
Invitation to comment on Fast-track referral application for the New Central Park project under the Fast-track Approvals Act 2024 – FTAA-2606-1252

From Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>

Date Tue 14/07/2026 9:18 AM

To Nicola Grigg (MIN) <N.Grigg@ministers.govt.nz>; Nicola Willis (MIN) <N.Willis@ministers.govt.nz>; Shane Jones (MIN) <S.Jones@ministers.govt.nz>; Tama Potaka (MIN) <T.Potaka@ministers.govt.nz>; Paul Goldsmith (MIN) <P.Goldsmith@ministers.govt.nz>

Cc FTAreferalls <FTAreferalls@mfe.govt.nz>

To:

- Minister for the Environment
- Minister for Economic Growth
- Minister for Regional Development
- Minister for Māori Crown Relations: Te Arawhiti
- Minister for Māori Development
- Associate Minister of Housing
- Minister for Arts, Culture and Heritage
- Minister of Conservation

NOTE - This project lodged an application after 31 March 2026, therefore a 15-day comment period applies.

Dear Ministers,

Hon Chris Bishop, the Minister for Infrastructure (the Minister), has asked for me to write to you on his behalf.

The Minister has received an application from New Central Park Limited for referral of the New Central Park project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2606-1252).

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

Invitation to comment on referral application

I write in accordance with section 17 of the Act to invite you to provide written comments on the referral application. I have provided summary details of the project below.

If you wish to provide written comments, these must be received by **return email** within **15 working days** of receipt of this email, being **4 August 2026**. The Minister is not required to consider information received outside of this time frame. Any comments submitted will contribute to the Minister's decision on whether to accept the referral application and to refer the project.

If you do not wish to provide comments, please let us know as soon as possible so we can proceed with processing the application without delay.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Process

The application documents are accessible through the Fast-track portal. Please note that application documents may contain commercially sensitivity information and should not be shared widely. If you haven't used the portal before, you can request access by emailing ftareferrals@mfe.govt.nz. Once you are registered and have accepted the terms and conditions, you will receive a link to view the documents. Existing users will be able to see application documents via the request when logging into the portal. Should you need for your agency to provide any supplementary information, a nominated person can be provided access to the portal, access can be requested by emailing ftareferrals@mfe.govt.nz.

To submit your comments on the application, you can either provide a letter or complete the attached template for written comments and return it by replying to this email, infrastructure.portfolio@parliament.govt.nz.

Before the due date, if you have any queries about this email or need assistance with using the portal, please email contact@fasttrack.govt.nz. Further information is available at <https://www.fasttrack.govt.nz/>.

Important Information

Please note that all comments received from Ministers invited to comment will be subject to the Official Information Act 1982. Comments received will be proactively released at the time the Minister for Infrastructure makes a referral decision, unless the Minister providing comments advises the Minister for Infrastructure's office they are to be withheld, at the time they are submitted.

If a Conflict of Interest is identified by the Minister providing comments at any stage of providing comments, please inform my office and the Cabinet Office immediately. The Cabinet Office will provide advice and, if appropriate, initiate a request to the Prime Minister to agree to a transfer of the project/portfolio invite to another Minister (a request to transfer a COI from one Minister to another can take 1-7 days).

Project summary

Project name	New Central Park
Applicant	New Central Park Limited
Location	Paraparaumu, Wellington
Project description	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. 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

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| | <ul style="list-style-type: none">v. provision of public and private open space areasvi. the potential for the creation of off-site wetland offset areas at 180, 186, 196 and 198 Sims Road, Te Horoc. 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. |
|--|--|

Kind regards,



Office of Hon Chris Bishop

Attorney-General | Minister of Housing | Minister for Infrastructure | Minister Responsible for RMA Reform | Minister of Transport | Associate Minister of Finance | MP for Hutt South

Office: 04 817 6802 | EW 6.3

Email: c.bishop@ministers.govt.nz Website: [<http://www.beehive.govt.nz/>]www.beehive.govt.nz/

Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

Email disclaimer:

This email communication is confidential between the sender and the recipient. The intended recipient may not distribute it without the permission of the sender. If this email is received in error, it remains confidential and you may not copy, retain or distribute it in any manner. Please notify the sender immediately and erase all copies of the message and all attachments. Thank you.

14 July 2026

FTAA-2606-1252

Rawiri Tawhai-Bodsworth
Chair
Ātiawa ki Whakarongotai Charitable Trust

Tēnā koe Rawiri

Invitation to provide written comments on the referral application for the New Central Park project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 4 August 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from New Central Park Limited (the applicant) for the New Central Park project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. *Section 22* of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application, a copy of which is available to you via the portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-

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Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Secretary for the Environment
NZBN: 9429053601643

track webpage on *Cost recovery for agencies*. The process for applying for a contribution fee payment as a Māori consultation group is outlined here: *Applying for a contribution fee payment*.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Ashiley Sycamore.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in blue ink, appearing to read 'S Frame', is positioned above a horizontal line.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

CC: Richard Evans (Operations Manager) – s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2606-1252
Project name	New Central Park
Applicant name	New Central Park Limited
Project summary details	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. 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. 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.

14 July 2026

FTAA-2606-1252

Peter Chrisp
Director-General of Conservation
Department of Conservation (DOC)

Dear Peter

Invitation to provide written comments on the referral application for the New Central Park project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 4 August 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from New Central Park Limited (the applicant) for the New Central Park project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A of this letter.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. *Section 22* of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to invite written comments on a referral application from the relevant administering agencies). I invite DOC as the administering agency for approvals under the Reserves Act 1977, Wildlife Act 1953, and Freshwater Fisheries Regulations 1983 to provide written comments on the referral application, a copy of which is available to you via the portal.

If you wish to provide written comments, these must be received within **15 working days** of receipt of this letter and copy of the application (refer to due date above). The Minister is not required to consider information received outside of the specified time frame.

Under section 17(3A) of the Act, any comments made by an administering agency must be **relevant** to the application and the decision on the application that the Minister is required to make under section 21.

Please note that consideration of a referral application is limited to the referral criteria and does not involve the level of detail required at the substantive application stage. Comments should therefore be confined to matters relevant to the referral criteria. Please avoid providing detailed comments on matters that would more appropriately be considered during the substantive application process.

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Secretary for the Environment
NZBN: 9429053601643

You may have a later opportunity to provide further detail in comments on a substantive application (for example, site specific constraints or conditions), if the project is referred to an independent expert panel.

To this end, please ensure any comments you choose to provide are specific to this particular referral application, and linked to the Minister's decision-making criteria as set out in sections 21 and 22 of the Act. In this regard, we are particularly interested in comments you might have on the following matters:

1. *Whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)*
2. *Whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in confidence and may be commercially sensitive. It should not be disclosed to, and comments should not be sought from, anyone outside of your organisation.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete and within scope, an independent expert panel will be appointed to make a final decision on the required approvals.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Ashiley Sycamore. For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

CC: Linda Kirk — s 9(2)(a)
Amelia Taaka — s 9(2)(a)
Grace Masterton — s 9(2)(a)
Team email — *fast-track@doc.govt.nz*

Appendix A – Project summary details

Application number	FTAA-2606-1252
Project name	New Central Park
Applicant name	New Central Park Limited
Project summary details	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. 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. 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.

14 July 2026

FTAA-2606-1252

Nigel Corry
Chief Executive
Greater Wellington Regional Council
Email: info@gw.govt.nz

Dear Nigel

Invitation to provide written comments on the referral application for the New Central Park project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 4 August 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from New Central Park Limited (the applicant) for the New Central Park project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A of this letter.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. *Section 22* of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

Under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Greater Wellington Regional Council to provide written comments on the referral application, a copy of which is available to you via the portal.

Written comments must be received within **15 working days** of receipt of this letter and a copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Under section 17(3) of the Act, a relevant local authority **must** provide comments advising on the following matters:

- 1. Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please provide written confirmation.*
- 2. In relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165Z1 of the*

Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please provide written confirmation.

In addition, under section 17(3)(b), a relevant local authority **may** also provide other comments, but only if those comments are **relevant** to the application and the decision on the application that the Minister is required to make under section 21.

Please note that consideration of a referral application is limited to the referral criteria and does not involve the level of detail required at the substantive application stage. Comments should therefore be confined to matters relevant to the referral criteria. Please avoid providing detailed comments on matters that would more appropriately be considered during the substantive application process.

You may have a later opportunity to provide further detail in comments on a substantive application (for example, site specific constraints or conditions), if the project is referred to an independent expert panel.

To this end, please ensure any comments you choose to provide are specific to this particular referral application, and linked to the Minister's decision-making criteria as set out in sections 21 and 22 of the Act. In this regard, we are particularly interested in comments you might have on the following matters:

3. *Whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)*
4. *Whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed to, and comments should not be sought from, anyone outside of your organisation.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete and within scope, an independent expert panel will be appointed to make a final decision on the required approvals.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Ashiley Sycamore.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S Frame', is centered within a light gray rectangular box.

Stephanie Frame

Manager – Fast-track Operations

Appendix A: Project summary details

CC: Group email — notifications@gw.govt.nz

Andrew Banks — s 9(2)(a)

Katherine Greenaway — s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2606-1252
Project name	New Central Park
Applicant name	New Central Park Limited
Project summary details	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. 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. 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: - resource consents under the Resource Management Act 1991 - approvals under the Reserves Act 1977 - wildlife approvals under the Wildlife Act 1953 - archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014 - 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.

14 July 2026

FTAA-2606-1252

Dean Whiting
Chief Executive Officer
Heritage New Zealand Pouhere Taonga (HNZPT)

Dear Dean

Invitation to provide written comments on the referral application for the New Central Park project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 4 August 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from New Central Park Limited (the applicant) for the New Central Park project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A of this letter.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. *Section 22* of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to invite written comments on a referral application from the relevant administering agencies). I invite HNZPT as the administering agency for approvals under the Heritage New Zealand Pouhere Taonga Act 2014 to provide written comments on the referral application, a copy of which is available to you via the portal.

If you wish to provide written comments, these must be received within **15 working days** of receipt of this letter and copy of the application (refer to due date above). The Minister is not required to consider information received outside of the specified time frame.

Under section 17(3A) of the Act, any comments made by an administering agency must be **relevant** to the application and the decision on the application that the Minister is required to make under section 21.

Please note that consideration of a referral application is limited to the referral criteria and does not involve the level of detail required at the substantive application stage. Comments should therefore be confined to matters relevant to the referral criteria. Please avoid providing detailed comments on matters that would more appropriately be considered during the substantive application process.

You may have a later opportunity to provide further detail in comments on a substantive application (for example, site specific constraints or conditions), if the project is referred to an independent expert panel.

To this end, please ensure any comments you choose to provide are specific to this particular referral application, and linked to the Minister's decision-making criteria as set out in sections 21 and 22 of the Act. In this regard, we are particularly interested in comments you might have on the following matters:

1. *Whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)*
2. *Whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed to, and comments should not be sought from, anyone outside of your organisation.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete and within scope, an independent expert panel will be appointed to make a final decision on the required approvals.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Ashiley Sycamore. For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

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Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

CC: Emma Clifford — s 9(2)(a) [REDACTED]
Victoria Trow — s 9(2)(a) [REDACTED]
Ben Henson — s 9(2)(a) [REDACTED]
Reuben Daube — s 9(2)(a) [REDACTED]

Appendix A – Project summary details

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14 July 2026

FTAA-2606-1252

Darren Edwards
Chief Executive
Kāpiti Coast District Council
Email: s 9(2)(a)

Dear Darren

Invitation to provide written comments on the referral application for the New Central Park project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 4 August 2026, 11.59PM.**

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The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. *Section 22* of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

Under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Kāpiti Coast District Council to provide written comments on the referral application, a copy of which is available to you via the portal.

Written comments must be received within **15 working days** of receipt of this letter and a copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Under section 17(3) of the Act, a relevant local authority **must** provide comments advising on the following matters:

- 1. Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please provide written confirmation.*

In addition, under section 17(3)(b), a relevant local authority **may** also provide other comments, but only if those comments are **relevant** to the application and the decision on the application that the Minister is required to make under section 21.

Please note that consideration of a referral application is limited to the referral criteria and does not involve the level of detail required at the substantive application stage. Comments should therefore

be confined to matters relevant to the referral criteria. Please avoid providing detailed comments on matters that would more appropriately be considered during the substantive application process.

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Yours sincerely

A handwritten signature in blue ink, appearing to read 'Ashiley Sycamore', with a stylized flourish at the end.

Stephanie Frame

Manager – Fast-track Operations

Appendix A: Project summary details

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14 July 2026

FTAA-2606-1252

Di Rump
Chief Executive Officer
Muaūpoko Tribal Authority Inc
Email: ceo@muaupoko.iwi.nz

Tēnā koe Di

Invitation to provide written comments on the referral application for the New Central Park project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 4 August 2026, 11.59PM**.

A referral application has been received by the Minister for Infrastructure (the Minister) from New Central Park Limited (the applicant) for the New Central Park project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. *Section 22* of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application, a copy of which is available to you via the portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery)

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Secretary for the Environment
NZBN: 9429053601643

Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpage on *Cost recovery for agencies*. The process for applying for a contribution fee payment as a Māori consultation group is outlined here: *Applying for a contribution fee payment*.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Ashiley Sycamore.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in blue ink, appearing to read 'S Frame', is positioned above the printed name and title of the sender.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

CC: Dean Wilson (Environmental Manager) – s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2606-1252
Project name	New Central Park
Applicant name	New Central Park Limited
Project summary details	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. 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. 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.

14 July 2026

FTAA-2606-1252

Denise Hapeta
Chair
Ngā Hapū o Ōtaki
Email: office@nhoo.nz

Tēnā koe Denise

Invitation to provide written comments on the referral application for the New Central Park project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 4 August 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from New Central Park Limited (the applicant) for the New Central Park project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

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I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application, a copy of which is available to you via the portal.

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpage on *Cost recovery for agencies*. The process for applying for a contribution fee payment as a Māori consultation group is outlined here: *Applying for a contribution fee payment*.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

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For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in blue ink, appearing to read 'S Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2606-1252
Project name	New Central Park
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Project summary details	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. 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. 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.

14 July 2026

FTAA-2606-1252

Brett Gliddon
Chief Executive Officer
NZ Transport Agency Waka Kotahi (NZTA)
Email: s 9(2)(a)

Dear Brett

Invitation to provide written comments on the referral application for the New Central Park project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 4 August 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from New Central Park Limited (the applicant) for the New Central Park project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A of this letter.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(5) of the Act. You have been identified as an “any other person” for the purposes of this section, as the project area is adjacent to State Highway 1. Accordingly, I invite you to provide written comments on the referral application, a copy of which is available to you via the portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

Any written comments you provide, must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in *Section 22* of the Act will guide the Minister’s decision-making on whether to refer the project to the fast-track approvals process.

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Secretary for the Environment
NZBN: 9429053601643

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Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Ashley Sycamore.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

CC: NZTA FT/RMA inbox — EnvironmentalPlanning@nzta.govt.nz
Nicola Foran — s 9(2)(a)
Lauren Barnett — s 9(2)(a)
Kate Bonifacio — s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2606-1252
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14 July 2026

FTAA-2606-1252

Tony Jackson
Chair
Puketapu ki Paraparaumu Trust
Email: kapitiairurban@gmail.com

Tēnā koe Tony

Invitation to provide written comments on the referral application for the New Central Park project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 4 August 2026, 11.59PM.**

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Nāku noa, nā

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Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

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14 July 2026

FTAA-2606-1252

Freeman Paul
Chief Executive
Te Rūnanga o Raukawa Incorporated
Email: ceo@rauikawa.iwi.nz

Tēnā koe Freeman

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Nāku noa, nā

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Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

CC: Rachael Selby (Chair) – s 9(2)(a)
General inbox – office@raukawa.iwi.nz

Appendix A – Project summary details

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14 July 2026

FTAA-2606-1252

Helmut Modlik
Chief Executive Officer
Te Rūnanga o Toa Rangatira Inc

Tēnā koe Helmut

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Nāku noa, nā

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Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

CC: Debbie Rene (RMA contact) – resourcemanagement@ngatitoa.iwi.nz
General inbox – runanga@ngatitoa.iwi.nz

Appendix A – Project summary details

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