



NCPL - Notification of the Referral

From Stephanie Blick s 9(2)(a)
Date Mon 18/05/2026 9:17 PM
To Jessica Davidson s 9(2)(a)
Cc Andrew Banks s 9(2)(a) Jamie Nunns s 9(2)(a)

Kia ora Jessica,

I'll let Jamie confirm that the Applicant is comfortable with the cost recovery approach.

Also, I note that under sections 11(1)(b), 11(1)(c) and 13(4)(k) of the Fast-track Approvals Act 2024, prior to formally lodging a referral application, the Applicant must notify in writing the relevant local authorities, relevant iwi authorities, hapū, Treaty settlement entities, and relevant administering agencies, and provide those parties with 20 working days to respond to the notice.

Accordingly, please see link below to the referral application and supporting technical documentation for the proposed Kapiti development project being advanced by NCPL under the Act. This is the same documentation already provided to you.

Link:  [Referral Application](#)

As you are aware, the Proposal relates to a large-scale mixed-use urban development within the Kapiti Coast District, including residential development, large format and smaller scale retail activities, transport and infrastructure upgrades, flood management and stormwater works, ecological restoration and enhancement, open space and recreational areas, and associated enabling works. The Proposal is intended to support significant housing supply and infrastructure outcomes within the Kapiti Coast urban area.

NCPL intends to seek the following approvals through the Fast-track process:

- 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

NCPL currently intends to lodge the referral application with MfE during the week beginning 15 June, following expiry of the statutory 20 working day notification period.

The Applicant remains committed to ongoing and constructive engagement as the project progresses. I suggest that we continue to engage over the coming weeks, with the opportunity to incorporate any agreed refinements prior to formal lodgement of the referral application.

Many thanks,

Stephanie

STEPHANIE BLICK

DIRECTOR / PRINCIPAL PLANNER

From: Jessica Davidson s 9(2)(a)
Sent: Monday, May 11, 2026 11:44 AM
To: Stephanie Blick s 9(2)(a)
Cc: Andrew Banks s 9(2)(a) Jamie Nunns s 9(2)(a)
Subject: RE: NCPL - New Masterplan for FTA Referral

Kia ora Stephanie,

Thank you very much for providing these documents.

We will look to follow the same cost recovery approach as was taken in the substantive application pre-app for this project last year, which is to charge in accordance with the rates set out in table 3.1 of our [Resource Management Charging Policy](#). I believe the only change since this original pre-application advice is that our staff rate for Fast Tracks is now \$175/hr (GST exclusive).

Greater Wellington will recover all actual and reasonable costs incurred as part of participating in pre-application consultation and providing pre-application assistance directly from the person who intends to lodge the application. Invoicing would occur on a monthly basis. We have the current invoicing details on file. Please could you confirm that this information is still up to date?

New Central Park Limited

I have also confirmed with our external experts that they are still available to continue providing pre-application advice for this Fast Track going forward. This consists of:

- Southern Skies Environmental (earthworks)
- The Urban Engineers (stormwater)
- Collaborations (ecology and hydrology)

We can provide charge out rates if so requested. We may also look to engage an internal expert for flooding matters if this is raised as a matter in the pre-application for the substantive application.

Ngā mihi,



Jessica Davidson (she/her)
Kaitohutohu / Resource Advisor, Environmental Regulation
Greater Wellington Te Pane Matua Taiao

From: Stephanie Blick S 9(2)(a)
Sent: Wednesday, 6 May 2026 3:18 pm
To: Jessica Davidson S 9(2)(a)
Cc: Andrew Banks S 9(2)(a) Jamie Nunns S 9(2)(a)
Subject: Re: NCPL - New Masterplan for FTA Referral

Kia ora Jessica and Andrew,

Good to chat with you both on Monday.

We've lodged the referral application and as promised, please see link below to the application documents:

[Final Referral Application](#)

Also, as discussed, if you could please send Jamie an email regarding cost recovery, that would be appreciated. Once that is all confirmed we can start arranging catch ups with the various advisors and continue progressing discussions.

Thanks,

STEPHANIE BLICK

DIRECTOR / PRINCIPAL PLANNER

S 9(2)(a)

From: Jessica Davidson S 9(2)(a)
Sent: Wednesday, April 29, 2026 2:48 PM
To: Stephanie Blick S 9(2)(a)
Cc: Andrew Banks S 9(2)(a) Richard Percy S 9(2)(a)
Subject: FW: NCPL - New Masterplan for FTA Referral

Kia ora Stephanie,

Thanks for providing this through. It would be great to meet and discuss prior to lodgement.

We can make any time between 11-2pm on Thursday next week.

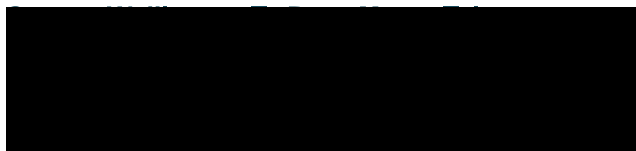
We could potentially squeeze in a 10am on Monday as well if Thursday is not suitable. Please feel free to send through an invite.

Ngā mihi,



Jessica Davidson (she/her)

Kaitohutohu / Resource Advisor, Environmental Regulation



From: Stephanie Blick s 9(2)(a)
Sent: Wednesday, 29 April 2026 12:44 pm
To: Jessica Glover s 9(2)(a); Andrew Banks s 9(2)(a); Richard Percy s 9(2)(a)
Subject: NCPL - New Masterplan for FTA Referral

Kia ora Jessica, Andrew and Richard,

I hope you are all well.

Please see attached the new NCPL masterplan that we intend on including in the referral application. Its 19MB so hopefully doesnt get bumped!

The revised project comprises a comprehensive, mixed-use development integrating residential, commercial, and supporting infrastructure components. In summary, the project includes:

- Approximately 370–470 residential dwellings, comprising a mix of terrace housing, duplexes, and standalone dwellings to provide a range of housing typologies;
- Approximately 150 apartment units;
- Large format retail activities, together with supporting smaller-scale/speciality retail and commercial activities;
- A network of link roads and internal streets generally aligned with the Metropolitan Centre Zone Structure Plan, ensuring integration with the wider transport network;
- Wetland reclamation works, together with associated ecological offsetting to achieve appropriate environmental outcomes;
- Flood hazard management and mitigation measures, including the secondary use of the wetland offset area for stormwater detention and flood storage;
- An integrated wetland and flood management area that also functions as publicly accessible open space, providing ecological enhancement, stormwater management, and pedestrian and cycle connections linking the site to the Wharemauku Stream corridor and the existing shared path;
- Limited works to the Wharemauku Stream, alongside restoration and enhancement within an established riparian buffer;
- Provision for the possible inclusion of “The Whale Song” tourism activity; and,
- Associated earthworks, and the provision of three waters and utility infrastructure necessary to service and support the development.

Collectively, these components establish a well-integrated and deliverable development framework that appropriately responds to the site’s environmental constraints and opportunities.

We are looking to lodge the referral application early next week and are keen to lock in a time to discuss the revised project with you and set out next steps in terms of GWRC advisor engagement. Can you please confirm availability next week?

Kind regards,

STEPHANIE BLICK

DIRECTOR / PRINCIPAL PLANNER





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