

By Fast-track Portal

30 July 2026

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Tēnā koe

Comments on a referral application under section 17 of the Fast-track Approvals Act 2024: New Central Park

Thank you for your letter dated 14 July 2026 inviting the Wellington Regional Council (Greater Wellington) to provide comments on the referral application under section 17 of the Fast-track Approvals Act 2024 (FTAA) for the New Central Park project (the application).

This letter sets out our comments on the application. Greater Wellington's comments are structured to address the matters that the Minister may consider when deciding on a referral application under section 22(2) of the Act (see Section 2 of this letter), and the matters that local authorities must comment on under section 17(3) of the Act (see Section 3 of this letter).

Before providing any comments on the proposal, Greater Wellington wishes to acknowledge mana whenua within the rohe where the project is located, including Te Ātiawa ki Whakarongotai Charitable Trust and Te Rūnanga o Toa Rangatira Incorporated. We understand that mana whenua will have been invited by the Minister to comment on the referral application and consider that the Minister should have particular regard to any comments provided by mana whenua in relation to this application. We also consider that the Minister should have particular regard to any iwi planning documents that may be relevant to the application.

1. Summary

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. This purpose is reflected in the criteria for accepting a referral application under section 22 of the Act.

Greater Wellington considers that, based on the information contained in the application, the extent to which the project will result in significant regional benefits is uncertain when considered alongside the matters set out in section 22 of the FTAA. Greater Wellington notes the following key points:

- While the application indicates there may be economic benefits associated with the project, these should be considered alongside associated costs including (but not limited to) potentially increased traffic and congestion on existing regionally significant roads, and the impacts of the project on existing streams and natural inland wetlands.
- Greater Wellington considers that any future substantive application must demonstrate that the construction and operation of the project will appropriately manage any adverse effects on the environment, including through adherence to the effects management hierarchy.

Greater Wellington also notes that there is a Mana Whakahoho ā Rohe in place between Te Ātiawa ki Whakarongotai Charitable Trust and Greater Wellington (see **Attachment 3**). Consistency of the project with the Mana Whakahoho ā Rohe must be considered by the Minister under section 22(5)(a) of the FTAA.

2. Comments on criteria for assessing a referral application (FTAA section 22(2))

This section sets out our comments on the application in relation to the matters that the Minister may consider when deciding on a referral application under section 22(2) of the FTAA.

Section 22(2)(a)(i): Whether the project 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 site is classified under the Kapiti Coast District Plan (2021) as Metropolitan Centre Zone. Central Paraparaumu is also identified in Kāpiti Coast District Council's *Te Tupu Pai – Growing Well Strategy*. Greater Wellington defers to Kāpiti Coast District Council in relation to comments for consistency with these plans.

Section 22(2)(a)(ii): Whether the project will deliver new regionally or nationally significant infrastructure or enable the continued functioning of existing regionally or nationally significant infrastructure

The project will not directly deliver any new regionally significant infrastructure (as defined in the Regional Policy Statement for the Wellington Region).

However, the project proposes to construct a new town centre Link Road connecting Kapiti Road to Ihakara Street. Kāpiti Road is a local arterial route and falls within the definition of regionally significant infrastructure as defined in the RPS.

Section 22(2)(a)(iii): Whether the project 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 application states that the project will increase housing supply by delivering approximately 520 dwellings across a range of typologies.

We note that the number of residential units proposed has been substantially reduced from what was initially proposed, and ‘big box’ retail remains dominant. It is not entirely clear why the number of units have been significantly scaled back given the project’s unique location and proximity to other services (such as metro stations, retail, and schools) and the zoning potential for high density development.

With respect to Policy 1, the project is located within an urban environment (as defined in the NPS-UD) with a Metropolitan Centre zoning. The project proposes to deliver mixed-use development within a highly accessible catchment located adjacent to the existing Paraparaumu town centre. However, Greater Wellington considers that the project is likely to significantly increase motor vehicle volumes and congestion in an already highly congested urban area. Any substantive application will need to demonstrate that the increase in vehicle volumes is appropriately managed to demonstrate contribution to a well-functioning urban area in accordance with the NPS-UD.

Section 22(2)(a)(iv): Whether the project will deliver significant economic benefits

The application includes an Economic Assessment (EA) that describes the economic benefits of the project. Greater Wellington has not undertaken an independent expert assessment of the EA.

The EA states the following economic benefits would be provided from the project (among other points):

- Construction would enable a \$487 million development, directly contributing \$147.9 million to GDP and supporting approximately 920 FTE jobs.
- The project would generate approximately \$63.7 million in GDP per annum from the ongoing operation of retail and commercial activities
- The proposal would result in flow-on economic benefits, including approximately \$8.3 million in GDP and 5 FTE jobs within primary industries. Indirect effects across all other sectors are estimated to generate a further \$1.33 million in GDP and support approximately 700 FTE jobs.

The provided EA states that the project will reduce expenditure leakage and increase retention of spending within the district and increase the overall attractiveness of the Kapiti Coast by providing medium-term housing (with an option for retirement village) in a central metropolitan area, reducing the need for greenfield development that displaces rural productive land.

Section 22(2)(a)(v): Whether the project will support primary industries, including aquaculture

Not directly relevant to the project.

Section 22(2)(a)(vi): Whether the project will support development of natural resources, including minerals and petroleum

Not directly relevant to the project.

Section 22(2)(a)(vii): Whether the project will support climate change mitigation, including the reduction or removal of greenhouse gas emissions

The application states that the project will support climate change mitigation through compact, mixed-use urban form and the reduction of need for private vehicle travel through enabling access to housing and services (including key public transport nodes) within a walkable catchment. While we acknowledge that design, location, and operational measures proposed may result in a more emissions efficient development, and the benefits of providing development within a walkable catchment, the project will still ultimately result in an increase of motor vehicle volumes and subsequently emissions.

Based on the information included in the application, aside from measures to mitigate its own effects, the project does not appear to involve any quantified or discernible reduction or removal of greenhouse gas emissions.

Section 22(2)(a)(viii): Whether the project will support climate change adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards

The project proposes flood management and stormwater infrastructure, including wetland and flood detention areas, as “measures to reduce existing flood risk and improve resilience of the site and surrounding area”. The application states that the flood hazard has been a primary driver of the masterplan, with dedicated flood storage and stormwater management areas integrated into the design to ensure flood risk is not increased on or off site.

The application includes information regarding mitigation of adverse effects associated with hazard risk from site development; however insufficient information has been provided to assess whether the project would reduce risks arising from existing natural hazards.

Section 22(2)(a)(ix): Whether the project will address significant environmental issues

We are not aware of any significant environmental issues at the site that would be addressed by the project.

Section 22(2)(a)(ixa): Whether the project will promote competition in the grocery industry

Not relevant to the project.

Section 22(2)(a)(x): Whether the project is consistent with local or regional planning documents, including spatial strategies

The following regional statutory planning documents, prepared under the Resource Management Act 1991 (RMA) are relevant to the application:

- Te Rautaki Whanaketanga ki tua a Wairarapa-Wellington-Horowhenua Future Development Strategy 2024-2054¹
- Regional Policy Statement for the Wellington Region (Proposed Change 1 and Variation 1 Appeals Version, September 2025)²
- Natural Resources Plan for the Wellington Region 2023³

In addition to this, the following regional strategic planning documents are also relevant to the proposal:

- Wellington Regional Land Transport Plan 2021⁴

¹ See: <https://www.gw.govt.nz/assets/Documents/2025/08/1404-GWRC-WLRC-Future-Development-STRATEGY-2024-240223-06.pdf>

² See: <https://www.gw.govt.nz/assets/Plans-policies-by-laws/RPS/RPS-Change-1-Appeals-Version-Sep-2025.pdf>

³ See: <https://www.gw.govt.nz/assets/Documents/2023/07/CORRECT-Natural-Resource-Plan-Operative-Version-2023-incl-maps-compressed.pdf>

⁴ See: <https://www.gw.govt.nz/assets/Documents/2021/10/Wellington-Regional-Land-Transport-Plan-2021web.pdf>

- Wellington Regional Land Transport Plan 2021: 2024 Mid-term Review⁵
- Wellington Regional Public Transport Plan 2025-2035⁶
- Kāpiti Whaitua Implementation Plan

The following sections provide an analysis of whether the application is consistent with these documents.

Te Rautaki Whanaketanga ki tua a Wairarapa-Wellington-Horowhenua Future Development Strategy 2024-2054

Paraparaumu town centre is identified in the FDS as an area for intensification, with 82% of all housing development planned to occur in existing urban areas. We consider that the project is consistent with the FDS in this regard by providing for development within this area.

Regional Policy Statement for the Wellington Region (Proposed Change 1 and Variation 1 Appeals Version, September 2025)

A list of the relevant provisions of the Regional Policy Statement for the Wellington Region (Proposed Change 1 and Variation 1 Appeals Version, September 2025) (RPS) is set out in **Attachment 1**.

Overall, further analysis against a number of objectives and policies would be required in a future application to assess consistency with the RPS. Greater Wellington would like to draw particular consideration to the following provisions:

- Policy 40A (Loss of extent and values of natural inland wetlands): The proposal includes reclamation of natural inland wetlands. The application should demonstrate how the project would contribute to a well-functioning urban environment (as defined in the NPS-UD) and demonstrate how each step of the effects management hierarchy will be applied, including cumulative effects and loss of potential value.
- Policy 40B (Loss of river extent and values): This policy specifies that consent would not be granted where there is loss of river extent and values unless there is a functional need for the activity in that location and the effects management hierarchy has been applied.
- Policy 42 (Effects on freshwater and receiving environments from urban development): This policy applies to regional resource consents which relate to urban development, where the regional plan requirements or standards are not met. This policy requires a number of matters to be considered when considering an application for a regional resource consent. While the project proposes offsetting, any future substantive

⁵ See: https://www.gw.govt.nz/assets/Documents/2024/07/Wellington-Regional-Land-Transport-Plan-2021_2024-Mid-Term-Review-2.pdf

⁶ See: <https://www.gw.govt.nz/assets/Documents/2025/06/Wellington-Regional-Public-Transport-Plan-2025-web.pdf>

application would need to include detail illustrating how these matters have been considered.

Natural Resources Plan for the Wellington 2023

The Natural Resources Plan for the Wellington Region 2023 (NRP) is the region's combined regional plan and regional coastal plan.

Based on the information contained in the application, the project is likely to require the following regional resource consents under the NRP:

Activity	Regional resource consents that may be required
Earthworks and the associated discharge of sediment and/or flocculant	Land use consent and discharge permit under the NRP
Activities within or near a natural wetland/natural inland wetland, including: • Vegetation clearance • Land disturbance (earthworks) • Reclamation • Taking, use, damming or diversion of water • Discharge of water	Land use consent, water permit, and discharge permit under the NRP. Regulations in the National Environmental Standards for Freshwater (NES-F) will apply to the project.
Placement or construction of a river crossing structure, including: • Any associated disturbance of or deposition on the riverbed • Diversion of water • Discharge of sediment to water • Temporary damming of water • Reclamation	Land use consent, water permit, and discharge permit under the NRP. Regulations in the National Environmental Standards for Freshwater (NES-F) will apply to the project.
Discharge of stormwater into water, or into or onto land where it may enter a surface water body or coastal water.	Land use consent and discharge permit under the NRP.
Dewatering	Water permits and discharge permit under the NRP
Bores	Land use consent under the NRP

An analysis of the application against the relevant objectives and policies of Natural Resources Plan for the Wellington Region 2023 (NRP) is set out in **Attachment 2**.

In summary, further analysis against a number of objectives and policies of the NRP would be required in a substantive application to assess consistency. Based on the information in the referral application, we draw particular attention to the following:

- O12, O13, P18, P19, P20, P21: We consider that continued engagement with mana whenua is necessary to ensure that the project is consistent with the NRP's objectives to recognise kaitiakitanga and the active participation of mana whenua in decision-making.
- O14, O21, O22: The project proposes to reclaim natural inland wetlands for the purposes of urban development. The objectives and policies of the NRP seek that the extent and values of natural wetlands are maintained or increased. The project will be contrary to these objectives and policies unless the loss is appropriately offset (in accordance with Schedule G2). We note that Schedule G2 states that any biodiversity offsetting needs to demonstrate that positive effects are achieved preferentially, first at the site, then the relevant catchment, then within the ecological district, except where there is an appropriate ecological rationale for doing otherwise. The project proposes a 'backup' site for ecological offsetting at Te Horo beach in the event there is not appropriate space for offset within the site itself. Any future substantive application would need to demonstrate the appropriateness of this location as well as consideration of all practicable alternatives for offset creation or mitigation within the site.

The applicant also proposes reclamation of rivers with mitigation and offset through ecological enhancement and wetland creation of the Wharemaukū Stream corridor. New wetland creation would not be considered as 'like-for-like' in terms of stream reclamation offset. We consider any future application would need to appropriately demonstrate that stream reclamation has been considered and mitigated, in addition to wetland reclamation.

- P110: The reclamation of any rivers needs to demonstrate functional need for the activity to occur in that location. Functional need, as defined in the NRP, is the need for a proposal or activity to traverse, locate or operate in a particular environment because the activity can only occur in that environment.
- O15, P25, P27, P28: Any use and development in, on, or over high hazard areas (as defined in the NRP) need to be managed to avoid increase in risk and adverse effects on natural processes and should be assessed using a risk-based approach. Any future substantive application should appropriately demonstrate management of these

effects. Increases in these adverse effects, or inappropriate use and development in these areas, would be considered contrary to the objectives and policies of the NRP.

Section 22(2)(b): Any other matters

Ātiawa ki Whakarongotai Charitable Trust, as the mandated iwi organisation of Te Ātiawa ki Whakarongotai, and Greater Wellington Regional Council have a Mana Whakahono ā Rohe agreement in place. This document is provided at **Attachment 3**. In particular, sections 31-39 of this agreement set out the agreed partnership process in relation to consenting and monitoring.

3. Mandatory comments for local authorities (FTAA section 17(3))

This section sets out the comments that Greater Wellington is required to provide as a local authority under section 17(3) of the FTAA.

Section 17(3)(a): any applications that have been lodged with the local authority that would be competing applications if a substantive application for the project were lodged

The following applications have been identified:

WGN230162, lodged by Kāpiti Coast District Council, seeks land use consents, discharge permits, and water permits associated for a global resource consent associated with the operation and maintenance of open channel and stream networks within the Kāpiti district. This includes the Wharemauku Stream, a tributary of which runs through the project site.

WGN230212, lodged by Kāpiti Coast District Council, seeks discharge and coastal permits associated with management of stormwater discharges from KCDC's network district-wide. Wharemauku Stream is listed in this application as one of the direct receiving waterbodies for stormwater discharges from the sub-catchment.

In relation to any proposed approval of the kind described in section 42(4)(a) (resource consent), any existing resource consents of the kind referred to in section 30(3)(a)

The following active resource consents for activities under sections 12 to 15 of the RMA have been identified within the project site:

CONSENT NUMBER	PERMIT TYPE	CONSENT HOLDER	DESCRIPTION	EXPIRY DATE
WGN220051	LUC - Streamwork	Kāpiti Coast	To construct a stormwater outlet in the bed and banks of an unnamed tributary of the Wharemauku	21/01/2057

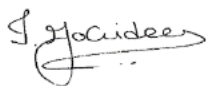
		District Council	Stream, including earthworks and vegetation clearance within 5 meters of the streambed.	
WGN050103	LUC - Streamwork	Kāpiti Coast District Council	To excavate flood berm and install stormwater outlet.	14/07/2040

The application also mentions utilising 180, 186, 196 and 198 Sims Road, Te Horo as ‘back-up’ properties for potential offsite wetland offsetting. The following active resource consents for activities under sections 12 to 15 of the RMA have been identified within these properties:

CONSENT NUMBER	PERMIT TYPE	CONSENT HOLDER	DESCRIPTION	EXPIRY DATE
WGN230129	WP – Groundwater take	Far Fetched Limited	To take and use groundwater from an existing bore R25/5264 for irrigation purposes.	27/04/2033

Please contact Jessica Davidson at s 9(2)(a) should you have any questions about Greater Wellington’s comments on the referral application.

Nāku noa, nā



Fathima Iftikar

Group Manager Environment

Attachment 1: Regional Policy Statement for the Wellington Region

The following table provides comments on the consistency of the project with the relevant provisions of the Regional Policy Statement for the Wellington Region (Proposed Change 1 and Variation 1 Appeals Version, September 2025) (the RPS).

Relevant provision(s)	Description of the provisions
Policy IM.1	This policy relates to adopting an integrated approach to the management of the region's natural and physical resources.
Policy 40	This policy requires the regional council to have regard to maintain and improving the health and well-being of waterbodies and freshwater ecosystems.
Policies 40A, 40B	These provisions relate to the loss of extent and values for wetlands and rivers and directs that consent must not be granted unless the effects management hierarchy has been appropriately applied.
Policy 41	This policy relates to the management of effects from earthworks and vegetation clearance.
Policy 42	This policy relates to the management of effects on freshwater and receiving environments from urban development.
Policies FW.XXB, 48, 49, UD.2	These provisions relate to recognising and providing for matters of significance to tangata whenua, including having particular regard to the principles of Te Tiriti.
Policies 47, IE.2, IE.2A	These provisions relate to the management of effects on indigenous ecosystems and habitats with significant indigenous biodiversity values, including giving effect to mana whenua roles when managing indigenous biodiversity.
Policy 55	This policy relates to the management of greenfield development to contribute to well-functioning urban and rural areas.

Attachment 2: Natural Resources Plan for the Wellington Region

The following table provides comments on the consistency of the project with the relevant objectives and policies of Natural Resources Plan for the Wellington Region 2023 (NRP).

Natural Resources Plan for the Wellington Region 2023 (NRP)	
Relevant provision(s)	Consistency of the project with the provision
Objectives O12, O13 Policies P18, P19, P20, P21	These objectives and policies recognise the cultural relationship between Māori and air, land and water, recognition and provision for kaitiakitanga, and recognition of the need to maintain the mauri of fresh and coastal waters. The applicant advises they have undertaken engagement with mana whenua in relation to the project. Greater Wellington considers continued engagement with mana whenua in all stages of the proposal is critical to ensure these provisions are met for any future substantive application and defer to any cultural impact assessments prepared by mana whenua for the project in respect to effects on cultural values. We note that the Wharemaukū Stream is listed as a site with significant mana whenua values under Schedules B and C of the NRP.
Objective O14	This objective relates to ensuring the natural character of natural wetlands and rivers are preserved and protected from inappropriate use and development. The applicant proposes to reclaim on-site wetlands. The application states that proposed wetland restoration and creation will ensure no net loss of wetland extent and is anticipated to result in an increase in ecological function and biodiversity compared to the existing fragmented and degraded wetland system. Any future substantive application will need to adequately demonstrate that wetland loss will be appropriately offset in order to meet this objective. The applicant also proposes the piping of drains within the site, including what is identified as Watercourse 1 in the application plans. The applicant proposes to provide mitigation and offset again through ecological enhancement of the Wharemauku Stream corridor. Whilst mention of wetland offsetting and the creation of a functional wetland system integrated with Wharemauku Stream corridor is described in the application documents, it is currently unclear what, if any, mitigations are proposed in relation to stream reclamation.

	We note that new wetland creation and stream enhancement will need to demonstrate it is 'like-for-like' for stream reclamation to meet the criteria for offsetting in accordance with the effects management hierarchy.
Objective O15 Policy P25, P27, P28	This objective relates to managing hazard risk on people and the environment, including hard hazard engineering mitigation and protection methods, and effects of climate change. Parts of the site are subject to flooding risk. The application states that the project has been designed with dedicated flood storage and stormwater management areas integrated into the design to ensure flood risk is not increased on or off site. It is noted that any hard hazard engineering mitigation and protection methods for new development would not be consistent with P27. Provided the applicant continues to engage with Greater Wellington and can demonstrate flood hazards have been managed to an adequate level, the project may be generally consistent with these provisions.
Objectives O17, O18, O19 Policies P29, P30, P31	These objectives and policies relate to maintain and improving the quality of surface water bodies, including for recreation and Māori customary use, with the aim of improving overall aquatic ecosystem health. The receiving environment for the site is the Wharemaukū Stream, which is recognised as a site with both significant mana whenua and significant indigenous biodiversity values. Provided the applicant can demonstrate appropriate erosion and sediment controls to manage sediment laden discharges, and an appropriate stormwater management system to prevent discharge of contaminants, the proposal would likely be consistent with these provisions. The applicant also proposes wetland offset areas which, while not designed as engineered treatment devices, may aid in maintaining or improving surface water quality in accordance with these provisions.
P110	This policy relates to avoiding the loss of extent and values of the beds of lakes, rivers, and natural wetlands. The application needs to demonstrate that the effects management hierarchy will be applied for the reclamation of any natural inland wetlands for the purposes of urban development. The application also proposes the reclamation of highly modified watercourses and drains, which meet the definition under the RMA for rivers. We note that the project is likely to be

	contrary to this policy as any reclamation or drainage of rivers needs to demonstrate functional need for the activity in that location, which is a difficult threshold to meet.
Objective O21, O22 Policy P31, P34	These objectives and policies relate to establishing, maintaining, and restoring natural wetlands, and maintaining or increasing the extent and value of natural wetlands. The project will involve the proposed reclamation of natural inland wetlands and proposes offsetting principles through potential creation and restoration of a wetland system integrated with the Wharemaukū Stream corridor.
Objectives O23, O24 Policies P32, P33, P43, P44, P45	These objectives relate to the maintenance and improvement of fish and koura passage from instream structures, including trout habitat. The applicant proposes a culvert within Wharemaukū Stream, which is scheduled for migratory fish habitat under the NRP. Provided the applicant continues to engage with Greater Wellington and demonstrates appropriate methods to maintain and improve fish passage, including effects from construction works, the project is likely to be consistent with these provisions.
Objective O33, O37 Policy P107	These objectives and policies seek that earthworks will use good management practice to minimise the risk of accelerated soil erosion, control silt and sediment runoff, and ensure the site is stabilised and relate to minimising the adverse effects on soil and water from land use activities. The applicant proposes to undertake bulk earthworks and proposes to manage this through a future approved Earthworks and Construction Management Plan. Provided the applicant continues to engage with Greater Wellington, the project will likely be consistent with these provisions. We would like to highlight the importance for the applicant to consider the presence of on-site waterbodies, particularly the Wharemaukū Stream, and the need to protect these from sediment discharge during works.
Objective O38 Policies P83, P84	These objectives and policies relate to reducing the adverse effects of stormwater discharges and urban land uses over time and promotes discharges to land. The applicant proposes stormwater management through a combination of soakage, attenuation, and treatment measures including rain gardens and wetlands. Provided the applicant demonstrates the stormwater management strategy can provide adequate hydrological control and contaminant

	treatment, the project is likely to be consistent with these provisions.
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Attachment 3: Mana Whakahono ā Rohe

Refer separate attachment.

Mana Whakahono ā Rohe Agreement – Version One

between

Ātiawa ki Whakarongotai Charitable Trust

and

Greater Wellington Regional Council



Mai i Kūkūtauākī ki Whareroa, tatu atu ki Paripari Rere whakauta ngā
tinitapu ko Wainui, Ko Maunganui, Pukemore, Kapakapanui, Pukeatua,
Ūngutu atu ki te pou whakararo ki Ngāwhakangutu Ko Te Ātiawa ki

Whakarongotai e

Ko ngā tai o Whakarongotai he tai whakarongo; ka ora te iwi, ka toitū te
whakapapa.

The tides of Whakarongotai are tides of listening; the iwi thrives and
whakapapa endures.

CONTENTS

Preamble.....	1
HE mihi acknowledgements	2
The Partners	3
Ātiawa ki Whakarongotai Charitable Trust	3
Greater Wellington Regional Council.....	3
Structure	4
Kupu Arataki Introduction	5
Section A – Aronga Purpose	6
Section B – Mana Whakahono ā Rohe Version One	7
Section C – Te Tai Hua Existing Partnership Agreements and Arrangements.....	8
Section D – Te Tai Whakaako Recording Current Activities	10
Ngā mahi ngātahi i tēnei wā	10
Policy and plan development	10
Settlement instruments and natural resources planning	10
Natural resource planning – high level principles.....	10
Natural resource planning – process.....	11
Iwi Management Plan	12
Consenting	12
Monitoring.....	14
Appointing hearing commissioners	15
Section E – Te Tai Whakatūtuki Strategic and Aspirational Outcomes	16
Ātiawa ki Whakarongotai	16
Greater Wellington Regional Council.....	17
Section F – Other Matters	18
Review beyond update period	18
Capacity and Capability Building.....	18
Transfer and Delegation of Powers and Functions.....	18
Dispute Resolution	19
Conflicts of interest	20
Schedule 1 – Te Ātiawa ki Whakarongotai rohe	22

PREAMBLE

Much like the tides of the glimmering waters of Kapiti, Te Ātiawa ki Whakarongotai are versatile, resilient and thrive in the shifts and changes of nature's rhythmic clock.

The people of Te Ātiawa were a part of the great tribal migrations south from Taranaki and Kawhia to Manawatu, Kapiti, Te Whanganui-a-Tara and the northern South Island. Te Ātiawa have moved and settled across many places over time, much like the ebb and flow of the tides.

However, it was in Kapiti that Te Ātiawa ki Whakarongotai experienced successive migrations and ultimately established a place they could call home.

HE MIHI | ACKNOWLEDGEMENTS

Tēnei te mihi ki ngā mātua tūpuna, nā rātou i whakatakoto te tūāpapa o tēnei mahi nui, hei oranga mō te taiao, te wai, me te iwi.

We acknowledge and thank Ātiawa ki Whakarongotai Charitable Trust and Greater Wellington Regional Council / Te Pane Matua Taiao (GW) rangatira for your vision, aspiration and commitment to upholding Te Tiriti o Waitangi and maintaining our long-standing partnership as a strategic priority that has provided the foundation for our relationship over many years.

We acknowledge all those Iwi, hāpū, whānau and kawanatanga across the motu, that have transversed the sphere of a Mana Whakahono ā Rohe, as you have been an inspiration and source of guidance to help us to strengthen our understanding and to weave our pathway forward on this Kaupapa.

We acknowledge and thank the individuals who have spent countless hours supporting, drafting and guiding the development of the first version of this Mana Whakahono ā Rohe within extremely challenging timeframes and circumstances, particularly while whānau and Iwi across the motu were mourning the loss of a well-respected and treasured rangatira, Emeritus Professor Whatarangi Winiata.

Our partnership is the heart of this mahi and we are deeply grateful for all the guidance, grounded in tikanga and kawa, that has ensured that this mahi remains aligned with our shared values and responsibilities.

Anei te mihi aroha ki a koutou katoa.

THE PARTNERS

Ātiawa ki Whakarongotai Charitable Trust

Ātiawa ki Whakarongotai Charitable Trust (**ĀKWCT**) is the mandated iwi organisation that works to benefit the community and all members of Te Ātiawa ki Whakarongotai and has responsibilities under its trust deed to 'exercise and assist with kaitiakitanga over the environment and to protect and preserve all wāhi tapu, urupā and ngā taonga tuku iho'.

Ātiawa ki Whakarongotai are recognised as the ahi kā, mana whenua and kaitiaki from Kūkūtauakī to Whareroa to Paripari.

Ngā uri o Te Ātiawa ki Whakarongotai represents all who descend from Te Ātiawa, Ngāti Tama, Ngāti Mutunga and Ngāti Maru Wharanui and who remained living in Waikanae after 1848.

Since 2005, Ātiawa ki Whakarongotai Charitable Trust has been the mandated authority to represent the interests of Ngā Uri o Te Ātiawa ki Whakarongotai in all political, social, cultural, economic and environmental kaupapa.

ĀKWCT is a recognised iwi authority under the Resource Management Act 1991 (**RMA**).

Te Ātiawa ki Whakarongotai are presently engaged in the formal recognition process for exclusive Customary Marine Title within our rohe. Upon recognition, this title will legally affirm the continued exercise of mana whenua and mana moana, upheld through whakapapa and tikanga. Te Ātiawa ki Whakarongotai have long upheld, practised, and exercised our mana whenua and mana moana. Within this framework, the ongoing expression of customary practices continues to give effect to these relationships in a lived and practical sense. Mahinga kai is a fundamental component of our way of life. The collective undertaking of customary food gathering in places of significance serves to maintain and renew whakapapa relationships with the whenua, the moana, the atua, and each other.

Greater Wellington Regional Council

Wellington Regional Council (**GW**) known as Greater Wellington Regional Council, Te Pane Matua Taiao, is a regional council constituted by the Local Government (Wellington region) Reorganisation Order 1989 and listed in Part 1 of Schedule 2 of the Local Government Act 2002.

The Wellington region is a growing and diverse region, and it is the Council's role under the RMA to perform a range of functions in a way which achieves sustainable management. This includes protecting our environment and enabling people and communities to meet their cultural, social and economic needs.

Under other legislation, GW is responsible for aspects of environment management, flood resilience and land management, provision of regional parks, public transport planning and funding (and metropolitan bulk water supply⁹).

GW highly values our partnership with ĀKWCT. We acknowledge your mana, and the way you have worked and will continue to work with us as kaitiaki in your rohe to help achieve beneficial outcomes for the Wellington region.

ĀKWCT and GW enter into this Mana Whakahono ā Rohe in the spirit of partnership. They are jointly referred to as '**the Partners**' throughout.

STRUCTURE

The structure of this Mana Whakahono ā Rohe agreement (the **Agreement**) is inspired by the role of Ngā Tai (the tides) to Te Ātiawa ki Whakarongotai.

Ngā Tai describe the natural flow of the relationship between Greater Wellington and Ātiawa ki Whakarongotai Charitable Trust- not as a singular linear process, but as a shifting and active relationship.

The relationship between Te Ātiawa ki Whakarongotai and Ngā Tai is one of constant exchange- a living rhythm that carries, nourishes, and shapes our connection to place.

Together Ngā Tai move in rhythm and interconnect- from learning and reflection to strengthened relationships and shared growth, and onward into purposeful action, and guided through the enduring principles of tiaki, resilience, and discipline.

The Agreement is structured as follows:

- a. Kupu Arataki | Introduction
- b. Section A – Aronga | Purpose: Clarifying the purpose of the Agreement and the outcomes sought through the relationship.
- c. Section B – Mana Whakahono ā Rohe Version One: A clear statement that this first version of the Mana Whakahono ā Rohe Agreement is to be reviewed and updated.
- d. Section C – Te Tai Hua | Existing Partnership Agreements and Arrangements: This section outlines existing agreements between the partners and history of the partnership
- e. Section D – Te Tai Whakaako | Recording Current Activities: This section records the operational and practical resource management matters undertaken by the Partners.
- f. Section E – Te Tai Whakatūtuki | Strategic and Aspirational Outcomes: This section outlines each Partners' aspirations and other matters. The Partners are committed to working towards, a clear set of whāinga that guide decision-making and reflect our collective aspirations.
- g. Section F – Other Matters

KUPU ARATAKI | INTRODUCTION

1. The RMA explicitly provides for mana whenua to participate in RMA processes. The RMA specifically recognises Te Tiriti o Waitangi (s 8) and Kaitiakitanga (s 7(a)) and identifies, as a matter of national importance, the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga, and the protection of customary rights (s 6(e)).
2. The RMA was amended in 2017 to introduce the Mana Whakahono ā Rohe provisions (Subpart 2, Part 5, sections 58L to 58U) to provide more meaningful opportunity for mana whenua participation in RMA processes and decisions because of inconsistent engagement with mana whenua across the motu.
3. A Mana Whakahono ā Rohe is a tool that mana whenua and local authorities can use to discuss and agree on how they will work together under the RMA, in a way that best suits their interests and circumstances.

SECTION A – ARONGA | PURPOSE

1. The purpose of this Agreement is set out in section 58M of the RMA. Specifically, this Mana Whakahono ā Rohe provides a mechanism for ĀKWCT and GW to discuss, agree and record ways in which ĀKWCT may participate in resource management and decision-making processes. This Agreement also assists GW to comply with its statutory duties¹.
2. The Partners also intend that this Agreement will affirm and strengthen the existing relationship between ĀKWCT and GW within their respective rohe and boundaries. The Agreement identifies the aspirations of the Partners and clear mechanisms to achieve those aspirations in the future.
3. The Partners recognise that their working relationship with each other is critical to achieving the aspirations of ĀKWCT and ultimately te mana o te wai and te mana o te taiao. Investing in the GW relationship is therefore also inherent in this Agreement.
4. ĀKWCT and GW acknowledge the current productive working relationships between the Partners, including established working agreements, with the intent of maintaining an enduring relationship. Resource management legislation² and the form and function of local government³ is evolving at a rapid pace. With these imminent changes, all Partners have agreed that the Agreement will secure existing relationships and agreements and provide a mechanism to articulate and work towards a future that appropriately provides for a Te Tiriti o Waitangi based partnership as the tūāpapa (foundation) of our mahi together.

¹ Section 58M of the RMA.

² The Planning Bill and Natural Environment Bill were introduced on 9 December 2025, submissions have been received and heard by the Select Committee. It is expected that the Select Committee will publish its report for the House, including recommending amendments in late June 2026, with legislation to be passed in July / August 2026.

³ On 25 November 2025 the Government announced it is consulting on its proposal to simplify local government, including replacing elected regional councillors and reorganising how regional and local decisions are made.

SECTION B – MANA WHAKAHONO Ā ROHE VERSION ONE

5. The proposed legislative changes referred to in the Aronga Purpose Section, and the uncertainty they give rise to, has expedited the development phase of this Agreement⁴. The Partners have agreed that this is the first version of the Agreement that safeguards the investment the Partners have made in our relationships, anchors us together and to a collective agreement, as well as guiding us towards the future during this period of uncertainty.
6. On the date that this Agreement is signed, all Partners will initiate an update of this Agreement (the **update**). The update will be complete within 18 months (the **update period**), unless the Partners agree otherwise.
7. The purpose of the update is to:
 - a. reflect on and confirm the Partners' aspirations for working together on resource management matters, guided by Te Tiriti o Waitangi, which may include revising and expanding on the commitments identified in this Agreement; and
 - b. update Version One of the Agreement in light of any new resource management and local government legislation.
8. The Agreement affirms our commitment to continue to work together as partners while respecting the distinct roles and responsibilities of each Partner.

⁴ The Planning Bill and the Natural Environment Bill refer to 'existing or initiated Mana Whakahono-ā-Rohe, meaning an arrangement in force or initiated... on the day after the Natural Environment Act receives Royal assent'. The Bills will almost certainly be enacted prior to the general election on 7 November 2026.

SECTION C – TE TAI HUA | EXISTING PARTNERSHIP AGREEMENTS AND ARRANGEMENTS

9. The Partners have the following existing partnership agreements:
 - a. ĀKWCT is a partner in the joint Memorandum of Partnership (MOU) between Tangata Whenua ki Te Upoko o te Ika a Maui and GW dated 26 March 2013⁵. The relationship under the MOU relates to matters of mutual benefit to the parties, including in relation to matters beyond the scope of the RMA, operates concurrently at governance, executive and operational levels. It manifests in two distinct ways. Firstly, on a one-to-one basis between ĀKWCT and GW and, secondly, within a collective forum of all the parties, known as Ara Tahi.
 - b. Tūāpapa Partnership Agreement 2021.
10. These existing partnership agreements reflect a high-trust relationship where the Partners work collaboratively to better achieve their shared joint outcomes. In particular:
 - a. The relationship principles guide how the Partners work together, act in good faith, and demonstrate honesty, integrity, openness and accountability in their dealings with each other.
 - b. The agreements define and affirm the Partners' commitments and positions under Te Tiriti o Waitangi.
11. This Mana Whakahono ā Rohe does not supersede and is not intended to conflict with the existing partnership agreements. The Partners remain committed to implementing those agreements. To the extent that the existing partnership agreements relate to resource management matters that are within the permissible scope of Mana Whakahono ā Rohe, the Partners record that these existing partnership agreements now form part of this Mana Whakahono ā Rohe entered into under subpart 2, Part 5 of the RMA.
12. Consistent with the collaborative model advanced by the Partners, a range of the operational and practical resource management matters undertaken by the Partners in furtherance of their existing partnership agreements are not expressly recorded by written agreement. The purpose of this Mana Whakahono ā Rohe is to formalise those matters.
13. The relationship between ĀKWCT and GW also includes long standing arrangements for mana whenua seats on some Council committees and strategic advisory groups. ĀKWCT have a role on the Te Tiriti o Waitangi Committee and Te Upoko Taiao.

⁵ Together with the representative organisations for Ngāti Kahungunu ki Wairarapa, Taranaki Whānui ki te Upoko o te Ika, Ngāti Toa Rangatira, Ngāti Raukawa ki te Tonga and Rangitāne o Wairarapa.

14. The following documents aid the mahi of the Partners:

- a. 'Whakarongotai o te moana, Whakarongotai o te wā' - Kaitiakitanga Plan (Iwi Management Plan) - Formally lodged on 1 July 2019.
- b. Te Whaitua o Kāpiti Implementation Programme⁶.

⁶ [Te Whaitua o Kāpiti Implementation Programme – A collaborative implementation plan to improve our freshwater bodies, September 2024](#)

SECTION D – TE TAI WHAKAAKO | RECORDING CURRENT ACTIVITIES

Ngā mahi ngātahi i tēnei wā

15. This section outlines the ways in which the Partners currently work together. It describes our present landscape, including policies and planning, consenting and monitoring and joint work programmes.
16. The Partners agree that these current ways of working together are now contents of our Mana Whakahono ā Rohe. The Agreement secures our existing mahi while working towards our future aspirations.

Policy and plan development

Settlement instruments and natural resources planning

17. Te Ūpoko Taiao – Natural Resources Plan Committee, an advisory body to the Environment and Climate Committee of the Council, promotes the sustainable management of the region’s natural and physical resources by overseeing the review and development of regional plans, changes and variations for the region, as required under the RMA.
18. Under the terms of reference, the membership of the Committee is 50:50 mana whenua nominees and elected Councillor representation. Te Ūpoko Taiao is a permanent committee of Council through the Ngāti Kahungunu ki Wairarapa Tāmaki Nui-a-Rua Claims Settlement Act 2022 (the 2022 Act)⁷.
19. The Partners recognise the importance of Te Ūpoko Taiao and commit to its continuance.
20. The parties agree that this arrangement pursuant to the terms of reference is now a part of their Mana Whakahono ā Rohe, in addition to forming part of the Ngāti Kahungunu ki Wairarapa Tāmaki Nui-a-Rua settlement and the 2022 Act.

Natural resource planning – high level principles

21. The Partners will work together in good faith to design and adopt processes and systems that reflect a Treaty partnership approach to resource planning under the Resource Management Act 1991 and any legislation that replaces the Resource Management Act 1991. This work shall draw on and respond to, but is not limited to, the following:
 - a. ‘Whakarongotai o te moana, Whakarongotai o te wā’ – Iwi Kaitiakitanga Plan for Ātiawa ki Whakarongotai⁸.
 - b. Any future iwi environmental management plan lodged by Te Ātiawa ki Whakarongotai with the Council.
 - c. Te Mana o Te Wai objectives 1 and 2, as stated in section 4.1.2 of Te Whaitua o Kāpiti Implementation Programme.

⁷ [Section 90 Ngāti Kahungunu ki Wairarapa Tāmaki nui-a-Rua Claims Settlement Act 2022](#)
⁸ <https://teatiawakikapiti.co.nz/wp-content/uploads/2023/11/TAKW-Kaitiakitanga-Plan-V6-online-2.pdf>

- d. Te Whaitua o Kāpiti Implementation Programme more generally.
 - e. Information sourced from Te Ātiawa ki Whakarongotai.
 - f. Any customary protection mechanisms.
 - g. Any relevant Treaty settlement legislation mechanisms.
22. The Partners recognise the role of the former Te Whaitua o Kāpiti Committee (the Whaitua Committee) as an advisory body to GW operating under the Te Tiriti House Model. The role of the Whaitua Committee was to make recommendations to give effect to the National Policy Statement for Freshwater Management 2020. This was delivered to the Council in the Whaitua Kāpiti Implementation Programme in 2024 and includes recommendations on the necessary regulatory and non-regulatory mechanisms to improve the current state and management of freshwater in Kapiti.
23. The Partners agree that the understanding of Te Ātiawa ki Whakarongotai of Te Mana o Te Wai, as expressed in Te Whaitua Kāpiti Whaitua Implementation Plan, will be recognised and reflected, as appropriate, in GW processes, planning and decisions in relation to the management of freshwater in their rohe.

Natural resource planning – process

24. Consistent with the Partners' commitment to a relationship of openness in their dealings with each other, GW agree to early and meaningful engagement with ĀKWCT on the preparation, change and review of policy statements and plans.
25. The Partners agree to develop a process to involve ĀKWCT in the preparation, change and review of policy statements and plans, which will include as a minimum:
- a. A six week pre-notification feedback period (i.e. at the same time as local authority pre-notification consultation) to satisfy Part 4A of Schedule 1 of the RMA.
 - b. Allocation of resourcing, including funding, for participation and engagement.
 - c. Ensuring that any evaluation of the appropriateness of current policy settings and proposed provisions, including considerations of costs and benefits, is informed by Te Ātiawa ki Whakarongotai in relation to:
 - i. the social, cultural, environmental and economic impacts on Te Ātiawa ki Whakarongotai uri, whānau or hapū.
 - ii. the impacts on the relationships of Te Ātiawa ki Whakarongotai uri, whānau or hapū with their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.
 - iii. the protection of protected customary rights and customary marine title.
 - iv. Kaitiakitanga.
 - v. Te Tiriti o Waitangi/Treaty of Waitangi.

Iwi Management Plan

26. 'Whakarongotai o te moana, Whakarongotai o te wā', is the Iwi Kaitiakitanga Plan (Iwi Management Plan) for Te Ātiawa ki Whakarongotai.
27. The purpose of the Kaitiakitanga Plan is to identify the key kaupapa, huanga and tikanga (values, objectives and policies) of ĀKWCT that guide their kaitiakitanga as mana whenua. It is a living document that should be periodically reviewed and updated as the objectives, policies and values of the iwi continue to develop and adapt over time.
28. The Kaitiakitanga Plan may be used to inform other entities of the values and policies of the iwi and provide more insight and detail regarding specific key concepts and values within the environmental statutory framework.
29. The Kaitiakitanga Plan was lodged with GW in July 2019 and must be taken into account when regional policy statements or regional and district plans are prepared or changed.
30. Specifically, the Kaitiakitanga Plan assists in providing information to support the implementation of the following parts of the statutory framework:
 - a. Section 6(e) of the RMA, by providing information on the nature of the relationship of ĀKWCT and their culture and traditions with their ancestral land, water, sites, wāhi tapu and other taonga.
 - b. Section 7 of the RMA, by providing policy that, if supported and abided by, can demonstrate how persons exercising functions and the RMA can have regard for the kaitiakitanga of ĀKWCT.
 - c. Section 8 of the RMA, by providing information on the key interests of Te Ātiawa ki Whakarongotai that should be subject to active protection by the Crown.
 - d. Clauses 2.1 and 2.2 of the National Policy Statement for Freshwater Management (NPS FM), by providing information on the connection between the health of water and the health of people, and the values that must inform the setting of freshwater objectives and limits.
 - e. The National Objectives Framework of the NPS-FM, by providing information on mahinga kai species and places, and policy on how this value can be protected and inform freshwater management.
 - f. The Natural Resources Plan for the Wellington region, by providing a framework that supports an understanding of the interconnections between a range of different values, and policies for how our relationship with natural and physical resources can be managed in a holistic and integrated manner.

Consenting

31. GW encourages resource consent applicants and their consultants to engage with ĀKWCT when they are planning their activity and preparing their resource consent application.
32. ĀKWCT are invited to provide comment on each resource consent application received by GW for activities in their rohe (see Schedule 1). GW seeks the views of ĀKWCT to assess the effects of proposed activities on cultural values to ensure these matters are

adequately considered in the resource consenting process, where relevant rules allow for this. The process is managed through the Te Wahi platform, with engagement also occurring via emails, phone calls, and meetings as required.

33. The Partners currently engage in, and now commit to continuing to engage in, the following process for determining the effects of resource consent applications on ĀKWCT:
- a. **Consent application lodged** - GW receives the application and identifies whether it is located within the rohe of ĀKWCT using GIS, uploads the application and supporting documents into Te Wahi, and assigns it to a Resource Advisor.
 - b. **Section 88 assessment** - The Resource Advisor undertakes a section 88 completeness assessment of the application, including whether the assessment of effects adequately addresses the potential effects of the activity on cultural values. Applications can be returned to the applicant if they are considered incomplete.
 - c. **Snapshot creation** - The Resource Advisor prepares a snapshot of the application for ĀKWCT - summarising the application documents and highlighting pertinent information about the proposed activity and site. The snapshot includes a traffic light assessment indicating the likely significance of the activity to ĀKWCT. By working day 5, the Resource Advisor emails the snapshot directly to ĀKWCT for consideration and response.
 - d. **ĀKWCT assessment** - ĀKWCT consider the effects of a proposal on their cultural values and sites of significance identified in the Natural Resources Plan. ĀKWCT will provide comments directly to the Resource Advisor on any matters it considers relevant. This may include the effects of the proposal, whether further information or a cultural impact assessment is needed, relevant conditions recommended for inclusion, and whether ĀKWCT supports or opposes the application. ĀKWCT will endeavor to reply directly to the Resource Advisor within 5 working days, including advising if ĀKWCT have no comments. If no response is received by day 11, the Resource Advisor follows up by phone or email, particularly where the traffic light assessment indicates the application is likely to be of high interest to ĀKWCT.
 - e. **Consent processing** - The Resource Advisor processes the application in accordance with the RMA and other relevant legislation such as National Environmental Standards, using the assessment and comments provided by ĀKWCT to the extent permitted by law. This phase includes ongoing communication with ĀKWCT where they have indicated an interest in the application and provided comments on conditions, where the activity may have more than minor effects on their values, or where the activity is within or likely to affect a site of significance.
 - f. **Affected Party assessment** - If ĀKWCT considers a proposed activity will have more than minor effects on their values or sites of significance, they will indicate to GW that they consider themselves an affected party. The Resource Advisor will undertake an affected party assessment as directed by section 95E of the Act. If GW considers that ĀKWCT is an affected party, the applicant is informed and has the option to pause processing of the application under section 95 and work with

ĀKWCT to address and resolve their concerns. ĀKWCT may provide their written approval and processing the consent recommences, or the application proceeds to public or limited notification.

- g. **Non-notified consent application: decision issued** - The notification decision and processing of non-notified resource consent applications is completed by working day 20 (unless timeframes are extended under section 37 of the RMA). A copy of the consent and decision is provided to ĀKWCT when they have indicated an interest in the consent.
- h. **Notified consent application** – For notified or limited-notified applications, submissions are sought on the application from the public (including stakeholders) or from affected Partners, and submitters are invited to indicate whether they wish to be heard. The Resource Advisor prepares a section 42A report, and if submitters wish to be heard an independent hearing commissioner with relevant experience is appointed to hold a hearing and make a decision on the application.

Monitoring

- 34. The Partners recognise that culturally relevant environmental monitoring strengthens both local and national reporting by:
 - a. ensuring that mātauranga Māori-informed data is provided to support planning and decision-making processes; and
 - b. enabling ĀKWCT to contribute meaningfully to monitoring frameworks, including those required under national policy and reporting obligations.
- 35. ĀKWCT has developed a Kaitiaki information and monitoring framework (2018) in response to the implementation of 'Method M2: Kaitiaki information and monitoring strategy' of the Proposed Natural Resource Plan for the Wellington region.
- 36. Method M2 requires that GW will work with mana whenua kaitiaki to develop a strategy which:
 - a. identifies measures of huanga (attributes) of mahinga kai and Māori customary use; and
 - b. identifies tikanga (protocols and methods) for monitoring huanga; and
 - c. provides a reporting structure that enables kaitiaki information to contribute to the region's State of the Environment reporting; and
 - d. ensures information is accessible and relevant to Māori.
- 37. The Partners agree to work together to incorporate the ĀKWCT Kaitiaki information and monitoring framework within Council's monitoring, reporting, and state of the environment practices and programmes in the rohe, to reflect the interests, values, and priorities of Te Ātiawa ki Whakarongotai and develop agreed culturally relevant practices and programmes. This will be informed through a hui of both Partners and may include establishing a working group.

38. The Partners recognise that this work will require dedicated and consistent resourcing, alongside a progressive approach that enables ongoing improvement to the practices and programme over time.
39. Where aspects of the agreed culturally relevant practices and programmes are procured or contracted, the Council will ensure that procurement and contracting processes:
 - a. recognise and provide for relevant cultural expertise; and
 - b. enable suitably qualified and experienced persons, including those identified or endorsed by ĀKWCT, to participate in those processes.

Appointing hearing commissioners

40. In respect of hearings required in relation to resource consents, the preparation, change and review of policy statements and plans, private plan changes and designations, the Partners recognise the value of:
 - a. having commissioners that understand tikanga Māori, te ao Māori, Māori rights and interests to better reflect Māori values, Te Tiriti o Waitangi obligations and iwi and community perspectives;
 - b. in particular, having registered Te Ātiawa ki Whakarongotai uri (descendants) trained as hearing commissioners available for appointment as decision-makers on hearing panels.
41. If GW is considering appointing one or more hearings commissioners to exercise a delegated power to conduct a hearing in processes outlined at paragraph 40, it will consult ĀKWCT on whether it is appropriate to appoint a commissioner with an understanding of tikanga Māori and the perspectives of Te Ātiawa ki Whakarongotai. If GW considers it appropriate, it must appoint at least one commissioner with an understanding of tikanga Māori and of the perspectives of local iwi or hapū, in consultation with relevant iwi authorities.
42. The Partners will balance independently appointed decision-makers and elected decision makers where a hearing panel is to be convened for the preparation, change and review of policy statements and plans.
43. GW agrees to support and resource:
 - a. the training of Te Ātiawa ki Whakarongotai uri to become certified resource management hearing commissioners, and
 - b. the training of any hearing commissioners who will be making recommendations on natural resource management matters affecting the rohe of Te Ātiawa ki Whakarongotai on matters of importance to Te Ātiawa ki Whakarongotai.
44. The Partners will work together to establish and maintain a list of trained hearings commissioners that identify as Te Ātiawa ki Whakarongotai.
45. Te Ātiawa ki Whakarongotai uri who are accredited and qualified as hearing commissioners, and who are approved or endorsed by ĀKWCT, will be supported into decision making roles through Council resource management practices and processes.

SECTION E – TE TAI WHAKATŪTUKI | STRATEGIC AND ASPIRATIONAL OUTCOMES

46. This section outlines each Partners' aspirations and other matters, to inform the Partners' further work during the update period.
47. The Partners are committed to working towards, a clear set of whāinga (goals) that guide decision-making and reflect our collective aspirations.

Ātiawa ki Whakarongotai

48. Within 'Whakarongotai o te moana, Whakarongotai o te wā – Iwi Kaitiakitanga Plan, the aspirations and whāinga (goals) of the iwi are articulated across six key kaupapa: whakapapa, wairua, mana, māramatanga, Te Ao Tūroa, and mauri.
 - a. **Whakapapa:** Te Ātiawa ki Whakarongotai sustain our way of life through strong connections to whakapapa, each other, and the environment, with their identity as mana whenua and kaitiaki upheld, and their sites, taonga, relationships, and mahinga kai protected and respected for all generations.
 - b. **Wairua:** The environment nurtures the wairua of our people by being clean, safe, and abundant with native life, enabling the practice of mahinga kai, while fostering pride, wellbeing, and confidence in our role as kaitiaki, and ensuring wāhi tapu, tikanga, and kōrero tuku iho are respected, protected, and upheld through mana motuhake.
 - c. **Mana:** Te Ātiawa ki Whakarongotai live in harmony with te taiao, with strong access to and intergenerational practice of mahinga kai, supporting the mana of marae and traditional economies, while exercising tino rangatiratanga, upholding tikanga, engaging meaningfully in decision-making, and maintaining positive Treaty partnerships that ensure shared abundance, wellbeing, and inclusive kaitiaki leadership for the future.
 - d. **Māramatanga:** Decision-making is guided by iwi knowledge, with diverse mātauranga Māori created, protected, and passed intergenerationally, ensuring all generations can access and apply knowledge of mahinga kai, traditional species, and practices, while embracing new technologies and empowering local expertise in a respectful and safe way.
 - e. **Te Ao Tūroa:** The natural balance of te taiao is sustained through collective respect for Te Ao Tūroa, supporting stable ecosystems, protected waterways, and thriving habitats where native species and mahinga kai can flourish across all seasons without exploitation, ensuring environmental security for present and future generations.
 - f. **Mauri:** Land, waterways, and mahinga kai are healthy, clean, and abundant, supporting thriving biodiversity, safe access, and strong, vibrant communities where the vitality of both the environment and the people is upheld.

Greater Wellington Regional Council

49. GW's partnership aspirations are guided by foundational frameworks and commitments such as:
- a. 'Active mana whenua partnerships and participation for improved outcomes for Māori' is one of our four strategic priorities within the 2024-34 Long Term Plan. It recognises our Te Tiriti obligations to our mana whenua partners and ensuring our work gives effect to their rangatiratanga and mana motuhake as we work together.
 - b. Te Whāriki Māori Outcomes Framework is a key organisational programme to be an authentic Te Tiriti (Treaty) partner and formalises our commitment to Te Tiriti o Waitangi.
 - c. Te Tiriti Komiti (Te Tiriti o Waitangi Committee) as part of the committee structure.
 - d. Te Tiriti Policy which seeks to uphold the promise and articles of Te Tiriti o Waitangi. Upholding Te Tiriti mandates that mana whenua are active partners in developments and decision-making that will impact the collective needs, outcomes, and aspirations of our region.
 - e. Strengthening the partnership with ĀKWCT.

SECTION F – OTHER MATTERS

Review beyond update period

50. This Agreement will be regularly reviewed for the need to include new kaupapa, ensuring that it is a living document that reflects changes in te taiao, legislative change, and as our relationship evolves over time.
51. The Partners have committed to an ongoing monitoring and review cycle beyond the update period.
52. Every three years the Partners will report on progress made to give effect to the Agreement, and every six years, the Agreement will undergo a full review.

Capacity and Capability Building

53. The Partners will work together to develop a forward working programme to build the capacity and capability of each organisation's context, roles, functions and processes, including plans, policies and strategies developed under the RMA, incorporating:
 - a. Content review of ĀKWCT iwi management plan, 'Whakarongotai o te moana, Whakarongotai o te wā' – Kaitiakitanga Plan,
 - b. Resource consent application and plan review processes,
 - c. Resource consent and compliance monitoring, and
 - d. Long Term and Annual Plan processes.
54. The Partners will work towards developing the forward working programme within the update period. Funding for the forward working programme will be allocated in accordance with agreed arrangements between parties.

Transfer and Delegation of Powers and Functions

55. Upon request made by ĀKWCT, the Partners will discuss the potential for transfer of powers or establishment of one or more joint management agreements, as provided for under Section 33 and Section 36B of the Resource Management Act.
56. ĀKWCT may present a specific proposal for discussion, including:
 - a. The focus of transfer of powers or a joint management agreement (i.e., geographical area, resource, specific duties and functions); and
 - b. Matters related to resourcing and capacity, relevant to the duties and functions that may be transferred or that may be the subject of a joint management agreement.
57. When a proposal is introduced by ĀKWCT, the Partners will agree a process and timeframe for exploring the options associated with transfer of powers or establishment of a joint management agreement and for facilitating the transfer or the agreement if the proposal is agreed.

58. In situations where the Partners cannot agree on a process, timeframe or details for the transfer of powers or establishment of a joint management agreement, then the dispute resolution process contained in this Arrangement will apply.

Dispute Resolution

59. The Partners will act at all times in good faith, in accordance with the purpose and principles of this Mana Whakahono ā Rohe, and with the goal of respecting and enhancing their relationship.
60. However, in the event of a dispute under this Mana Whakahono ā Rohe, the Partners agree to the following process:

Kanohi ki te kanohi engagement

- a. If a dispute arises, either Partner may give written notice to the other Partner setting out the nature and details of the dispute.
- b. Within 10 business days of receipt of a notice of dispute, senior managers of the Partners with appropriate authority will meet to work in good faith to resolve the dispute.
- c. If the dispute has not been resolved within 20 business days of receipt of the notice, the Tumu Whakarae (Chief Executives) of the Partners will meet to work in good faith to resolve the dispute.

Escalation and mediation

- d. If the dispute is not resolved within 25 business days of receipt of the notice of dispute, either Partner may refer the dispute to mediation by written notice to the other Partner.
 - e. The mediation will be conducted in a manner agreed by the Partners, taking into account tikanga Māori where appropriate and may be supported by an independent mediator
 - f. If the Partners cannot agree on a mediator or the mediator's fees within five business days of the notice of mediation, the mediator will be appointed, or fees determined, by the Chair of the Resolution Institute (or nominee).
 - g. Each party must attend mediation through representatives with sufficient authority to resolve the dispute.
61. The Partners acknowledge that the outcome of any dispute resolution process under this clause may, by agreement between the Partners, lead to the Partners agreeing to undertake any of the actions listed in section 58R(2)(a) of the RMA, depending on the nature of the dispute and the outcome of the dispute resolution process.
62. Unless otherwise agreed, each Partner will bear its own cost in relation to any dispute resolution process undertaken under this clause.
63. Despite the existence of a dispute, each Partner will, to the extent practicable, continue to perform its obligation under this Agreement, without prejudice to its rights and remedies.

64. Nothing in this clause prevents a Partner from seeking urgent temporary or equitable relief from a court.
65. Subject to clause 64, a Partner may not commence proceedings relating to a dispute between the Partners arising from the implementation of this Agreement unless that Partner has first complied with clauses 60 to 63.

Conflicts of interest

66. The Partners agree to maintain an interests register to identify and bring to the attention of each Partner any actual, potential or perceived conflicts of interest.
67. The Partners, through their respective leadership, will seek to reach a good faith agreement on the most appropriate pathway and timeframe for managing or resolving any conflict.
68. Following resolution of the actual or perceived conflict of interest, a written record of how the conflict was managed or resolved must be maintained for transparency, accountability, and future reference.
69. Where the Partners are unable to reach agreement, the dispute resolution process set out in this Agreement will apply.
70. Whakapapa, per se, will not be considered a conflict.

SIGNED for and on behalf of

WELLINGTON REGIONAL COUNCIL by:


Signature

Daran Ponter

Chair


Signature

Nigel Corry

Tumu Whakarae | Chief Executive

SIGNED for and on behalf of

**ĀTIAWA KI WHAKARONGOTAI
CHARITABLE TRUST**

by:


Helena Gerretzen Baker

Signature

Tiamana | Chairperson


Signature

Richard Evans

Kaiwhakahaere Mātua

SCHEDULE 1 – TE ĀTIAWA KI WHAKARONGOTAI ROHE



Your written comments on a project under the Fast Track Approvals Act 2024

Project name	New Central Park
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Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

All sections of this form with an asterisk (*) must be completed.

1. Contact Details

Please ensure that you have authority to comment on the application on behalf of those named on this form.

Organisation name (if relevant)	Kāpiti Coast District Council		
*First name	Isaac		
*Last name	Cant		
Postal address	175 Rimu Road Paraparaumu		
*Contact phone number	s 9(2)(a)	Alternative	
*Email	s 9(2)(a)		

2. Please provide your comments on this application

If you need more space, please attach additional pages. Please include your name, page numbers and the project name on the additional pages.

Note: All comments will be made available to the public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment.

Managers signoff



Stephen Cross



Date

By Fast-track Portal

KCDC ref: 250098FT
EPA ref: FTAA-2606-1252

04 August 2026

Attention: Stephanie Frame and Ashiley Sycamore
Fast-track Referrals
Email: Referral@fasttrack.govt.nz

Tēnā koe

Re: Kāpiti Coast District Council comments on the New Central Park referral application under the Fast-track Approvals Act 2024

Thank you for your letter of 14 July 2026 inviting Kāpiti Coast District Council (“KCDC” or “Council”) to provide written comments on the referral application for the New Central Park Project under the Fast-track Approvals Act 2024 (the Act).

Please find below Councils’ response to the requests outlined in the abovementioned letter.

1. Competing Applications

Under section 17(3) of the Act, the relevant local authority must provide comments on:

- 1.1 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.**

Response – Council does not consider there to be any competing applications affecting the subject site or sites.

2. Matters of Interest to the Minister

Provide comments linked to the Ministers decision-making criteria as set out in section 21 and 22 of the Act:

2.1 Whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act);

Response - Based on section 5 of the Act, KCDC believes there is no activity involved in this application that would be considered an ineligible activity.

2.2 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).

Response - Based on section 21(5) of the Act, KCDC can see no reasons for the application to be declined.

3. Other Matters Relevant to the Referral Criteria

The referral application focuses on determining if the Fast-track route is appropriate for the project. Noting this, KCDC's 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 provided by KCDC relating to the referral criteria as outlined in section 22 of the Act are limited to whether the project:

- 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;
- will deliver new regionally or nationally significant infrastructure or enable the continued functioning of existing regionally or nationally significant infrastructure;
- 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);
- will deliver significant economic benefits;
- will support climate change mitigation, including the reduction or removal of greenhouse gas emissions;
- will support climate change adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards;
- is consistent with local or regional planning documents, including spatial strategies.

Councils' comments on the referral criteria relating to the NCP project are included below:

- a) 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;**

Response – Four strategies/plans which guide development and growth within the Kāpiti Coast District are:

- [Te Tupu Pai – Growing Well \(Kāpiti Coast Growth Strategy\)](#);
- [Wellington-Horowhenua Future Development Strategy \(FDS\)](#);
- [Wellington-Horowhenua FDS Implementation Plan](#); and
- [Wellington Regional Land Transport Plan 2021: 2024 Mid-Term Review](#) .

While the New Central Park site is not explicitly identified as a priority project within the above strategies, the documents identify the site as being in a key location for future growth, intensification and investment. Te Tupu Pai identifies Central Paraparaumu as the district's primary centre and supports increased housing choice, intensification, walkable communities and growth in locations well connected to services and transport. Similarly, the FDS identifies Paraparaumu as a regionally significant centre and growth node within the western growth corridor, where population and housing growth is anticipated.

The FDS also promotes concentrating growth within existing urban areas and centres where housing, employment, services and infrastructure can be efficiently provided. The strategy identifies centres such as Paraparaumu as key locations for accommodating future growth and supports intensification in locations with good access to public transport, employment and community services. The New Central Park proposal is consistent with this approach, being located within the Paraparaumu Metropolitan Centre and providing a mixed-use development that contributes towards the housing, employment and urban development outcomes anticipated by the FDS. This link road is also identified in the Wellington Regional Land Transport Plan.

The associated FDS Implementation Plan further supports housing and business development within strategic growth locations, including through a focus on transit-oriented development and the delivery of sufficient housing capacity. The Implementation Plan also identifies the Paraparaumu Link Road as a key piece of infrastructure that will improve connectivity and support future growth and development within the Paraparaumu Centre

The strategic direction of these documents is reflected in the Kāpiti Coast Operative District Plan. Most of the site is zoned Metropolitan Centre Zone, with smaller areas identified as Natural Open Space Zone. The site is also subject to Precinct C and the Metropolitan Centre Zone Structure Plan contained within Appendix 19 of the District Plan. These both anticipate a mix of residential, commercial and open space activities and provide a framework for the coordinated development of the site.

The proposed development comprises a mixed-use development including residential, commercial and business activities within the Paraparaumu Centre. These activities are generally anticipated by both the strategic planning documents and the statutory planning framework applying to the site. The proposal would contribute towards the ongoing development of Paraparaumu as the District's primary centre and provide additional housing, employment and commercial opportunities in a highly accessible location.

The site is located within an area where significant growth and intensification are anticipated and encouraged. The strategic direction for Central Paraparaumu is to accommodate a substantial proportion of the District's future growth, with a focus on increased residential density, mixed-use development, improved accessibility, greater

housing choice, and the creation of a vibrant and compact urban centre. The proposal is therefore considered to align with, and contribute towards achieving, the strategic growth and development outcomes sought by these strategies and plans.

Notwithstanding the above, Council considers there are opportunities to further increase residential yield and the overall intensity of development across the site. Given its size, Metropolitan Centre zoning and strategic location within the Paraparaumu Centre, the site is one of the most significant development opportunities within the District. Council considers it is important that this opportunity is fully realised to support the long-term growth, housing and centre development outcomes anticipated by Te Tupu Pai, the FDS and the District Plan. Additional residential intensification could further support these outcomes and maximise the benefits of developing such a strategically important site.

b) will deliver new regionally or nationally significant infrastructure or enable the continued functioning of existing regionally or nationally significant infrastructure;

We acknowledge and support the Access and Transport elements described on page 23 of the Application for Referral, particularly the proposed new town centre link between Kāpiti Road and Ihakara Street. This link has been strategically identified in the Regional Land Transport Plan since approximately 2014. We also welcome the recognition of active transport modes, including walking, cycling, shared pathways, and public transport services, given the site's direct connection to Paraparaumu town centre.

The team appreciated the pre-application engagement undertaken by the developer and remains committed to working constructively through the next stages of the process.

However, we are concerned that the masterplan has not been updated since the pre-engagement sessions, and that significant transport matters raised have not yet been adequately resolved. These matters are:

- The current main alignment appears to narrow significantly toward the Ihakara Street end, which raises concerns about its ability to function effectively as an arterial route.*
- The proposed layout and number of intersections does not allow for the proposed road to operate as a main arterial. These would need to be rationalised to reduce and simplify vehicle conflict points and improve safety for all transport users.*
- The proposed layout does not provide an effective future connector route from the project, under the Wharemauku Expressway Bridge, toward Paraparaumu Beach. The proposal indicates a low-capacity alignment that cannot perform as a primary collector route.*

While the developer may consider these matters to be refinements, Council considers them critical amendments required to achieve the intended transport function, safety outcomes, and long-term network integration of the project.

Outside of the Fast-track process, Council is currently progressing an agreement with the developer to co-fund the earthworks and construction of the new town centre link and the earthworks for the future link to the Wharemauku Bridge. This agreement will be dependent on the above matters being addressed to Council's satisfaction.

In summary, pending the developer's acknowledgment of our concerns, we support this Fast-track application and intend to work with the developer to ensure Council's needs are achieved through the design process.

c) 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 2023 Wellington Region Housing and Business Development Capacity Assessment (HBA)¹ identifies that the Kāpiti Coast District will require approximately 11,899 additional dwellings over the next 30 years. When the NPS-UD competitiveness margin is applied, this demand increases to approximately 13,888 dwellings. Within the District, Paraparaumu is forecast to accommodate approximately 3,775 additional dwellings over the same period. The HBA also identifies increasing demand for attached and higher density housing forms, including terraces, townhouses and apartments.

The proposal anticipates approximately 520–620 residential units, including a range of housing types such as multi-unit developments and apartments. Therefore, the proposal would contribute towards meeting forecast housing demand within both Paraparaumu and the wider Kāpiti Coast District and would increase both housing supply and housing choice.

As discussed above, Council considers there may be opportunities to further increase residential yield and the overall intensity of development across the site. Given the site's size, Metropolitan Centre zoning and strategic location within the Paraparaumu Centre, the site represents a significant opportunity to contribute towards meeting the District's future housing needs. Council notes that the site benefits from proximity to employment, services, public transport and open space areas, and is well positioned to accommodate a greater scale of development while maintaining quality urban design outcomes. Additional residential intensification could further support the housing supply objectives of the NPS-UD, make more efficient use of available land and infrastructure, and maximise the benefits of developing this strategically important site. Council therefore encourages the applicant to explore opportunities to increase

¹ This assessment relies on the 2023 Housing and Business Development Capacity Assessment (HBA). The 2026 HBA is currently in preparation and has not yet been finalised. Its findings may result in changes to forecast housing demand, development capacity and growth assumptions used in this assessment.

residential yield and would be willing to work collaboratively with the developer to achieve this outcome.

The HBA also identifies ongoing demand for additional business floorspace across the district. Given the proposal incorporates both residential and commercial development, it will contribute towards meeting both housing and business development needs within the district.

Policy 1 of the NPS-UD outlines that planning decisions should contribute to 'well-functioning urban environments'.

The proposal would provide both residential and commercial development opportunities within the Paraparaumu Metropolitan Centre and would increase housing choice within a highly accessible location. The site is located close to employment opportunities, retail activities, community services, public transport and open spaces, enabling residents and business land users to access a wide range of daily needs without reliance on private vehicle travel. The concentration of development within an existing urban centre also supports efficient use of land and infrastructure and is generally consistent with the compact urban form anticipated by the NPS-UD. Council therefore considers the proposal is generally consistent with the outcomes sought by Policy 1 of the NPS-UD.

Overall, Council considers that the proposal will contribute to increasing housing supply, assist in meeting forecast housing demand within the Kāpiti Coast District, and contribute to a well-functioning urban environment. Notwithstanding this support, Council considers there are further opportunities to increase residential yield across the site to better realise the site's strategic location within the Paraparaumu Metropolitan Centre.

d) will deliver significant economic benefits;

Response - The following analysis reviews the economic impact assessment provided by The Wellington Company in support of the fast-track application for 77 and 109 Kapiti Road, Paraparaumu. It considers the validity of the assessment and provides commentary on the implications since the reports were provided.

The analysis supporting the economic advantages of the Fast Track application was primarily provided by Sense Partners, in their report dated 28 November 2023. This was augmented by an additional report dated 30 April 2026, by Economic and Property Research. The Economic and Property Research paper is more recent, and comments on the shortfall of residential and commercial land in the District, which will be partially addressed by the development.

Urban Design Implications

The site is strategically important, located adjacent to the Coastlands shopping centre, key transport links, commercial offices and within the Paraparaumu metropolitan zone. It represents one of the few remaining opportunities to expand the district's primary centre and is therefore crucial to scale, density and diversity within the future town centre.

The integrated mix of uses optimises the site's locational advantages by collating housing, employment, retail, and services. In doing so, it enhances accessibility, supports agglomeration economies, and improves the overall performance and efficiency of the primary centre.

The Link Road through the site is critical to improving traffic flows in the town centre and unlocking land for development. It's importance was highlighted in public consultation, as it creates an alternative link to the industrial area in Ihakara Road and provides future linkage towards Paraparaumu Beach.

Residential Development

The two papers accurately reflect the shortfall of housing in Kapiti Coast, and the disruption and negative impact that has on the local economy. Recent analysis on the Interest.co.nz website highlighted, while other centres in New Zealand have now become affordable to first home buyers, based on the measures they employ, Kapiti remained unaffordable. In fact, Kapiti is the only local authority in the Wellington Region that remains unaffordable to first home buyers.

The issue of housing affordability remains particularly acute in locations with good public transport. Therefore, the additional supply of housing at 77 and 109 Kapiti Road will provide significant economic benefits. In addition, the proposal provides a greater diversity of housing onto a market dominated by large, older standalone housing. This is important in attracting a diversity of skilled labour.

The Sense Partners assessment estimates that the supply of housing from both the Kapiti Road and Otaki housing markets will reduce prices by 1.1% in Kapiti, which is significant in the constrained market. Kapiti was the only local authority within the Wellington region to show median house price increases in the year ending June 2026.²

The conclusion must be that while other locations are improving affordability and accessibility to housing, Kapiti needs further supply to address the constraint this has on economic development.

Commercial /Retail

Both the Sense Partners and Economic and Property Research analysis highlight the economic advantage of greater retail and commercial activity close to Paraparaumu town centre. A shortage of commercial space is a major limitation on the ability to expand Kapiti's service industry to support the economic growth in the district.

The Economic and Property Research estimated the retail and commercial component of the development to contribute "approximately \$63.7 million in GDP per annum, representing a substantial contribution to the Kapiti Coast District and the wider regional economy".

The paper also correctly highlights that the Paraparaumu town centre lacks depth and intensity of commercial development. This was confirmed in recent consultation with

² REINZ report for June 2026

land investors in Kapiti. A greater variety of commercial activity will support other initiatives the Council is seeking including education, innovation and recreational activity within the precinct.

Economic impact of build process

The project incorporates direct construction activity which is estimated to generate around \$147.9 million in GDP and support approximately 920 full-time equivalent (FTE) jobs. These roles are not only an important economic impact in the current downturn, they ensure that the workforce remains active. Without the immediate impact of this economic activity, there is the risk that the construction industry will lose capacity and will not be able to expand back in time for the next growth phase of housing demand. The result would be significant house price inflation until the industry builds back its capacity. Given the poor affordability in the current market, such an impact would be socially and economically damaging.

e) will support climate change mitigation, including the reduction or removal of greenhouse gas emissions;

Response - The Kāpiti Coast district's greenhouse gas emissions profile is dominated by emissions from transport (57%) and energy and buildings (16%).

The Project has the potential to support climate change mitigation by reducing these emissions through:

- compact, mixed-use, medium density housing, including passive heating/cooling and orienting buildings to maximise solar*
- introducing housing within the walkable vicinity of the existing Paraparaumu town centre, employment opportunities, and public transport nodes (rail, bus), and designing the proposed link road to enable future bus services through the development*
- a walkable site layout and integrating active transport infrastructure into existing walking and cycling networks*

The Project also has the potential to remove/sequester greenhouse gas emissions through:

- wetland restoration and establishment of contiguous habitats planted with natives.*

More detailed design through the Project's substantive application will be necessary to confirm the extent to which these emission reduction/removal opportunities are likely to be realised. There are also further opportunities – not mentioned in the current proposal – to reduce emissions through the build phase by utilising low emissions materials and machinery and minimising wastage.

f) will support climate change adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards;

Response - The proposed Project site is located on land that is a fundamental component of KCDC's stormwater drainage network within the Wharemaukū catchment and is designated as a Flood Storage Area in the Operative District Plan. The catchment is densely developed and highly exposed to flooding due to the extent of impervious surfaces, the capacity constraints of the existing piped drainage network, and limited opportunities for runoff detention and overland flow paths. Development within the catchment has intensified in recent years and is expected to continue increasing.

Council has undertaken work to support an application to the Regional Infrastructure Fund for capital funding of several infrastructure improvements within the Wharemaukū Stream catchment. Although the application was unsuccessful, it provides a prioritisation of those infrastructure improvements and assesses the cost-benefit of each option.

The Project site is currently the only area available for large-scale flood storage within the catchment and performs a critical flood management function. It attenuates flood flows from the Wharemaukū Stream and three tributary drainage channels that pass through the site, reducing flood risk in downstream developed areas while also regulating water levels in Paraparaumu Town Centre immediately upstream. The site's existing topography provides storage capacity to accommodate future increases in runoff from the drainage network. This storage will help mitigate increased flooding associated with higher rainfall intensities resulting from climate change. It also provides opportunities for KCDC to further improve the drainage network, reducing flood risk in the upstream catchment while managing flood risk downstream.

The Project has the potential to support climate change adaptation and reduce flood hazard risk within the Wharemaukū catchment by formalising, protecting, and enhancing the site's critical flood storage function. However, it is essential that the existing functionality of the flood storage area is maintained and that the proposed flood management arrangements provide sufficient storage to accommodate the effects of climate change, future drainage network improvements, and continued development intensification within the catchment.

The performance of the proposed Project design against these requirements must be robustly demonstrated using an appropriate methodology and the most up-to-date flood models held by KCDC. The information provided in the referral application does not contain sufficient detail to demonstrate this performance. Substantial additional information will be required as part of the substantive application to confirm that the proposed design provides adequate flood storage volume and hydraulic connectivity, maintains the required functions of the flood storage area, and does not increase flood risk within the catchment.

The design and proposed maintenance approach for the flood storage area must also consider the effects of the Project on sediment transport within the Wharemaukū Stream. Gravel deposition within the stream and storage area can reduce stream hydraulic capacity and the volume available for flood storage. The Project will need to include measures to manage this aspect of the drainage system.

g) is consistent with local or regional planning documents, including spatial strategies.

As covered above, the proposal is generally consistent with the growth and development outcomes anticipated by Te Tupu Pai, the FDS and the FDS Implementation Plan in that it is located within areas identified for increased residential and business development.

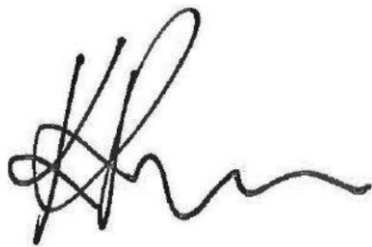
The proposal is broadly consistent with the zoning provisions within the Operative District Plan. It comprises a mixed-use development incorporating residential, commercial and open space activities.

Accordingly, Council considers the proposal is generally consistent with the relevant local and regional planning documents applying to the site.

Notwithstanding this assessment, Council notes that detailed consideration of specific District Plan provisions, urban design outcomes, infrastructure requirements and environmental effects will appropriately occur through the substantive approvals process, should the application be referred.

Please do not hesitate to contact KCDC should you require any further information regarding the written comments provided in the above response – isaac.cant@kapiticoast.govt.nz.

Ngā mihi

A handwritten signature in black ink, appearing to be 'Kris Pervan', with a stylized, cursive script.

Kris Pervan

Group Manager Strategy and Growth
Kāpiti Coast District Council

Hon Tama Potaka

Minister of Conservation
Minister for Māori Crown Relations
Minister for Māori Development
Minister for Whānau Ora
Associate Minister of Housing



05 AUG 2026

Hon. Chris Bishop
Minister for Infrastructure
infrastructure.portfolio@parliament.govt.nz
Parliament Buildings
Private Bag 18041
WELLINGTON 6160

Tēnā koe Hon. Bishop

Thank you for your invitation to comment on the fast-track application for the proposed New Central Park development at Kapiti Road, Paraparaumu.

Kāpiti Coast District continues to experience population growth and housing demand, particularly in locations with good access to employment, services, transport connections, and community infrastructure. Development of the scale proposed, including approximately 520 to 620 dwellings and a range of commercial and retail activities, would contribute to increasing housing supply and housing choice within the district.

As with any development of this scale, a range of matters may be raised by local authorities and infrastructure providers. These can be considered if the project proceeds to the detailed assessment stage. They may include infrastructure and servicing requirements, transport and accessibility matters, environmental effects, and other site-specific considerations.

These are important matters, but can be addressed through the fast-track process, including by the Expert Panel seeking comment from relevant local authorities and infrastructure providers. Accordingly, I have no objection from the housing portfolio perspective to the project being referred to the next stage.

Thank you again for the opportunity to comment.

Mauriora,

A handwritten signature in black ink, reading 'Tama Potaka'.

Hon Tama Potaka
Associate Minister of Housing

FW: 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 Thu 30/07/2026 12:41 PM

To FTAreferalls <FTAreferalls@mfe.govt.nz>

From: Paul Goldsmith (MIN) <P.Goldsmith@ministers.govt.nz>

Sent: Thursday, 30 July 2026 12:03 PM

To: Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>

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

Good afternoon,

No comment from the Minister for Arts, Culture and Heritage

Kind regards,



Office of Hon Paul Goldsmith

Minister for Arts Culture and Heritage | Minister of Justice

Minister for Media and Communications | Minister for Pacific Peoples

Minister for the Public Service and Digitising Government

Minister for Treaty of Waitangi Negotiations

Email p.goldsmith@ministers.govt.nz | www.beehive.govt.nz

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

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Please note information about meetings related to the Ministers' portfolios will be proactively released (this does not include personal or constituency matters). For each meeting in scope, the summary would list: date, time (start and finish), brief description, location, who the meeting was with, and the portfolio. If you attend a meeting with the Minister on behalf of an organisation, the name of the organisation will be released. If you are a senior staff member at an organisation, or meet with the Minister in your personal capacity, your name may also be released. The location of the meeting will be released, unless it is a private residence. The proactive release will be consistent with the provisions in the Official Information Act, including privacy considerations. Under the Privacy Act 1993 you have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, or are concerned about the release of your information in the meeting disclosure, please contact the sender. You can read more about the proactive release policy at <https://www.dia.govt.nz/Proactive-Releases#MS>.

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

Sent: Tuesday, 14 July 2026 9:19 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>

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

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 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.

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

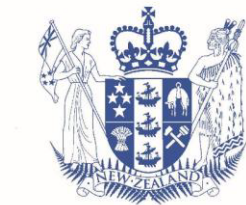
Email: c.bishop@ministers.govt.nz Website: [<http://www.beehive.govt.nz/>]www.beehive.govt.nz
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Hon Nicola Willis

Minister of Finance
Minister for Economic Growth
Minister for Social Investment



27 July 2026

Hon Chris Bishop
Minister for Infrastructure
Parliament Buildings
Wellington

REQ- 0036665

Dear Chris

Thank you for the opportunity to comment under the Fast-track Approvals Act 2024 on the referral applications for Out of Scope
Out of Scope New Central Park (FTAA-2606-1252), Out of Scope
Out of Scope

I am providing these comments in my capacity as Minister for Economic Growth. They focus on whether each application is likely to deliver significant economic benefits under section 22(2)(a)(iv) of the Act, based on the information provided by the applicants. The quantitative estimates below are drawn from economic assessments prepared for the applicants.

Out of Scope

Out of Scope



Out of Scope



New Central Park, FTAA-2606-1252

The application is for a 28-hectare mixed-use development at 77 and 109 Kāpiti Road, adjacent to the Paraparaumu Town Centre. It would provide 520 to 620 residential units, large-

format and specialty retail activities, commercial space, open space, flood management and wetland restoration areas, transport connections, and associated infrastructure.

According to the economic assessment prepared for the applicant, the project represents approximately \$487 million in investment expenditure. Construction activity is estimated to contribute approximately \$289.2 million in GDP and support 1,625 FTEs across the construction period. This comprises \$147.9 million in direct GDP and 920 direct FTEs, together with \$141.3 million in indirect GDP and 705 indirect FTEs generated through supply-chain effects. Within the indirect total, approximately \$8.3 million in GDP and five FTEs are attributed to primary industries.

Once operational, the retail and commercial components are estimated to contribute approximately \$63.7 million in GDP annually, comprising around \$47.2 million from retail activities and \$16.5 million from commercial office activities.

The assessment also identifies broader regional benefits, including the delivery of approximately 520 dwellings under the non-retirement village scenario and an increase in identified greenfield housing capacity from approximately 6.2 years to 8.4 years. It suggests the development could improve local retail provision, increase expenditure retention within the district, and support additional commercial activity across the Kāpiti Coast. These benefits would be concentrated within the region, although increased housing supply may support broader economic outcomes through population and labour market growth.

On this basis, the proposal appears likely to deliver significant regional economic benefits under section 22(2)(a)(iv) of the Act through its construction activity, investment expenditure, and ongoing retail and commercial operations. It may also be relevant to section 22(2)(a)(iii), as it would increase housing supply and may contribute to a well-functioning urban environment.

Out of Scope



Out of Scope



Yours sincerely



Hon Nicola Willis
Minister for Economic Growth

Hon Tama Potaka

Minister of Conservation
Minister for Māori Crown Relations
Minister for Māori Development
Minister for Whānau Ora
Associate Minister of Housing



By email: infrastructure.portfolio@parliament.govt.nz

Tēnā koe Minister Bishop,

Invitation to comment on the New Central Park project under the Fast-track Approvals Act 2024

Thank you for the invitation to comment on the New Central Park project under section 17 of the Fast-track Approvals Act 2024.

I have considered the application and its alignment with my portfolios as Minister for Māori Crown Relations: Te Arawhiti and Minister for Māori Development.

I support the application progressing and I encourage the applicant and the panel to have due regard to:

- relevant Treaty settlement legislation and instruments; and
- any feedback received from relevant Māori groups, as set out in the Treaty settlements and other obligations (Section 18) report.

Nāku noa, nā

A handwritten signature in black ink, reading 'Tama Potaka', with a large, sweeping flourish underneath.

Hon Tama Potaka

Te Minita mō Te Arawhiti me Te Minita Whanaketanga Māori

Minister for Māori Crown Relations: Te Arawhiti and Minister for Māori Development



Comments on a referral application under the Fast Track Approvals Act 2024

New Central Park, FTAA-2606-1252

Contact Details	
Organisation Name	Heritage New Zealand Pouhere Taonga (HNZPT)
Contact person	HNZPT Fast-track Team
Contact Number	(04) 470 8053
Email	fasttrack@heritage.org.nz

General Comments

1. New Central Park Limited (Applicant) has lodged an application for referral of New Central Park (project) under the Fast-track Approvals Act 2024 (the FTA Act).
2. In accordance with section 17(1)(c) of the FTA Act, Heritage New Zealand Pouhere Taonga (HNZPT) has been invited to comment on the referral application as the administering agency for the Heritage New Zealand Pouhere Taonga Act 2014.
3. HNZPT has been provided application documents that are relevant to the archaeological authority application. These have been assessed and HNZPT comments as follows:

Consultation and Engagement

4. HNZPT met with the applicant in July 2025. The applicant provided an overview of the proposed development. Subsequently, a draft archaeological assessment (Howitt 2025) was sent to HNZPT for discussion.
5. On 18 May 2026 the applicant provided HNZPT with a notification in accordance with section 11 of the FTA Act, with an associated archaeological assessment (Dodd 2022). In response, HNZPT advised on 25 May 2026:
 - a. That an archaeological authority would be required.
 - b. That the archaeological assessment (Dodd 2022) provided with the notification would be insufficient for a substantial application, if the project is referred. The archaeological assessment does not assess the archaeological potential for the full project area, as it was prepared in 2022 when the project had a smaller proposed footprint.
 - c. That an archaeological management plan is requested alongside the substantial application, if the project is referred.



6. In response, the applicant confirmed that if the project is referred, they will prepare a full archaeological assessment for the entire project footprint, and provide an Archaeological Management Plan for HNZPT's review.

Archaeological Authority Application

7. For the referral application, the applicant provided the same archaeological assessment that accompanied the section 11 notification (Dodd 2022). This archaeological assessment identifies one recorded archaeological site within the project area. The works proposed as part of the project will modify or destroy this recorded site, and there is potential to encounter further archaeological material or sites. As such, an archaeological authority is required prior to those works commencing.
8. The archaeological assessment provided for the referral application would be insufficient for a substantial application, for the reason noted in 5b above. The applicant has noted this and will prepare a full archaeological assessment if the project is referred.
9. The recorded archaeological sites in the vicinity of the project area relate to Māori settlement, and a pā site was recorded in 1957 at the nearby junction of Kāpiti and Moana Roads. The project area should be considered an area of significance to tangata whenua.
10. HNZPT notes that tangata whenua has been consulted with. The applicant has noted that further consultation with tangata whenua will be undertaken prior to lodgement of a substantive application.
11. HNZPT notes that no Cultural Impact Assessment has been provided with this application. The applicant should explore commissioning a report from tangata whenua to understand the cultural impacts of the development and how any concerns can be mitigated by the applicant.

Effects on Archaeological Values

12. In order to mitigate the adverse effects on archaeological values, a suite of conditions will be required.
13. This has not yet been discussed with the Applicant. HNZPT has provided the applicant with HNZPT's common conditions to support future discussions.

Conclusion

14. If the project is referred, HNZPT anticipates further engagement with the Applicant to ensure all relevant documentation is provided with a substantive application, including:
 - A fulsome archaeological assessment;
 - Appropriate methodologies and strategies proposed;
 - Appropriate draft management plan and research strategy;
 - Evidence of appropriate consultation with tangata whenua; and
 - Appropriate proposed conditions.

Your written comments on a project under the Fast-track Approvals Act 2024

Project name	New Central Park
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1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name	Director-General of Conservation Statutory delegations are in place for the Department of Conservation (DOC / the Department) to provide commentary on behalf of the D-G.		
*First name	Shawn		
*Last name	Gardner		
Postal address			
*Contact phone number	s 9(2)(a)	Alternative	
*Email	Fast-track@doc.govt.nz ;		

2. Please provide your comments on this application

If you need more space, please attach additional pages. Please include your name, page numbers and the project name on the additional pages.

Note: All comments will be made available to the public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment.

Manager's signoff



Linda Kirk

Fast Track Applications Manager

29 July 2026



Department of
Conservation
Te Papa Atawhai

**Te Kāwanatanga
o Aotearoa**
New Zealand Government

Director-General of Conservation s17 comments

Project name	New Central Park
Applicant name	New Central Park Limited
Application number	FTAA-2606-1252
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 may also 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 through 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

1 Overview of comments

1.1 Applicant Engagement

- 1.1.1 As the project includes an approval under a specified Act for which the Director-General of Conservation is the administering agency, the applicant was required to notify DOC and allow 20 working days to respond before lodging the referral application in accordance with section 11.

- 1.1.2 In relation to this application, DOC has had the following engagement with the applicant:
- 1.1.3 The applicant first contacted DOC on the 18th of May 2026;
- 1.1.4 A meeting occurred with the applicant on the 26th of May 2026;
- 1.1.5 DOC provided a pre-lodgement consultation summary on the 12th of June 2026, this document is included as a part of the applicant's consultation record lodged with its referral application.

1.2 Conservation Approvals

- 1.2.1 The referral application states that the Project will require approval under the Wildlife Act 1953.
- 1.2.2 The application also states that 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) is likely to be required.

1.3 Other considerations

- 1.3.1 The applicant should ensure that all required approvals are applied for, either through the Fast-track process or through business-as-usual. In relation to this specifically:
- 1.3.2 Approvals will be required for any works within Public Conservation Land (as defined in the FTAA). In respect to this, the applicant has identified that works may be required to be undertaken on one or more of the following parcels: Lot 4 Deposited Plan 470759, Lot 7 Deposited Plan 342714, Lot 13 Deposited Plan 361734. Each of these plots are Local Purpose Reserves under Section 23 of the Reserves Act 1977 and are administered by the Kāpiti District Council (KDCDC).
- 1.3.3 The referral application states that the applicant has discussed the potential for works within the reserves identified above with KDCDC and intends to undertake ongoing engagement in relation to this as the Project advances.

1.4 Conclusion

- 1.4.1 In conclusion, DOC is not aware of any reason the Project should not be referred.

2 Criteria for Minister's decision on referral application

Sections 21 and 22 of the FTAA set out matters to be considered by the Minister in determining whether a referral application should be accepted.

Comments below are targeted to provisions where DOC has specific interests or information relevant to the Minister's decision.

2.1 Criteria for declining a referral application

- 2.1.1 Section 21 sets out the criteria for the Minister for declining a referral application. DOC has considered these criteria and provides comments in the table below.

Section	Criteria	Comments
21(3)(b)	Does the project involve an ineligible activity	Based on the information available, DOC has considered the ineligibility criteria at sections 5(1)(h), (i), (j) and (k), and has not identified anything that would make the project ineligible under these criteria. However, DOC notes the following: DOC identified in pre-lodgement consultation works may occur on or near the following reserves under the Reserves Act 1977: • Lot 4 Deposited Plan 470759; • Lot 7 Deposited Plan 342714; • Lot 13 Deposited Plan 361734. It is DOC's opinion that this does not make the Project ineligible under s.5(1)(i), (j), or (k) because: • (i): The relevant reserves are not national reserves; • (j): The reserves are all vested in a local authority; and • (k): The reserves are all managed by a local authority. However, DOC notes that any works undertaken within these reserve areas will require approvals from the appropriate authorities under the Reserves Act 1977. Approvals under the Reserves Act 1977 may be obtained through the Fast-track process, and are treated as concessions under the same. In this instance, the relevant administering agency is KCDC, and permission will need to be obtained from KCDC for any works within a reserve area. Based on the information provided, it is proposed that most of the existing on-site wetlands and waterways will be lost and river enhancement and wetland creation will be used to offset this effect. Wetland and waterway loss and the proposed offsetting and enhancement will need to be carefully considered to ensure avoidance is achieved as far as practicable and that there is no net loss in extent and values from the proposed activities.
21(3)(c)	Is there adequate information to inform a decision	With respect to the approvals identified in the referral application for which DOC is the administering agency, DOC considers the information is adequate in terms of a referral decision.

Section	Criteria	Comments
21(4)	Are there any other reasons to decline the application?	Based on the information available, DOC has not identified any reason why the Project should be declined.
21(5)(a)	Is the project inconsistent with: • a Treaty settlement; • Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019; • Marine and Coastal Area (Takutai Moana) Act 2011.	Based on the information available, DOC has not identified any inconsistency with any relevant Treaty settlement or other obligations.
21(5)(b)	Would it be more appropriate to deal with the proposed approvals under another Act(s)	Based on the information available, DOC has not identified any reason why the Project should not be dealt with under the FTAA.
21(5)(c)	Would the project have significant adverse effects on the environment	Based on our knowledge of the existing environment and species expected to occur on the site, our understanding of the Project, and our experience of the kinds of design measures and conditions that could be implemented, DOC considers that once more detailed information is available, it would likely be possible to achieve a project with the imposition of conditions (that are appropriate, enforceable, include best management practice, and apply the relevant ecological management plans, as and where required) that does not have significant adverse effects on the environment.
21(5)(d)	Does the applicant(s) have a poor compliance history under a specified Act	DOC has not identified any issues with the applicant's compliance history.
21(5)(g)	Would a substantive application have any competing applications	Based on the information available, DOC has not identified any competing applications in respect of conservation approvals.

2.2 Criteria for accepting a referral application

2.2.1 Section 22 sets out the criteria for the Minister for accepting a referral application.

2.2.2 DOC has considered these criteria and has provided comments in the table below:

Section	Criteria	Comments
22(1)(b)(i)	Would referring the project to the fast-track process facilitate the project, including in a way that is more timely and cost-effective than under normal processes?	Wildlife Act and Freshwater Fisheries approvals would generally take approximately three to four months to process, which is not significantly longer than the FTAA process is expected to take. However, there may be benefits to the applicant in terms of consideration being combined with RMA approvals and given the different decision-making framework under the FTAA.
22(2)(a)(ix)	Will this project address significant environmental issues?	No
22(2)(a)(x)	Is the project consistent with local or regional planning document, including spatial strategies?	The following DOC Statutory Planning documents are relevant to the Project: • Conservation General Policy (2005); • Wellington Conservation Management Strategy 2019 At a high level, no inconsistency with these documents has been identified, but the Project will need to consider them if it proceeds to a substantive application. Consideration needs to be given to: • Managing any Threatened or At-Risk species to ensure their persistence and security • Maintaining habitat connectivity and water quality of waterways onsite
22(b)	Any other matters the Minister may consider as relevant?	None identified

3 Matters for the Minister to specify (s27)

3.1.1 None identified



Linda Kirk
Fast Track Applications Manager

Date: 29 July 2026

Acting pursuant to delegated authority on behalf of the Director-General of Conservation.

Note: A copy of the Instrument of Delegation may be inspected at the Director-General's office at Conservation House Whare Kaupapa Atawhai, 18/32 Manners Street, Wellington 6011

Invitation to provide written comments on a project under the Fast Track Approvals Act 2024

You have been invited to provide written comments to the Minister for Infrastructure (the Minister) on an application to refer a project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process.

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Important information

Your personal information will be held by MfE and be used in relation to the project application and process. You have the right to access and correct personal information held by MfE.

A copy of your comments, including all personal information, will be provided to the Minister and the applicant.

If you are a corporate entity making comments on this application, your full contact details will be publicly available.

For individuals, your name will be publicly available, but your contact details (phone number, address, and email) will not be publicly available.

A copy of your comments will also be published on the Fast-track website. If you believe any of the information you have provided is confidential or sensitive and should be withheld from publication, please highlight the information concerned and provide an explanation to support your request for withholding it. Your comment and explanation will be decided by the Ministry on whether to withhold the information from publication.

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More information on the fast-track approvals process and providing comments can be found at [Process overview](#) | [Fast-track website](#)

Your written comments on a project under the Fast Track Approvals Act 2024

Project name	New Central Park
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All sections of this form with an asterisk (*) must be completed.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)	New Zealand Transport Agency		
*First name	Nicola		
*Last name	Foran		
Postal address			
*Contact phone number	s 9(2)(a)	Alternative	
*Email	environmentalplanning@nzta.govt.nz		

2. Please provide your comments on this application
NZTA thanks the Minister for the opportunity to comment on the referral of this application into the Fast Track approvals process. NZTA has had pre-application engagement with the applicant regarding the early stage of this Project. This included discussions on our designation that extends over part of the site, in particular if this designation could be fully or partly rolled back to not include the development site or if NZTA had on going consenting requirements and the designation needed to remain. Our preliminary comments advised that the below points should be covered in future applications. As per the matters set out in the invitation to comment, NZTA provides the following commentary: The extent of earthworks proposed within and adjacent to the designation area is currently unclear. NZTA's concerns relate to potential effects on the common boundary, including the height and stability of cut batters, ongoing maintenance requirements within the designation, geotechnical stability of the dune system, and potential dust effects on the state highway and road users. NZTA request that detailed earthworks, geotechnical and construction management information be provided as part of the substantive application to

Insert Fast-track logo

demonstrate that these effects can be appropriately avoided, remedied or mitigated. Any approval should include conditions addressing geotechnical stability, dust management, protection of state highway assets, and maintenance access requirements.

- The Transport Appraisal mentions scope of a future transport assessment. NZTA request that SIDRA modelling is included to assess and manage any potential impact on the Kapiti Expressway on and off ramps and relevant surrounding intersections to determine whether the proposed development will have any adverse effects on the operation, efficiency or safety of the state highway network, and to identify any mitigation measures that may be required.
- The proposed development has NZTA designation NZTA-005 (SH1 (MacKays to Peka Peka Expressway) over part of the land. There is no ecological planting or anything else that would require NZTA to retain the designation on the subject site. Therefore, the designation will at some stage, be rolled back to what is required for operation of the expressway, and partly removed from this property. This process is completed when all property disposals related to the expressway have been completed. However, until the designation rollback occurs Section 176(1)(b) of the Resource Management Act 1991 therefore applies and will need to be considered as part of the substantive application.
- NZTA has landscape planting and associated maintenance obligations adjacent to the site and must retain ongoing access for maintenance purposes. Ground levels adjacent to the designation boundary should not be altered in a manner that adversely affects those obligations or access requirements. Continued access for NZTA must also be maintained to the treatment wetland located north of the subject site for operational and maintenance purposes. The applicant should also be aware of existing stormwater infrastructure and associated constraints in the vicinity of the proposed site access and treatment wetland.
- Noise effects can interrupt amenity and enjoyment, as well as the ability to sleep which can have significant impacts on people's health and wellbeing. As the sites are in close proximity to the state highway carriageway, NZTA consider that any future dwellings will be adversely affected by noise generated from the state highway network. NZTA is satisfied that Rule Noise-R14 in the Kapiti Coast District Plan is sufficient to mitigate these effects.

Overall, NZTA has no major concerns with this proposal being referred under the Fast Track Approvals Act, and that the above concerns can be managed with sufficient engineering, geotechnical and earthworks information is supplied and appropriate conditions are imposed.

Note: All comments will be made available to the public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment.

Managers signoff

A handwritten signature in blue ink that reads "nicolaforan". The signature is written in a cursive, lowercase style.

Nicola Foran

Date 04/08/2026



ĀTIAWA KI WHAKARONGOTAI CHARITABLE TRUST

To: Fast-track Referrals team
From: Ātiawa ki Whakarongotai Charitable Trust
Date: 28/07/2026

Re: CRM:0139018524 New Central Park Referral Application

1. Introduction

This letter provides comments from Ātiawa ki Whakarongotai Charitable Trust ("the Trust") regarding the referral application for the proposed New Central Park Development ("the Application").

The Trust represents the interests of Te Ātiawa ki Whakarongotai for the purposes of resource management and environmental decision-making within our rohe. Our comments are provided in our capacity as mana whenua and kaitiaki and are informed by the values and objectives contained within our Kaitiakitanga Plan, 'Whakarongotai o te moana, Whakarongotai o te wā'.

At the outset, the Trust notes that Te Ātiawa ki Whakarongotai and Puketapu ki Paraparaumu Hapū maintain strong ancestral, cultural, spiritual, and historical connections to the whenua subject to this Application. These connections pre-date contemporary land ownership boundaries and continue regardless of the current use of the site.

For the purposes of the referral application, the Trust neither supports nor opposes referral of the proposal into the Fast-track Approvals process. However, we have significant concerns regarding aspects of the proposal and consider that a number of matters require careful assessment, engagement, and potential refinement through the substantive application process.

While we acknowledge potential benefits associated with increased housing supply, employment opportunities, commercial activity, public amenities, and ecological restoration initiatives proposed within the development, these benefits must be balanced against the potential cultural, environmental, and intergenerational consequences associated with the scale of landscape transformation proposed.

Our comments are outlined below under a number of key themes.

2: Whakapapa ki te Whenua

The relationship between Te Ātiawa ki Whakarongotai, Puketapu Hapū, and this whenua extends far beyond contemporary land ownership and development patterns. The site forms part of a wider ancestral landscape that continues to hold cultural, historical, and spiritual significance for mana whenua. The Trust considers that the substantive application should carefully assess and respond to the effects of the proposal on cultural values, heritage, and the ongoing relationship of mana whenua with this place.

2.1 Cultural Values

The Trust is concerned by the scale of permanent landscape modification proposed across the site.

The development involves the conversion of a significant area of undeveloped land into residential, commercial, transport, and associated infrastructure. While urban development is not inherently incompatible with mana whenua values, the scale of the proposed transformation raises concerns regarding the ongoing relationship between iwi and hapū and their ancestral whenua.

Historically, the whenua within and surrounding the site formed part of a broader cultural landscape utilised for settlement, transport, mahinga kai, resource gathering, and cultural practices. Much of this landscape has already been substantially modified through previous development and land use change.

The Trust is concerned that the further subdivision of land into private ownership and urban form may contribute to:

- Further separation of mana whenua from ancestral landscapes.
- Reduced opportunities for cultural connection and customary use.
- Loss of visible cultural association within the landscape.
- Diminished recognition of mana whenua presence and identity.
- Erosion of historical and cultural narratives associated with the area.
- Reduced ability to exercise kaitiakitanga responsibilities.

These matters warrant detailed assessment through the substantive application process, including consideration of how cultural identity and connection can be maintained and enhanced within the development.

Recommendation: The substantive application should demonstrate how cultural values, narratives, and connections to place will be recognised, protected, and expressed throughout the development. This should be achieved through co-design with mana whenua to ensure these values are embedded throughout the site design.

Responses to adverse effects on cultural values should follow the effects management hierarchy, seeking first to avoid effects, then minimise or remedy effects where avoidance is not practicable, before considering offsetting or compensation measures.

2.2 Cultural Heritage and Archaeological Values

The Trust notes the potential for previously unidentified cultural heritage values to exist within the site.

Given the scale of proposed earthworks and ground disturbance, there remains potential for:

- Archaeological material.
- Wāhi tapu.
- Kōiwi tūpuna.
- Culturally significant artefacts and taonga.

The Trust expects these matters to be comprehensively addressed through the substantive application process and through ongoing engagement with mana whenua.

Recommendation: The substantive application should include appropriate archaeological assessment, accidental discovery protocols, cultural monitoring provisions where required, clear procedures relating to the discovery of kōiwi tangata, and mana whenua involvement in heritage management planning.

3: Te Taiao

The Trust notes that several natural features within and adjacent to the site may be modified as a result of the proposal. At this stage, insufficient assessment has been undertaken to fully understand the cultural, ecological, and landscape values associated with these features, or the opportunities that may exist to enhance environmental outcomes through the substantive application process. The Trust considers it important that the referral decision provides sufficient scope for these matters to be fully explored as the project progresses.

3.1 Te Manga o Wharemauku

The Wharemauku Stream is of significant cultural, historical, and environmental importance to Te Ātiawa ki Whakarongotai and Puketapu Hapū.

The Trust notes that previous iterations of the proposal included consideration of the realignment and naturalisation of sections of the Wharemauku. While these elements are not included in the current referral application, we are concerned that the scope of

any referral decision may unintentionally limit the extent to which naturalisation options can be explored through the substantive application process.

Given the scale of the proposed development and the significance of the Wharemauku, the Trust considers it important that opportunities for restoration and naturalisation remain available for assessment as the project progresses. This would allow further technical investigation, engagement with mana whenua, and consideration of wider environmental and cultural benefits before long-term development outcomes are determined.

The Trust is not seeking that naturalisation be incorporated into the referral application itself. Rather, we seek to ensure that the referral decision does not unnecessarily constrain future consideration of naturalisation opportunities through the substantive application process.

Recommendation: That the decision on the referral application should provide sufficient scope to enable potential naturalisation of the Wharemauku to be considered as part of any substantive application.

3.2 Dune Systems

The Trust notes that the proposal may result in the modification or removal of existing dune features within the site. Dune systems form part of the wider cultural and environmental landscape and contribute to the historical character, ecological functioning, and natural processes of the area.

At this stage, the Trust has not undertaken sufficient assessment to determine the significance of the affected dune features or the appropriateness of the proposed works. However, given the permanent nature of these changes, we consider it important that the substantive application retains sufficient scope to fully assess the values associated with these landforms and explore potential options for their management.

Recommendation: That the decision on the referral application should provide sufficient scope to enable the cultural, ecological, and landscape values of the site's dune systems to be assessed, and any opportunities for their protection, restoration, or integration into the development to be considered as part of the substantive application.

3.3 Waterways and Drainage Features

The Trust notes that an existing drainage channel within the site is proposed to be realigned and incorporated into the site's stormwater management system. The

channel forms part of the wider hydrological network associated with the site and may have cultural, environmental, and ecological values that require further assessment.

At this stage, the Trust has not undertaken sufficient assessment to determine the extent of any cultural, environmental, or ecological values associated with this feature, or whether opportunities exist to achieve improved outcomes through its future design and management.

The Trust considers it important that the substantive application retains sufficient flexibility to explore these matters further, including the relationship of the channel to wider restoration, ecological enhancement, water quality, and cultural aspirations for the site.

Recommendation: That the decision on the referral application should provide sufficient scope to enable the future function, design, and management of the drainage channel to be further assessed through the substantive application process, including opportunities to enhance cultural, environmental, and ecological outcomes.

3.4 Wetland Enhancement

The Trust acknowledges and welcomes the inclusion of wetland restoration within the proposal.

Wetlands are culturally and environmentally significant ecosystems that historically supported important ecological functions, customary practices, and indigenous biodiversity. However, they should not be considered in isolation. The site contains a range of interconnected natural features, including wetlands, waterways, drainage features, and remnant dune systems, all of which contribute to the wider ecological and cultural landscape.

The Trust considers there may be opportunities to enhance outcomes across these interconnected systems through the substantive application process and encourages a holistic, catchment-scale approach to their assessment and design.

The substantive application should demonstrate how restoration efforts contribute to:

- Enhancement of mauri.
- Improved ecological integrity.
- Improved water quality.
- Habitat creation for indigenous species.
- Restoration of hydrological processes.
- Connectivity between wetlands, waterways, dune systems, and surrounding habitats.

The Trust particularly encourages consideration of taonga species and opportunities for mana whenua participation in restoration planning, implementation, and monitoring.

Recommendation: Ecological restoration should be approached at a landscape scale and integrated across wetlands, waterways, stormwater systems, and surrounding ecological habitats. Restoration should be co-designed with the Trust and emphasise mana whenua values.

4. Tino Rangatiratanga

The Trust considers that achieving positive outcomes for this proposal will depend not only on the design of the development itself, but also on the extent to which mana whenua are able to actively participate in decision-making, design, restoration planning, and long-term management. Meaningful expression of tino rangatiratanga requires opportunities for influence throughout the life of the project, rather than consultation occurring after key decisions have already been made.

4.1 Meaningful Mana Whenua Participation

The Trust considers that meaningful engagement is critical to achieving positive outcomes through the Fast-track process.

Given the significance of the proposal, mana whenua engagement should extend beyond consultation and provide genuine opportunities to influence project design, environmental outcomes, cultural outcomes, and long-term management arrangements.

The Trust expects ongoing involvement through:

- Preparation of a Cultural Impact Assessment.
- Review of technical reports.
- Development of consent conditions.
- Restoration planning.
- Cultural design processes.
- Environmental management planning.

Recommendation: The Applicant should continue working with the Trust and Puketapu Hapū throughout preparation of the substantive application and ensure opportunities for meaningful participation are embedded within the project.

4.2. Long-Term Stewardship and Governance

The Trust encourages consideration of long-term governance and stewardship arrangements for environmental restoration areas created through the project.

This may include exploration of:

- Co-governance arrangements.
- Mana whenua legal ownership of taonga sites (e.g. wetlands, dunes, awa).
- Co-management approaches.
- Stewardship partnerships.
- Vesting arrangements where appropriate.
- Ongoing mana whenua involvement in restoration and monitoring activities.

The Trust considers that long-term environmental outcomes are more likely to be achieved where mana whenua remain actively involved beyond the construction phase.

Recommendation: The substantive application should explore opportunities for long-term governance and stewardship arrangements that enable ongoing mana whenua participation in the management, restoration, and monitoring of environmental and cultural values associated with the site.

5. Conclusion

The Trust neither supports nor opposes referral of the Application into the Fast-track approvals process.

However, we consider that the proposal raises significant cultural, environmental, and intergenerational considerations that require detailed assessment through the substantive application stage.

In particular, we consider further work is required in relation to:

- Protection and enhancement of mana whenua values.
- Long-term opportunities for Wharemauku restoration and naturalisation.
- Future opportunities relating to dune systems, waterways, and drainage features.
- Landscape-scale ecological restoration.
- Cultural heritage management.
- Meaningful mana whenua participation.
- Long-term stewardship and governance arrangements.

The Trust looks forward to continuing engagement with the Applicant and contributing to the development of a substantive application that better reflects the cultural responsibilities, environmental aspirations, and kaitiakitanga obligations of Te Ātiawa ki Whakarongotai and Puketapu Hapū.

Nāku noa, nā

Dr Liam McAuliffe

Kairuruku Taiao

Ātiawa ki Whakarongotai Charitable Trust