



FTAA-2606-1252: Application received for referral of the project under the Fast-track Approvals Act 2024 – Stage 1 decisions

Project Name: New Central Park

Date submitted	3 July 2026	Tracking	26-BRF-01858
Security level	In-Confidence	Priority	Urgent

To	Action sought	Response by
Hon Chris Bishop Minister for Infrastructure	Decisions on recommendations in Table A	13 July 2026

Actions for Minister's Office staff	Return the signed briefing to: FTAreferrals@mfe.govt.nz Send email to Ministers to invite written comments
Number of appendices: 3	Appendices: 1. Statutory framework summary 2. Application documents for the New Central Park project 3. List of the Māori groups referred to in section 18(2)

Ministry contacts

Name	Position	Telephone	1 st contact
Ashiley Sycamore	Principal Author		
Stephanie Frame	Manager	s 9(2)(a)	✓
Ilana Miller	General Manager	s 9(2)(a)	



Project location



Image 1: Primary development site in proximity to other features

Key messages

1. This briefing seeks your initial decisions on an application from New Central Park Limited (the applicant) to refer the New Central Park project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process.
2. At this stage you can either decline an application for the reasons set out section 21, or provide the application to, and invite comments from, the parties identified in section 17. If you do not decline the application, you will receive a further briefing following receipt of comments, to inform your final decision on whether to refer the project.
3. The project is a mixed-use development comprising subdivision, land use, and associated infrastructure activities at 77 and 109 Kapiti Road, Paraparaumu in the Wellington Region. The



approximately 28-hectare site is located west of Paraparaumu town centre and is bounded by the Kāpiti Expressway, Kāpiti Road, Rimu Road and Ihakara Street.

4. The project also may include the creation of off-site wetland offset areas at 180, 186, 196 and 198 Sims Road, Te Horo in the Wellington Region.
5. While a previous iteration of the proposal was listed in Schedule 2 of the Act and included approximately 1,800 residential allotments, the applicant states that further design and feasibility work identified delivery constraints. The current referral application relates to the same site as the Schedule 2 listed project but proposes a revised mixed-use development with a reduced number of residential units.
6. The project comprises:
 - a. subdivision, which is proposed to create:
 - i. approximately 370–470 residential allotments
 - ii. apartment allotments to enable future unit title subdivision
 - iii. two large format retail allotments
 - iv. smaller commercial and speciality retail allotments
 - v. road reserves to be vested in Kāpiti Coast District Council
 - vi. a large reserve area for wetland offset and flood detention
 - vii. additional open space and access lots, including for stormwater management and shared path connections
 - b. land use activities, which are proposed to include:
 - i. construction of approximately 520–620 residential units, 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
 - iv. construction of roading and access, including carparking, loading areas, signage and landscaping
 - v. provision of public and private open space areas
 - vi. the potential for the creation of off-site wetland offset areas at 180, 186, 196 and 198 Sims Road, Te Horo
 - c. infrastructure servicing associated with the development including roads, parking, accessways, shared paths, three waters infrastructure (stormwater, wastewater and potable water), stormwater management, and flood detention and conveyance.
7. The applicant seeks the following approvals via the fast-track approvals process to authorise the project, including some approvals sought at this stage on a precautionary basis, subject to further investigations prior to any substantive application:
 - a. resource consents under the Resource Management Act 1991
 - b. approvals under the Reserves Act 1977
 - c. wildlife approvals under the Wildlife Act 1953
 - d. archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014
 - e. an approval, a dispensation, or an authorisation that would otherwise be applied for in



respect of a complex freshwater fisheries activity under the Freshwater Fisheries Regulations 1983.

8. We have undertaken initial analysis of the referral application, and this is presented along with our considerations and recommendations in Table A.
9. We have decided the application is complete and complies with section 14 of the Act, as the application complies with section 13 requirements, may be capable of satisfying the criteria in section 22 and does not appear to involve an ineligible activity. The applicable fee and levy have been paid.
10. We recommend you progress consideration of the referral application to the next stage of analysis (Stage 2) and invite written comments from the parties prescribed in section 17(1) of the Act being:
 - a. Kāpiti Coast District Council and Greater Wellington Regional Council as the relevant local authorities
 - b. the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development
 - c. the Minister of Conservation, the Minister for Arts, Culture and Heritage, and the Associate Minister of Housing as the other relevant portfolio Ministers
 - d. the Department of Conservation and Heritage New Zealand Pouhere Taonga as the relevant administering agencies
 - e. the parties in Appendix 3 as the identified Māori groups.
11. We also recommend that you invite written comments from the following parties as additional persons under section 17(5) of the Act:
 - a. the Chief Executive of NZ Transport Agency Waka Kotahi – as the project area is adjacent to State Highway 1
 - b. the Minister for Regional Development
 - c. the Minister for Economic Growth.
12. As the project area includes public conservation land (as defined in the Act), we note you must obtain a report from the Director-General of Conservation under section 19(1) of the Act.

Action sought

13. Please indicate your decisions on the recommendations in Table A.

Signature

Stephanie Frame
Manager – Fast-track Operations

Table A: Stage 1 analysis

	Project Name	Applicant	Project Area		
Project details	New Central Park (the project)	New Central Park Limited (the applicant)	The primary development area comprises 77 and 109 Kāpiti Road, Paraparaumu, in the Wellington Region. The approximately 28-hectare site is located west of Paraparaumu town centre and is bounded by the Kāpiti Expressway, Kāpiti Road, Rimu Road and Ihakara Street. The project may also include minor physical works on adjacent properties, as well as the establishment of wetland offset areas at 180, 186, 196 and 198 Sims Road, Te Horo.		
Project description	The project comprises: a. subdivision, which is proposed to create: i. approximately 370–470 residential allotments ii. apartment allotments to enable future unit title subdivision iii. two large format retail allotments iv. smaller commercial and speciality retail allotments v. road reserves to be vested in Kāpiti Coast District Council vi. a large reserve area for wetland offset and flood detention vii. additional open space and access lots, including for stormwater management and shared path connections b. land use activities, which are proposed to include: i. construction of approximately 520–620 residential units, 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 iv. construction of roading and access, including carparking, loading areas, signage and landscaping v. provision of public and private open space areas vi. the potential for the creation of off-site wetland offset areas at 180, 186, 196 and 198 Sims Road, Te Horo c. infrastructure servicing associated with the development including roads, parking, accessways, shared paths, three waters infrastructure (stormwater, wastewater and potable water), stormwater management, and flood detention and conveyance. The applicant seeks the following approvals via the fast-track approvals process to authorise the project, including some approvals sought at this stage on a precautionary basis, subject to further investigations prior to any substantive application: a. resource consents under the Resource Management Act 1991 (RMA) as described in section 42(4)(a) of the Act b. approvals under the Reserves Act 1977 as described in section 42(4)(e) of the Act c. wildlife approvals under the Wildlife Act 1953 as described in section 42(4)(h) of the Act d. archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014 as described in section 42(4)(i) of the Act e. an approval, a dispensation, or an authorisation that would otherwise be applied for in respect of a complex freshwater fisheries activity under the Freshwater Fisheries Regulations 1983 as described in section 42(4)(j) of the Act.				
Notification and/or consultation undertaken	As required by section 11, the applicant has:				
	Notified in writing, the relevant local authorities	Notified in writing, the relevant iwi authorities, hapū and Treaty settlement entities	Consulted, ngā hapū o Ngāti Porou, or the relevant MACA groups	Notified in writing, the relevant administering agencies	Notified in writing, the holder of land to be exchanged
	– Kāpiti Coast District Council (KCDC) – Greater Wellington Regional Council (GWRC)	– Te Rūnanga o Toa Rangatira Inc – Muaūpoko Tribal Authority Inc – Ātiawa ki Whakarongotai Charitable Trust	Not applicable to the project	– Department of Conservation (DOC) – Heritage New Zealand Pouhere Taonga (HNZPT)	Not applicable to the project
Section 22 assessment criteria					
The project is an infrastructure or development project that would have significant regional or	The Minister <u>must</u> consider a relevant Government policy statement (GPS) [s22(1A)] The only current GPS is the GPS on Grocery Competition. This is not considered relevant to your decisions for a residential development project.				
	You <u>may</u> consider any of the following matters, or any other matters the Minister considers relevant – the applicant considers the project is a development project that would have significant regional benefits for the reasons outlined below:				
	Will deliver new regionally or nationally significant infrastructure or enable the continued functioning of existing regionally or nationally significant infrastructure [s22(2)(a)(iii)]				

national benefits [section 22(1)(a)]	The applicant considers that the project will extend regionally significant infrastructure through the provision of new transport, stormwater, flood management and three waters infrastructure. The applicant states that these works will support the proposed development and contribute to the ongoing functioning and resilience of the town centre. The applicant further considers that the integration of transport connections, including the Link Road and Iver Trask Extension, will improve connectivity and accessibility across the town centre. <i>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) [s22(2)(a)(iii)]</i> The applicant states that the project will increase housing supply by delivering approximately 520 dwellings across a range of housing typologies, including terrace housing, duplexes and apartments. The applicant notes that the Economic Assessment (Appendix 6 of the referral application) identifies that the project will increase the district’s greenfield housing capacity and contribute to meeting medium-term housing demand under the National Policy Statement on Urban Development 2020 (NPS-UD). The applicant further considers that the project will contribute to a well-functioning urban environment through a legible, walkable and mixed-use urban form, integration with public transport and key destinations, and the provision of amenity supported by open space and active transport networks. <i>Will deliver significant economic benefits [s22(2)(a)(iv)]</i> The applicant states that the Economic Assessment (Appendix 6 of the referral application) identifies that the project will deliver significant and measurable economic benefits, including construction-related gross domestic product (GDP) and employment generation, as well as ongoing economic activity associated with the retail, commercial and residential components of the development. The applicant notes that the Economic Assessment estimates direct construction activity will generate approximately \$147.9 million in GDP and support around 920 full-time equivalent jobs. The applicant further states that, once operational, the retail and commercial components of the development are expected to contribute approximately \$63.7 million in GDP annually. The applicant considers this would represent a significant contribution to the Kāpiti Coast District and wider regional economy. <i>Will support climate change mitigation, including the reduction or removal of greenhouse gas emissions [s22(2)(a)(vii)]</i> The applicant considers that the project supports climate change mitigation through its compact, mixed-use urban form, which is intended to reduce reliance on private vehicle travel by enabling access to housing, employment, services and public transport within a walkable catchment. The applicant states that the Urban Design Statement (Appendix 4 of the referral application) highlights the integration of active transport networks and a spatial structure that promotes sustainable travel choices. <i>Will support climate change adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards [s22(2)(a)(viii)]</i> The applicant states that the project incorporates flood management and stormwater infrastructure, including an integrated wetland and flood detention area. The applicant considers these measures will reduce existing flood risk and improve the resilience of the site and surrounding area to future climate-related events. The applicant also notes that the project includes nature-based solutions, such as wetland restoration and stream enhancement, which provide both flood management and environmental benefits. <i>Is consistent with local or regional planning documents, including spatial strategies [s22(2)(a)(x)]</i> The applicant considers that the project is consistent with relevant statutory planning documents, including the NPS-UD and the Kāpiti Coast District Plan. The applicant states that the Urban Design Statement (Appendix 4 of the referral application) demonstrates alignment with the intent of the Metropolitan Centre Zone by supporting a compact, well-connected, mixed-use centre that provides a strong community focal point. The applicant also notes that Central Paraparaumu is identified in KCDC’s <i>Te Tupu Pai – Growing Well Strategy</i> as the district’s primary centre, with a long-term role as a city centre providing the scale, facilities and range of activities associated with a metropolitan hub. The applicant states that the strategy places a strong emphasis on intensification and expansion of the town centre to accommodate future growth. The applicant considers that the project aligns with, and supports the implementation of, this strategic direction by providing for the continued development of the town centre in a manner consistent with the district’s long-term growth planning.		
Referring the project to the fast-track approvals process [section 22(1)(b)]	<i>Would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes [s22(1)(b)(i)]</i> The applicant states that both KCDC and GWRC have indicated that the earthworks and subdivision consents required for the project are likely to be publicly notified and subject to a joint hearing process. The applicant notes that this position is driven, in part, by the inclusion of wetland reclamation works, which the applicant states will be offset and integrated with ecological enhancement and stormwater management outcomes. The applicant considers that progressing the project through the standard RMA process would result in a more protracted and uncertain approvals pathway, including the potential for Environment Court appeals. The applicant estimates that this could extend the project delivery timeframe by at least three years and result in additional costs and delays to the delivery of the project’s housing, infrastructure and economic benefits. The applicant concludes that referral to the fast-track approvals process would facilitate the project by streamlining the approvals pathway through the consolidation of approvals, reducing duplication between agencies, and enabling consideration by a single expert panel, with appeal rights limited to points of law. <i>Is unlikely to materially affect the efficient operation of the fast-track approvals process [s22(1)(b)(ii)]</i> The applicant considers that the project is consistent with the purpose of the Act, noting its scale and nature as a comprehensive urban development with significant regional benefits. The applicant states that referring the project is unlikely to materially affect the efficient operation of the fast-track approvals process, as the proposal does not raise novel or untested issues. The applicant further considers that the referral application is supported by well-developed technical evidence and informed by prior engagement with key stakeholders, including local authorities and mana whenua.		
Minister invites comments	<i>You must copy the application to, and invite written comments from [s17(1)]:</i> - relevant local authorities: - KCDC - GWRC - the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development - other relevant portfolio Ministers: - the Minister of Conservation	<i>You may copy the application to, and invite written comments from, any other person [s17(5)]:</i> We recommend you invite comments from the following additional persons, for the specified reasons: - the Chief Executive of NZ Transport Agency Waka Kotahi (NZTA) – as the project area is adjacent to State Highway 1 - the Minister for Regional Development – as the project proposes a potentially significant regional development	<i>The Minister may request further information about a referral application from the applicant, the relevant local authorities, or the relevant administering agencies to be provided within the time frame specified in the request.</i> We have not identified any further information to be sought at this stage.

	– the Minister for Arts, Culture and Heritage – the Associate Minister of Housing d. relevant administering agencies: – DOC – HNZPT e. the Māori groups identified in Appendix 3.	c. the Minister for Economic Growth – as the applicant considers the project will generate significant economic benefits.	
Recommendations			Minister's decision
a.	Note that section 25 of the Act permits you to decline the referral application without inviting comments from the parties under section 17.		Noted
b.	Note that you have not yet provided the application to, nor sought any written comments on it from, the parties listed in section 17(1) but that you are required to do so if you do not decline the application under section 21 of the Act.		Noted
c.	Note that section 17(5) of the Act permits you to forward an application to, and invite written comments from, any other person.		Noted
d.	Note that if comments have been sought and provided within the required time frame you are required to consider it, along with the referral application, before deciding to decline the application.		Noted
e.	Note that section 20 of the Act permits you to request further information from the applicant or relevant local authorities or relevant administering agencies at any time before you decide whether to accept or decline an application.		Noted
f.	Agree to progress the New Central Park project to our Stage 2 analysis (invite written comments and request section 18 Treaty report).		Yes / No
g.	Agree to provide the application to, and invite written comments from: i. Kāpiti Coast District Council and Greater Wellington Regional Council as the relevant local authorities under section 17(1)(a) ii. the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development under section 17(1)(b)(i-iii) iii. the Minister of Conservation, the Minister for Arts, Culture and Heritage, and the Associate Minister of Housing as the other relevant portfolio Ministers under section 17(1)(b)(iv) iv. the Department of Conservation and Heritage New Zealand Pouhere Taonga as the relevant administering agencies under section 17(1)(c) v. the parties in Appendix 3 as the identified Māori groups under section 17(1)(d) vi. any parties you are required to invite comments from under section 17(1)(d) and (e) who may be subsequently identified.		Yes / No Yes / No Yes / No Yes / No Yes / No Yes / No
h.	Agree to provide the application to and invite written comments from the following additional persons under section 17(5): i. the Chief Executive of the NZ Transport Agency Waka Kotahi ii. Minister for Regional Development iii. Minister for Economic Growth.		Yes / No Yes / No Yes / No
i.	Note that section 19(1) of the Act requires you to obtain and consider a report in relation to the use of public conservation land for the project from the Director-General of Conservation.		Noted
j.	Note that you have agreed to delegate to the Secretary for the Environment your responsibility to send all correspondence, other than to Ministers.		Noted
k.	Agree to send the email to invite written comments from Ministers.		Yes / No

Signed:

Hon Chris Bishop
Minister for Infrastructure

Date:

Appendix 1: Statutory framework summary

1. You are the sole decision maker for referral applications. If you accept a referral application, then the whole or part of the project will be referred to the fast-track approvals process.
2. If a Treaty settlement, the Marine and Coastal Area (Takutai Moana) Act 2011, the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, a Mana Whakahono ā Rohe or a joint management agreement provides for consideration of any document or procedural requirements, you must, where relevant:
 - a. give the document the same or equivalent effect through this process as it would have under any specified Act; and
 - b. comply with any applicable procedural requirements.
3. You must decline a referral application if:
 - a. you are satisfied the project does not meet the referral criteria in section 22
 - b. you are satisfied the project involves an ineligible activity (section 5)
 - c. you consider you do not have adequate information to inform your decision.
4. You may decline an application for any other reason, including those set out in section 21(5) and even if the application meets the section 22 referral criteria.
5. You can decline an application before or after inviting comments under section 17(1). However, if comments have been sought and provided within the required time frame, you must consider them, along with the referral application, before deciding to decline the application.
6. If you do not decline a referral application at this initial stage you must copy the application to, and invite written comments from:
 - a. the relevant local authorities
 - b. the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development
 - c. any other relevant portfolio Ministers
 - d. the relevant administering agencies
 - e. the Māori groups identified by the responsible agency
 - f. the owners of Māori land in the project area (if applicable)
 - g. you may provide the application to and invite comments from any other person.
7. You can request further information from an applicant, any relevant local authority or any relevant administering agency at any time before you decide to decline or accept a referral application (see section 20 of the Act).
8. However, if further information has been sought and provided within the required time frame you must consider it, along with the referral application, before deciding to decline the application.

Appendix 2: Application documents for the New Central Park project

Appendix 3: List of the Māori groups referred to in section 18(2)

Name of group	Type of group (section of Act)
Te Rūnanga o Toa Rangatira Inc	Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a) – Ngāti Toa Rangatira Claims Settlement Act 2014
Muaūpoko Tribal Authority Inc	Iwi authority (s18(2)(a)), mandated entity (s18(2)(d))
Ātiawa ki Whakarongotai Charitable Trust	Iwi authority (s18(2)(a))
Te Rūnanga o Raukawa Incorporated	Iwi authority (s18(2)(a))
Puketapu ki Paraparaumu Trust	Other Māori group with relevant interests (s18(2)(k))
Ngā Hapū o Ōtaki	Other Māori group with relevant interests (s18(2)(k))