('CIA') for the previous proposal identified strong potential for positive cultural outcomes. In particular, the CIA emphasises opportunities to better recognise and enable tangata whenua values and practices within the site, noting that the development presents an opportunity to strengthen cultural identity and relationships within the Paraparaumu Town Centre.

The CIA, along with feedback from mana whenua, highlights the importance of ongoing engagement, and accordingly no definitive conclusions were reached at that stage as to the full extent of cultural effects. NCPL is committed to measures including cultural health monitoring of the Wharemaukū Stream, accidental discovery protocols, and appropriate procedures for the management of taonga.

As noted, since lodgement of the KCDC and GWRC applications, the project has been revised including further consideration of works within and adjacent to the Wharemaukū Stream. In light of these changes, further engagement with Te Ātiawa ki Whakarongotai will be undertaken as a priority to ensure their values and interests continue to inform the proposal. Subject to that engagement, updates to the CIA will be prepared if considered appropriate by Te Ātiawa ki Whakarongotai.

4.3.12 REVERSE SENSITIVITY EFFECTS

Reverse sensitivity arises where the establishment of sensitive activities (such as residential uses) has the potential to constrain the ongoing operation of existing lawfully established activities or infrastructure. In this case, the primary source of potential reverse sensitivity is the proximity of the site to the Kāpiti Expressway and, to a lesser extent, surrounding commercial and large format retail activities.

The proposal has been deliberately designed to respond to and manage these potential effects. The *Urban Design Assessment* confirms that the layout and distribution of land uses across the site has been structured to minimise conflict between sensitive and non-sensitive activities. In particular, larger format retail and commercial uses are located in areas with greater exposure to traffic, noise and activity, while residential development is generally located in more protected areas of the Site.

A key mitigation measure is the use of landform as a buffer. Existing dune forms will be reflected in a proposed new landform edge adjacent to the expressway. This landform will provide both visual and acoustic buffering, reducing the potential for adverse effects on future residents and limiting the likelihood of reverse sensitivity constraints on the operation of the expressway.

In addition, the proposal incorporates:

- Appropriate building orientation and layout to minimise exposure of sensitive façades to noise sources;
- Separation distances and transitional land uses between the expressway and residential areas;
- potential for acoustic design measures at the detailed design stage, where required; and,
- a mixed-use environment that reduces reliance on any single interface and provides internal amenity.

Overall, reverse sensitivity effects have been appropriately anticipated and addressed through the masterplanning process and can be further managed through further design refinement at fast-track consent stage.

4.3.13 ADVERSE EFFECTS SUMMARY

There is no potential for the Project to have significant residual adverse environmental effects, and as outlined in the sections above, adverse effects will be avoided, remedied or mitigated and any residual effects will be readily managed through proffered conditions.

4.4 ASSESSMENT OF RELEVANT PLANNING DOCUMENTS

Under Section 20(3)(f), a referral application must include a general assessment of the project in relation to national policy statements and national environmental standards (as those terms are defined in the Resource Management Act 1991). An assessment of the Project against the relevant NPSs' and NESS' is provided in the following sections.

4.4.1 NATIONAL POLICY STATEMENT FOR URBAN DEVELOPMENT

The NPS-UD came into effect on 20 August 2020 and replaced the National Policy Statement on Urban Development Capacity 2016. The NPS-UD applies to:

- a) *All local authorities that have all or part of an urban environment within their district or region (i.e. tier 1, 2 and 3 local authorities); and,*
- b) *Planning decisions by any local authority that affect an urban environment.*

The NPS-UD applies to both regional and local authorities and Wellington Regional Council is identified as a Tier 1 Local Authority. GWRC has given effect to the NPS-UD through changes to the Regional Policy

Statement, while Kāpiti Coast District Council has partially implemented the NPS-UD through Plan Change 2, with further plan changes to implemented the growth strategy expected.

The *Economic Assessment* prepared for the Project and provided in **Appendix 6** confirms that the proposal will make a substantial contribution toward achieving the objectives of the NPS-UD.

As noted in this application and the *Economic Assessment*, the Project will deliver a comprehensive, masterplanned mixed-use development comprising residential, large format retail, specialty retail, and commercial activities within a highly accessible and strategically located site adjacent to the Paraparaumu town centre. This integrated land use pattern directly supports the creation of a well-functioning urban environment by co-locating housing, employment, services, and amenities, thereby improving accessibility, supporting agglomeration benefits, and enhancing overall urban efficiency.

From a housing perspective, the Project will deliver approximately 520 dwellings (or a combination of residential and retirement units under an alternative scenario), representing a significant addition to the district's housing supply in a capacity-constrained market. The *Economic Assessment* identifies that the proposal would increase greenfield housing capacity from approximately 6.2 years to 8.4 years, materially contributing to meeting medium-term demand and supporting the NPS-UD requirement to provide sufficient and responsive development capacity.

Importantly, the proposed housing is expected to be delivered at an average price point of approximately \$765,000, which positions it toward the more affordable end of the new-build market (noting an average of approximately \$930,000 for new dwellings). This demonstrates the Project's ability to improve housing accessibility and support more competitive land and development markets, consistent with Objective 2 of the NPS-UD.

The commercial component of the Project, including approximately 18,000m² of large format retail and supporting specialty and commercial activities, is not anticipated to compete with the existing Paraparaumu town centre but rather to expand and strengthen it. The *Economic Assessment* confirms that the Project will enhance the scale, diversity, and functionality of the primary centre, while reducing expenditure leakage and improving local economic self-sufficiency.

More broadly, the Project will generate significant economic benefits, including approximately \$147.9 million in direct construction GDP and supporting around 920 full-time equivalent jobs, increasing to approximately \$289.2 million in GDP and 1,625 FTE jobs when indirect effects are included. Once operational, the development is expected to generate approximately \$63.7 million in GDP annually. These outcomes are consistent with enabling social and economic wellbeing, as envisaged by Objective 1 of the NPS-UD.

The Project also supports urban environments that evolve in response to changing needs (Objective 4), by delivering a mix of housing typologies, including more affordable terrace and apartment forms, alongside provision for retirement living. This reflects clear market evidence of increasing demand for a broader range of housing options and more efficient land use outcomes. Overall, the *Economic Assessment* confirms that the Project will deliver a scale and mix of development that would not be achieved through smaller, fragmented developments, and that it represents an efficient and strategic use of a key site within the urban environment. In doing so, it directly supports the achievement of a well-functioning urban environment and is therefore consistent with the objectives and policies of the NPS-UD.

4.4.2 NATIONAL POLICY STATEMENT OF INDIGENOUS BIODIVERSITY 2023 (NPS-IB)

The National Policy Statement for Indigenous Biodiversity ('NPS-IB') provides direction on the protection, maintenance and enhancement of terrestrial indigenous biodiversity. It directs that adverse effects are managed in accordance with the effects management hierarchy (avoid, remedy, mitigate, offset), and promotes the restoration of degraded ecosystems and improved ecological outcomes over time.

The *Ecology Memorandum* confirms that the terrestrial habitats within the site are predominantly highly modified, comprising exotic grassland and scrubland with ecological values assessed as negligible to low. The ecological assessment concludes that, following implementation of proposed mitigation and

management measures, adverse effects on terrestrial biodiversity are low, and that the proposal will achieve a net gain in terrestrial ecological values across the site.

In relation to terrestrial fauna, the *Ecology Memorandum* outlines that the site supports moderate values for avifauna and lizards, with a low likelihood of bats being present. Potential effects on these species are proposed to be managed through ecological management measures, including pre-clearance surveys and species-specific management plans (e.g. lizard salvage and relocation, and avifauna management protocols). The ecological assessment confirms that, following implementation of these measures, effects on terrestrial fauna are reduced to low levels.

Overall, the *Ecology Memorandum* concludes that the proposal will result in a net gain in terrestrial ecological values across the site. Accordingly, the proposal is considered to align with the intent of the NPS-IB.

4.4.3 NATIONAL POLICY STATEMENT FOR NATURAL HAZARDS 2025 (NPS-NH)

The National Policy Statement for Natural Hazards 2025 ('NPS-NH') seeks to provide a consistent, risk-based framework for managing natural hazard risks. Its purpose is to reduce risks to people, property and the environment by avoiding the creation of new risk, reducing existing risk where practicable, and ensuring that development is resilient to the effects of natural hazards, including those exacerbated by climate change.

As noted, the site is subject to existing flood hazards, including stream corridors, overland flow paths and flood storage areas associated with the wider Wharemaukū Stream catchment. The Infrastructure Memo provided in **Appendix 5** confirms that natural hazard risk, particularly flooding, has been a key driver in the development of the masterplan.

Preliminary flood modelling demonstrates that appropriate mitigation measures, including on-site flood storage and stormwater management infrastructure, can be implemented to manage both on-site and off-site flood effects and ensure that existing flood risks are not exacerbated.

The *Infrastructure Memo* concludes that flood hazard effects can be appropriately avoided, remedied or mitigated through achievable engineering design measures, with further detailed modelling and design to be provided at the fast-track consent stage.

Accordingly, the Project aligns with intent of the NPS-NH, as it adopts a risk-based approach, avoids increasing hazard risk, and delivers a resilient development outcome.

4.4.4 NATIONAL POLICY STATEMENT FOR FRESHWATER MANAGEMENT 2020 (NPS-FM)

The National Policy Statement for Freshwater Management ('NPS-FM') provides direction on managing activities that affect the health of freshwater. The NPS is premised on the fundamental concept of Te Mana o Te Wai, which refers to the importance of water and recognises that protecting the health of freshwater protects the health and wellbeing of the wider environment. Additionally, it is about restoring and preserving the balance between the water, the wider environment, and the community. Te Mana o Te Wai encompasses six principles relating to the roles of tāngata whenua and other New Zealanders in the management of freshwater.

A thorough assessment of the relevant objective and policies which are relevant to the Project will be provided in the fast-track consent application. In short however, it is considered that the Project is consistent with the relevant objectives and policies for the following reasons:

- The Site's existing freshwater environments are highly modified, comprising artificial drains and degraded wetlands with ecological values ranging from negligible to moderate;
- The Project has been developed applying the effects management hierarchy, including avoidance, mitigation and offsetting of freshwater effects;

- While loss and modification of wetlands and watercourses will occur, this will be offset through the creation of a large, integrated wetland system to ensure there is no net loss in wetland values and extent;
- Freshwater connectivity will be maintained through the retention and enhancement of the stream network and diversion of existing drains into open, planted channels;
- Potential effects on freshwater fauna will be managed through species-specific measures, including fish recovery and relocation protocols; and
- The proposal aligns with Te Mana o te Wai by prioritising the health and functioning of freshwater systems through restoration and improved habitat quality.

4.4.5 NATIONAL ENVIRONMENTAL STANDARD FOR FRESHWATER REGULATIONS 2020 (NPS-F)

The Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (NPS-F) regulates activities that pose a risk to the health of freshwater and freshwater ecosystems. The regulation has effect from September 3 2020 and as such, all resource consents must consider the provisions of the NES.

The NES includes provisions for rivers and wetlands as well as farming activities. The resource consent application will include seeking consent under the NES for earthworks and diversion of water within 100m and 10m of a wetland and for a culvert within a watercourse.

5. ALIGNMENT WITH CRITERIA

Under Section 22(1)(f) of the Act, a referral application must include an explanation of how the project meets the criteria in Section 22 of the Act. The criteria along with details outlining how the project meets the relevant criterion is provided below.

(a) the project is an infrastructure or development project that would have significant regional or national benefits; and

Refer commentary below.

(b) referring the project to the fast-track approvals process—

- (i) would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and*
- (ii) is unlikely to materially affect the efficient operation of the fast-track approvals process.*

Under Section 22(2)(a) for the purposes of subsection (1)(a), the Minister may consider whether the project:

- (i) has been identified as a priority project in a central government, local government, or sector plan or strategy (for example, in a general policy statement or spatial strategy), or a central government infrastructure priority list:*

The project is located within the Metropolitan Centre Zone and is expressly anticipated by the Kāpiti Coast District Plan, including the Metropolitan Centre Zone Structure Plan, which identifies the site for a mix of residential, commercial, and stormwater/open space activities. The *Urban Design Assessment* confirms that the proposal aligns closely with the Structure Plan and associated design principles, providing a logical and integrated extension of the existing town centre. The proposal also aligns with the KCDC Town Centre Planning Project principles, which seek to deliver a more connected, vibrant and mixed-use centre.

As noted in Section 4 above, Central Paraparaumu is identified in KCDC's *Te Tupu Pai – Growing Well Strategy* as the primary centre for the Kāpiti Coast District, intended to develop over time into a city centre that provides the scale, facilities, and diversity of activities expected of a metropolitan hub.

A core direction of the strategy is to focus growth and intensification within and around this centre, making efficient use of existing infrastructure and avoiding dispersed, low-density urban sprawl. This includes enabling:

- Significant intensification in the centre;
- Mixed-use development, integrating commercial, retail, and residential activities;
- Transit-oriented development, leveraging proximity to the railway station and public transport; and
- A more compact, walkable urban form, with strong pedestrian, cycling, and public transport connections.

The strategy emphasises that intensification within Central Paraparaumu will:

- Support a broader range of services, employment, and amenities;
- Enable more diverse housing typologies, including apartments;
- Improve economic vitality and investment attraction; and
- Create a vibrant, accessible centre that functions as a focal point for the district.

The Project directly gives effect to this strategic direction by delivering a comprehensive, masterplanned mixed-use development within the Paraparaumu town centre, consistent with its identified role as the district's primary centre.

In particular, the Project:

- Enables intensification of a strategically located site within and adjacent to the town centre, consistent with the strategy's clear direction to concentrate growth in this location;
- Delivers a mixed-use urban form, integrating residential, retail, and commercial activities, thereby reinforcing the function of the centre as a hub for living, working, and services;
- Supports a more compact and efficient urban structure, avoiding the need for further outward expansion and aligning with the strategy's emphasis on consolidating growth;
- Provides for increased residential density and diversity, including housing typologies that are currently underrepresented in the district;
- Enhances walkability and accessibility, including connections to existing transport networks and proximity to the rail station and key services; and
- Contributes to the scale, vibrancy, and economic performance of the centre, consistent with the strategy's objective of developing Paraparaumu into a true city centre.

Importantly, the Growth Strategy places strong emphasis on intensification and expansion of the town centre as a key mechanism for accommodating growth. The Project not only aligns with this direction but actively enables it, representing a logical and anticipated evolution of the centre consistent with long-term strategic planning for the district

- (ii) *will deliver new regionally or nationally significant infrastructure or enable the continued functioning of existing regionally or nationally significant infrastructure:*

The Project will extend regionally significant infrastructure, including new key link roads, stormwater and flood management systems, and three waters infrastructure. These works will support both the proposed development and the wider functioning and resilience of the town centre. The integration of transport connections, including the Link Road and Iver Trask Extension, will improve connectivity and accessibility across the centre.

(iii) will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020):

The Project will increase housing supply, delivering approximately 520 dwellings across a range of typologies, including terrace housing, duplexes and apartments. The *Economic Assessment* confirms that this will increase the district's greenfield housing capacity and contribute meaningfully to meeting medium-term housing demand under the NPS-UD.

From an urban design perspective, the proposal delivers a well-functioning urban environment through a legible, walkable and mixed-use spatial structure, strong integration with public transport and key destinations, and a high level of amenity supported by open space and active transport networks.

(iv) will deliver significant economic benefits:

The *Economic Assessment* identifies that the Project will deliver significant and measurable economic benefits. This includes substantial construction-related GDP and employment generation, as well as ongoing economic contribution through retail, commercial and residential activity. The proposal will expand the district's retail and service offering, reduce expenditure leakage, and strengthen the role and function of the Paraparaumu town centre as the primary commercial and service hub for the district. In addition, the development will improve local economic self-sufficiency and enhance the attractiveness of the Kāpiti Coast as a place to live, work and invest.

(v) will support primary industries, including aquaculture:

(vi) will support development of natural resources, including minerals and petroleum:

These criteria are not directly applicable to the proposal.

(vii) will support climate change mitigation, including the reduction or removal of greenhouse gas emissions:

The Project supports climate change mitigation through its compact, mixed-use urban form, which reduces the need for private vehicle travel by enabling access to housing, employment, services and public transport within a walkable catchment. The *Urban Design Assessment* highlights the integration of active transport networks and a spatial structure that promotes sustainable travel behaviour.

(viii) will support climate change adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards:

The Project incorporates flood management and stormwater infrastructure, including an integrated wetland and flood detention area. These measures will reduce existing flood risk and improve the resilience of the site and surrounding area to future climate-related events. The use of nature-based solutions, including wetland restoration and stream enhancement, provides both functional and environmental benefits.

(ix) will address significant environmental issues:

Not directly applicable to the Project.

(x) will promote competition in the grocery industry:

While not a primary objective of the Project, the introduction of large format retail has the potential to support increased competition within the retail sector and improve consumer choice within the district.

(xi) is consistent with local or regional planning documents, including spatial strategies:

The Project is consistent with relevant statutory planning documents, including the NPS-UD and the Kāpiti Coast District Plan. The *Urban Design Assessment* confirms that the Project aligns with the intent of the Metropolitan Centre Zone, including providing for a compact, well-connected and mixed-use centre with a strong community focal point.

6. PERSONS AFFECTED

Under Section 13(4)(j) of the Act, a referral application must include a list of the persons the Applicant considers are likely to be affected by the Project, including relevant local authorities, relevant iwi authorities and relevant Treaty settlement entities.

Persons likely to be affected and that may have an interest in the development are listed as follows:

- a) Ātiawa ki Whakarongotai Charitable Trust;
- b) Te Rūnanga o Toa Rangatira Inc;
- c) Muaūpoko Tribal Authority Inc;
- d) Kāpiti Coast District Council;
- e) Greater Wellington Regional Council;
- f) Department of Conservation;
- g) Heritage New Zealand Pouhere Taonga.

6.1 CONSULTATION AND NOTIFICATION

Under Section 13(4)(k) of the Act, a referral application must include a summary of the consultation undertaken for the purposes of section 11, together with any other consultation undertaken on the project with the persons and groups referred to in Section 13(4)(j).

Section 11 of the Act sets out the consultation and notification requirements that must be completed before a referral application can be lodged. In summary, this section requires an applicant to consult certain parties where relevant, notify the persons and entities identified in Section 11(1)(b), and provide those parties with 20 working days to respond before lodging the referral application.

The Applicant and project team have engaged with many of the parties identified in Section 11(1)(b) throughout the development of the project. Notwithstanding that previous engagement, formal written notification of the referral application and supporting material was provided on 18 May 2026 to the required parties, being those parties listed above.

In accordance with sections 11(1)(c) and 11(1A) of the Act, the notified parties were provided with 20 working days to respond to the notification. That statutory notification period expired on the 16th of June 2026. This referral application has been lodged following the expiry of the required notification period.

Correspondence regarding the current referral application is summarised below.

6.1.1 KAPITI COAST DISTRICT COUNCIL

Further engagement has also occurred with KCDC and GWRC following the refinement of the masterplan. KCDC has provided initial feedback on the masterplan, and minor refinements have been made to reflect

this feedback. Importantly, the feedback received does not fundamentally alter the nature, scale or outcomes of the Project as described in this referral application. The Applicant intends on continuing to engage collaboratively with KCDC to further refine and develop the proposal through the subsequent stages of the project. Recent engagement with KCDC is included in **Appendix 16**.

6.1.2 GREATER WELLINGTON REGIONAL COUNCIL

The Applicant has undertaken pre-lodgement engagement with GWRC regarding the revised masterplan. Draft referral application documentation was initially provided to GWRC on 29 April 2026 and a meeting was held with GWRC Resource Advisors on 4 May 2026, during which the project team provided an overview of the revised masterplan. The discussion confirmed GWRC's intention to involve a number of technical specialists who have previously been involved in reviewing earlier iterations of the development.

The revised draft referral documentation was formally provided to GWRC on 18 May 2026 as part of the Section 11 pre-lodgement process.

A further meeting was held via Microsoft Teams on 11 June 2026 with GWRC's hydrology and ecology advisors. The purpose of the meeting was to reengage the experts and provide an overview of the revised masterplan.

The Applicant remains committed to a collaborative and transparent process, including ongoing engagement with both resource management and technical staff on a 'no surprises' basis.

6.1.3 ĀTIAWA KI WHAKARONGOTAI CHARITABLE TRUST

The project planner recommenced engagement with Te Ātiawa ki Whakarongotai ('ĀKWCT') in April 2026 prior to lodgement of the referral application. On 29 April 2026, the Applicant provided a draft masterplan and project overview to ĀKWCT and sought initial feedback on the proposal.

Subsequent correspondence occurred throughout May 2026, including discussions regarding the referral application process and arrangements for a hui between the project team and representatives of ĀKWCT. A hui was subsequently held on 18 May 2026 to discuss the proposal, anticipated approval pathways and opportunities for ongoing involvement by mana whenua.

Through this engagement, Te Ātiawa ki Whakarongotai advised that while it was not in a position to support or oppose the referral application at that stage, it wished to remain actively involved in the development of the Project and the preparation of the substantive fast-track application. ĀKWCT identified a number of matters requiring further consideration, including cultural values associated with the site, opportunities for cultural design integration and the preparation of a Cultural Impact Assessment ('CIA').

Following the hui, Te Ātiawa ki Whakarongotai provided a formal scope of work setting out its proposed involvement in the Project. The scope includes preparation of a CIA, review of technical reports and consent conditions, and participation in the co-design of restoration, naturalisation and cultural outcomes for the Project. The scope notes that aspects of the work programme may be further refined following consultation with Puketapu Hapū.

The Applicant understands that Puketapu Hapū has a particular interest in the Project area. During engagement with ĀKWCT, the Applicant was advised that Te Ātiawa ki Whakarongotai would engage with Puketapu Hapū in the first instance and incorporate Puketapu Hapū input into the CIA process and wider project engagement programme. The Applicant has therefore taken its lead from ĀKWCT regarding the appropriate engagement pathway and remains committed to working directly with both ĀKWCT and Puketapu Hapū throughout the preparation and assessment of the application.

The Applicant has accepted the need for a comprehensive CIA process and intends to provide everything necessary to support that work. Further, the Applicant is committed to ensuring Te Ātiawa ki Whakarongotai have a meaningful and ongoing role in shaping the proposal.

Refer recent correspondence with Te Ātiawa ki Whakarongotai included in **Appendix 17** and **Appendix 18**.

6.1.4 NGĀTI TOA RANGATIRA

Through previous consultation processes, Ngāti Toa Rangatira advised that they would defer to Te Ātiawa ki Whakarongotai in relation to the Project and generally intended to support the position adopted by Te Ātiawa ki Whakarongotai.

The draft referral application documentation was provided to Ngāti Toa Rangatira on 18 May 2026. In correspondence dated 5 June 2026 (as provided in **Appendix 19**), Ngāti Toa confirmed that they continue to defer to Te Ātiawa ki Whakarongotai in respect of the Project. However, they requested that they remain informed as the Project progresses. The Applicant has committed to providing ongoing updates and maintaining engagement with Ngāti Toa Rangatira throughout the fast-track process.

6.1.5 MUAUPOKO TRIBAL AUTHORITY

The Applicant provided Muaupoko Tribal Authority with the draft referral application and supporting documentation on 18 May 2026 as part of the Section 11 pre-lodgement process and again on 15 June 2026. At the time of lodging this referral application, no formal response had been received from Muaupoko Tribal Authority. Refer notification email in **Appendix 20**.

6.1.6 DEPARTMENT OF CONSERVATION

The Applicant has undertaken pre-lodgement engagement with the DOC in relation to the Project and the approvals potentially required under the Act.

Draft referral application documentation was formally provided to DOC on 18 May 2026 as part of the Section 11 notification process. A meeting was held with a DOC representative on the 26th of May 2026 to discuss the Project in more detail. Following the meeting, the Applicant provided DOC with additional ecology reports that were prepared to support the earlier consent processes.

On completion of its review, DOC provided a formal Pre-Lodgement Notification Response dated June 2026 (refer **Appendix 13**). The response identified Wildlife Act approvals and Complex Freshwater Fisheries Activity approvals as approvals likely to be required for the Project and confirmed that DOC considered ongoing engagement to be appropriate as the Project progresses.

The Applicant reviewed the summary provided by DOC and has incorporated the relevant approvals into this referral application. The Applicant intends to continue engaging with DOC throughout the preparation of any substantive application.

6.1.7 HERITAGE NEW ZEALAND POUHERE TAONGA

The Applicant provided Heritage New Zealand Pouhere Taonga ('HNZPT') with the draft referral application and supporting documentation on the 18th of May 2026 as part of the Section 11 consultation process.

In its response dated 25 May 2026, HNZPT confirmed that an archaeological authority is likely to be required for the Project and advised that any substantive application should be supported by an updated archaeological assessment covering the revised project footprint, further engagement with relevant tangata whenua entities, and a draft Archaeological Management Plan.

The Applicant acknowledged this feedback and confirmed its intention to prepare the requested documentation should the referral application be approved. The Applicant will continue to engage with HNZPT throughout the preparation of any substantive application and provide draft archaeological documentation for review prior to lodgement. Refer correspondence with HNZPT provided in **Appendix 14**.

6.1.8 WHALE SONG CHARITABLE TRUST

Conversations have also recommenced with the Whale Song Charitable Trust. The Trust has been provided with an iteration of the masterplan that identifies potential locations for the Whale Song attraction

within the Site. As noted earlier in this application, further engagement is required to confirm the form, location and delivery of this activity. Accordingly, this referral only seeks to provide for the potential to enable the attraction, rather than committing to its delivery.

6.2 TREATY SETTLEMENTS

Under Section 20(3)(i) of the Act, a referral application must include a list of any Treaty settlements that apply to the geographical location of the project, and a summary of the relevant principles and provisions in those settlements.

The Ngāti Toa Rangatira Claims Settlement Act 2014 gives effect to certain provisions of the deed of settlement signed by Ngāti Toa Rangatira, Trustee of the Toa Rangatira Trust and the Crown on 7 December 2012 and an amendment deed signed in November 2013. The deeds and associated documents are available on the NZ Government Treaty settlement website.

The Crown apology to Ngāti Toa expresses (among other things) deep regret for the cumulative effect of Crown actions and omissions, which severely damaged the iwi's social and traditional tribal structures, their autonomy and ability to exercise customary rights and responsibilities, their capacity for economic and social development and their physical, cultural and spiritual well-being. 35. The Crown says it hopes that the apology and settlement will mark the beginning of a new, positive and enduring relationship with Ngāti Toa Rangatira founded on mutual trust and co-operation and respect for Te Tiriti o Waitangi / the Treaty of Waitangi and its principles.

No cultural or commercial redress provided under the settlement would be directly affected by the project. The settlement does not, for example, create new co-governance or co-management processes.

The Project is not located within any statutory acknowledgment area.

7. WHAT IS NEEDED TO COMPLETE THE PROJECT

7.1 LEGAL INTERESTS

Under Section 13(4)(s) of the Act, a referral application must include a description of the applicant's legal interest (if any) or if the referral application is lodged by more than 1 person, the legal interest of any of those persons (if any), in the land on which the project will occur, including a statement of how that affects the applicant's ability to undertake the work:

The Applicant is the landowner of the development area portion of the Site and therefore is able to undertake the work without delay / impediment.

In addition, certain works are proposed on land owned by KCDC, including the Iver Trask extension and areas identified on the masterplan for flood storage, stormwater management and wetland offset. The Applicant is progressing discussions with KCDC in relation to these works, and the Fast-track consent application will include the necessary written approvals from KCDC to enable these works to be undertaken.

7.2 APPROVALS SOUGHT

Under Section 13(4)(t) of the Act, a referral application must include an outline of the types of consents, certificates, designations, concessions, and other legal authorisations (other than contractual authorisations or the proposed approvals) that the applicant considers are needed to authorise the project, including any that the applicant considers may be needed by someone other than the applicant.

NCPL seeks all necessary approvals to enable the development of the Proposal being the following:

- Resource consents under the Resource Management Act 1991
- Approvals under the Reserves Act 1977

- A wildlife approval under the Wildlife Act 1953
- An approval that would otherwise be applied for in respect of a complex freshwater fisheries activity under regulation 42 of the Freshwater Fisheries Regulations 1983 (culvert or ford)
- An archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.
- Approvals under the Public Works Act 1981 (while unlikely)

Also, following pre-lodgement correspondence with DOC, as a precautionary measure, the development may include seeking approvals to undertake works within three adjoining local purpose reserves under the Reserves Act 1977.

7.2.1 MATTERS RELATING TO SPECIFIC PROPOSED APPROVALS

Section 13(4)(y) sets out matters that must be addressed that relate to the specific proposed approvals under section 13(4)(y) of the Act. The relevant approvals and associated matters are detailed in the following sections.

7.2.2 RESOURCE CONSENT APPROVALS

Under Section 13(4)(y)(i) an approval described in Section 42(4)(a) or (d) (resource consent or designation) must include the information specified in clause 2 of Schedule 5. The proposal seeks to obtain resource consents that would otherwise be applied for under the Resource Management Act.

Clause 2 of Schedule 5 is as follows:

Information about resource consent or notice of requirement required in referral application

(1) The information required to be provided under section 13(4)(y)(i) is—

(a) an assessment of the project against—

(i) any relevant national policy statement; and

(ii) any relevant national environmental standards; and

(iii) if relevant, the New Zealand Coastal Policy Statement; and

(b) in relation to any proposed approval that is a resource consent, whether, to the best of the applicant's knowledge, there are any existing resource consents of the kind referred to in section 30(3)(a).

This assessment is provided in Section 4.4 above.

In relation to clause (b), existing resource consents are described in Section 8.1 below.

Resource Consent Requirements

The anticipated consents and approvals required are set out in **Table 4** below.

While a comprehensive review has been undertaken to identify the likely consent requirements, it is acknowledged that the final suite of consents will be confirmed through the fast-track process. Consistent with experience on other fast-track projects, engagement with both Kāpiti Coast District Council and Greater Wellington Regional Council during the early stages of the fast track application process will ensure that all relevant approvals are clearly identified and addressed.

TABLE 4: RULE AND STANDARD ASSESSMENT

RULE / ACTIVITY	COMMENT
KCDC CONSENT REQUIREMENTS	
KAPITI COAST OPERATIVE DISTRICT PLAN	
MCZ-R5 - Commercial and residential activities in Precinct C	Commercial and residential activities in Precinct C are permitted provided a number of standards are complied with. Its unlikely that all proposed commercial and residential buildings will comply with these standards and therefore Restricted Discretionary Activity consent will be required under Rule MCZ-R12.
MCZ-R6 Recreation, community, cultural and lighting activities in the Dune Protection Area identified in the Structure Plan in Appendix 19. MCZ-R15	The earthworks within the Dune Protection Area are not solely for the construction of a pedestrian or cycle way and will exceed the permitted area. Restricted Discretionary Activity consent required under MCZ-R15
MCZ-R7 New buildings and structures MCZ-R13	Except within the Dune Protection Area identified on the Structure Plan in Appendix 19, new buildings and structures and additions and alterations to existing buildings and structures are Permitted provided the standards are complied with. It is unlikely that compliance will be achieved with all standards and therefore Restricted Discretionary Activity consent is required under Rule MCZ-R13 provided the RD standards are complied with. The proposal is likely to comply with the RD standard that requires that buildings and structures do not exceed 53 metres in height.
MCZ-R8 Construction of roads	Construction of roads (including necessary earthworks) identified in the Structure Plan in Appendix 19 is a Permitted Activity . The following note is included in the rule: All roads and associated infrastructure must be constructed to the standards specified in the Transport chapter and comply with the NH-FLOOD rules when located in a flood hazard area.
MCZ-R10 Trade supply retail, home improvement retail, yard based retail, food and beverage outlets, retail outlets selling convenience goods but not comparison goods and service stations in Precinct C MCZ-R12 MCZ-R14 MCZ-R18	Trade supply retail, home improvement retail, yard based retail, food and beverage outlets, retail outlets selling convenience goods but not comparison goods and service stations in Precinct C are Permitted Activities provided that a number of standards are complied with. It is unlikely that compliance will be achieved with all standards and therefore Restricted Discretionary Activity consent is required under Rule MCZ-R12. Large format retail that does not comply with the standards requires Restricted Discretionary Activity consent under Rule MCZ-R14 that also includes a number of standards. It is likely all of these standards cant be complied with and therefore Discretionary Activity consent is required under Rule MCZ-R18
MCZ-R15 Earthworks, new buildings and structures and additions and alterations to existing buildings and structures in the Dune Protection Area identified in the Structure Plan in Appendix 19.	The rule is triggered due to earthworks, buildings and structures being proposed within the Dune Protection Area. Restricted Discretionary Activity consent is required under Rule MCZ-R15.
MCZ-R16 Buildings and structures or earthworks in the indicative Stormwater Management Area on the Metropolitan Centre Structure Plan.	The rule is triggered due to earthworks, buildings and structures being proposed within the Stormwater Management Area. Restricted Discretionary Activity consent is required under Rule MCZ-R16.
INF-PNU-R1 Any network utility activity or utility infrastructure which is not specified as permitted, controlled, restricted	INF-PNU-R5 is not complied with.

TABLE 4: RULE AND STANDARD ASSESSMENT

RULE / ACTIVITY	COMMENT
discretionary, discretionary or non-complying activity in the rules in INF-PNU.	
INF-PNU-R5 The development and installation of any new network utility, except for electricity transmission lines above 110kV; or gas distribution and transmission pipelines at a pressure exceeding 2000 kilopascals, provided that they are not located within: INF-PNU-R22	Services that will be vested with the Council, and therefore will be network utilities, will be located within the Stream Corridor (eg stormwater outlet which is to be redirected) and Ponding Area. Restricted Discretionary Activity consent required under INF-PNU-R22
INF-PNU-R19 New underground network utilities, other than telecommunication and radiocommunication, located within:	The works to install the watermain within Lot 7 DP 342714 and Lot 13 DP 361734 require consent under this rule. Restricted Discretionary Activity consent required under INF-PNU-R22
NH-FLOOD-R4 Earthworks NH-FLOOD-R11 NH-FLOOD-R15	The earthworks to be undertaken across the site will exceed the 20m³ and 10m³ volumes for the Ponding Area and Stream Corridor, respectively. The earthworks in the Ponding Area require consent as a Restricted Discretionary Activity under Rule NH-FLOOD-R11. The earthworks in the Stream Corridor require consent as a Discretionary Activity under Rule NH-FLOOD-R15.
NH-FLOOD-R8	Restricted Discretionary Activity Earthworks within a flood hazard (ponding) area.
NH-FLOOD-R9	Restricted Discretionary Activity Any activity within a flood hazard (ponding) area which does not comply with one or more of the associated standards.
TR-R3 Site access and loading for vehicles.	Will not comply Restricted Discretionary Activity consent is required under TR-R11
TR-R10	Restricted Discretionary Activity For generating more than 100 vehicle movements per day
TR-R9 For the construction of a new road TR-R15	Discretionary Activity
SUB-DW-R5 SUB-DW-R9	A geotechnical report outlining liquefaction risk will be provided in the fast track consent application. Controlled Activity consent is required under Rule SUB-DW-R9
SUB-DW-R7 Subdivision where any part of the land contains flood storage, ponding, residual ponding or shallow surface flow areas. SUB-DW-R15	As compliance with all other relevant subdivision rules and standards in other chapters is not possible Rule SUB-DW-R7 is not met. Discretionary Activity consent is required under Rule SUB-DW-R15.
SUB-WORK-R39 Except as provided for under Rule SUB-WORK-R33, the subdivision of land within the Metropolitan Centre Zone structure plan area that is consistent with the structure plan in Appendix 19.	While the subdivision is of a form which is consistent with the structure plan, not all standards are met. Discretionary Activity consent is required under Rule SUB-WORK-R40

TABLE 4: RULE AND STANDARD ASSESSMENT

RULE / ACTIVITY	COMMENT
EW-R2 Earthworks, excluding those listed in EW-R3, in all areas except areas subject to flood hazards, outstanding natural features and landscapes, ecological sites, geological features, areas of outstanding natural character, areas of high natural character.	The earthworks will occur on slopes greater than 28°, within 20m of waterbodies, will exceed the permitted volumes and will alter the ground level by greater than 1m. Restricted Discretionary Activity consent is required under Rule EW-R5.
GWRC CONSENT REQUIREMENTS	
NATIONAL ENVIRONMENTAL STANDARDS FOR FRESHWATER	
REGULATION 45C	Works to natural inland wetlands that are for the purpose of urban development Restricted Discretionary Activity
REGULATION 57	The project includes the installation of a culvert in the Wharemaukū Stream. GWRC interpret the installation of culverts as reclamation. Discretionary Activity
NATURAL RESOURCES PLAN	
R50	The discharge of stormwater from a new urban subdivision associated with earthworks exceeding 3,000m ² Restricted Discretionary Activity
R107	The use of land, and the associated discharge of sediment into water or onto or into land where it may enter water from earthworks exceeding 3,000m ² Discretionary Activity
R118	The reclamation of wetlands on the site. Non-Complying Activity
R129	The placement of a river crossing structure, a culvert, new dam, or other structure that is fixed in, on, under, or over the bed of a river within a site identified in Schedule C (mana whenua) Restricted Discretionary Activity
R141	The reclamation of Wharemaukū Stream, which is identified in Schedule C (mana whenua). Relates only to the installation of a culvert. Non-Complying Activity
R147	The diversion of water in the Wharemaukū Stream and Watercourse 1. Discretionary Activity
R160	Dewatering that may occur for a period exceeding one month Restricted Discretionary Activity
R166	Construction of a temporary shallow water bore Controlled Activity

The site is not identified as contaminated or potentially contaminated so is not subject to the regulations of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.

Resource Consent Status

Based on the assessment undertaken, it is likely that the consent will be bundled as a Non-Complying activity.

Under Section 104D of the RMA, a consent authority may only grant an application for a non-complying activity if:

- a) *the adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or*
- b) *the application is for an activity that will not be contrary to the objectives and policies of—*
 - (i) *the relevant plan, if there is a plan but no proposed plan in respect of the activity; or*
 - (ii) *the relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or*
 - (i) *both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.*

Based on the technical assessments undertaken to date, it is considered that the Project is capable of satisfying the Section 104D gateway test. If the referral application is approved, the resource consent application will include a comprehensive assessment of the Project against the relevant objectives and policies and an assessment of environmental effects.

7.2.3 FRESHWATER FISHERIES REGULATIONS 1983

As noted, possible culverts will require approval under Regulation 42 of the Freshwater Fisheries Regulations 1983.

Under Section 13(y)(vi), an approval described in Section 13(4)(y)(vi) an approval described in Section 42(4)(a) or (d) in relation to a project that includes a standard freshwater fisheries activity must include the information specified in clause 4A of Schedule 5.

Clause 4A of Schedule 5 is as follows:

Information about standard freshwater fisheries activity

The information required to be provided under section 13(4)(y)(vi) is the following:

- (a) whether an in-stream structure is proposed (including formal notification of any dam or diversion structure) and the extent to which the proposed structure may impede fish passage; and*
- (b) whether any fish salvage activities are proposed.*

Under Section 13(4)(y)(via), an approval described in Section 42(4)(j) (complex fisheries approval), must include the information specified in Clause 2 of Schedule 9.

Clause 2 of Schedule 9 is as follows:

Information required in referral application including complex freshwater fisheries activity

The information required to be provided under section 13(4)(y)(via) is the following:

- (a) whether an in-stream structure is proposed (including formal notification of any dam or diversion structure) and the extent to which this may impede fish passage; and*

(b) whether any other complex freshwater fisheries activities are proposed.

The requirement for a Complex Freshwater Fisheries Activity Approval (CFFA) has been confirmed through pre-lodgement engagement with the DOC which reviewed the referral application material and advised that a CFFA is likely to be required given the presence of indigenous fish species within the wider catchment and the nature of the proposed works.

The Project may include the construction of culvert crossings and other in-stream structures associated with future roading, access and infrastructure works. The final location, number and design of these structures will be determined through detailed design. Any such structures will be designed to maintain fish passage and ecological connectivity in accordance with fish passage requirements under the NES-F.

The Project may also involve activities requiring a CFFA, including works within streams and wetlands, stream enhancement activities, fish salvage and relocation, and freshwater habitat enhancement works.

This application has identified the requirement for a CFFA. DOC's pre-lodgement response confirmed the likely need for the approval and identified no additional referral-level information requirements beyond the preparation of the detailed assessments that would accompany any substantive fast-track application.

8. OTHER MATTERS

8.1 PREVIOUS RESOURCE CONSENTS

Under Section 13(4)(u) of the Act, a referral application must include details of whether any activities that are involved in the project, or are substantially the same as those involved in the project, have been the subject of an application or a decision under a specified Act and,—

(i) if an application has been made, details of the application:

(ii) if a decision has been made, the outcome of the decision and the reasons for it.

As outlined above, resource consent applications have been lodged with both KCDC and GWRC for earthworks and subdivision activities associated with the previous masterplan that applied to the Site. While those applications remain live, they are currently on hold pending resolution of the RFIs.

No decisions have been issued in respect of those applications. Should the project proceed through the fast-track approvals process, the existing applications will be withdrawn.

8.2 CLIMATE CHANGE AND NATURAL HAZARDS

Under Section 13(4)(v) of the Act, a referral application must include a description of whether and how the project would be affected by climate change and natural hazards. This has been covered in Section 4.4 above.

8.3 ENFORCEMENT

Under Section 20(3)(n) of the Act, a referral application must include a summary of compliance or enforcement actions (if any) taken against the applicant by a local authority under the Resource Management Act 1991, and the outcome of these actions.

The Applicant of this Referral is New Central Park Limited whom have not been subject to any compliance or enforcement actions.

9. CONCLUSION

Overall, the Project represents a logical and well-considered extension of the Paraparaumu town centre, underpinned by a substantial body of technical work and a clear understanding of the Site's constraints

and opportunities. The revised masterplan delivers a realistic and implementable outcome that aligns with the strategic planning framework for the District and responds directly to identified housing, economic and urban development needs.

There are no matters that would preclude the Project from being progressed through the fast-track process, and it is considered that the application provides a robust and appropriate basis for referral.

10. LIMITATIONS

This report:

- a) Is for the use by the New Central Park Limited and the Ministry for the Environment only and must not be used or relied upon by any other person or entity or for any other project; and,
- b) Has been prepared for a specific project described to use and its extent is limited to the scope of work agreed between the client and Scope Planning Limited.

No responsibility is accepted by Scope Planning Limited or its director, agents, staff or employees for the accuracy of information provided by third parties that the application has been based upon. Scope Planning Limited has not independently verified the provided information and has relied upon it being accurate and sufficient for use by Scope Planning Limited in preparing this report. Scope Planning Limited accepts no responsibility for errors or omissions in the provided information.