



Fast-track Approvals Act 2024 – Treaty settlements and other obligations (Section 18) report

Project Name: FTAA-2606-1252 New Central Park

To:	Date:
Hon Chris Bishop, Minister for Infrastructure	1 September 2026

Number of attachments: 6	Attachments: - Provisions of section 18 of the Fast-track Approvals Act 2024 - Project location map - List of relevant Māori groups - Mana Whakahono ā Rohe between Ātiawa ki Whakarongotai Charitable Trust and Greater Wellington Regional Council - Mana Whakahono ā Rohe between Ngā Hapū o Ōtaki Incorporated and Greater Wellington Regional Council - Comments received from Ātiawa ki Whakarongotai Charitable Trust
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Ministry for Cities, Environment, Regions & Transport contacts:

Position	Name	Cell phone	1 st contact
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Key points

- The Ministry for Cities, Environment, Regions & Transport (on behalf of the Secretary for the Environment) has prepared this report on Treaty settlements and other obligations under section 18 of the Fast-track Approvals Act 2024 (the Act), in relation to the FTAA-2606-1252 New Central Park referral application.
- The applicant, New Central Park Limited, proposes to construct and operate a mixed-use development comprising approximately 370-470 residential allotments, 520-620 residential units, and commercial activities, near the central business district of Paraparaumu, Kapiti Coast. The project area does not include any identified Māori land, however, a block of land owned by Katihiku X Trust (an Ahu Whenua Trust) adjoins the proposed 'back up' wetland offset area at a separate location near Te Horo.

3. The applicant is seeking a range of resource consents under the Act that would otherwise be sought under the Resource Management Act 1991 (RMA). The applicant may also seek approvals under the Wildlife Act 1953, Freshwater Fisheries Regulations 1983, Reserves Act 1977, and Heritage New Zealand Pouhere Taonga Act 2014.
4. Section 18(2) of the Act requires that the report provide a list of relevant Māori groups, including relevant iwi authorities and Treaty settlement entities. We have identified Te Rūnanga o Toa Rangatira Inc as a relevant Treaty settlement entity/iwi authority, and Muaūpoko Tribal Authority Inc, Ātiawa ki Whakarongotai Charitable Trust, and Te Rūnanga o Raukawa Incorporated as relevant iwi authorities. We have also identified Puketapu ki Paraparaumu Trust, Ngā Hapū o Ōtaki, and Katihiku X Trust as other Māori groups which may have relevant interests.
5. The relevant Treaty settlement is the Ngāti Toa Rangatira Claims Settlement Act 2014. In its acknowledgements and apology to Ngāti Toa Rangatira, the Crown recognised its failures to fulfil its Treaty obligations including adequately protecting the interests of Ngāti Toa Rangatira, and commits to a new age of co-operation with Ngāti Toa Rangatira based on mutual trust and respect for Te Tiriti o Waitangi/the Treaty of Waitangi and its principles. We have not identified any other Treaty settlement provisions that are pertinent to the project area.
6. Two Mana Whakahono ā Rohe are relevant to the project area. One is between Ātiawa ki Whakarongotai Charitable Trust and Greater Wellington Regional Council (GWRC), and the other is between Ngā Hapū o Ōtaki Incorporated and GWRC. Both Mana Whakahono ā Rohe include procedural requirements to notify and provide information to Ātiawa ki Whakarongotai and Ngā Hapū o Ōtaki regarding any relevant resource consent applications in their respective rohe. Pursuant to section 16 of the Act, we consider you have already complied with this obligation by inviting these groups to comment on the referral application under section 17(1)(d) of the Act. Should you accept this application for referral, and a substantive application is lodged, then the panel will need to invite both groups to comment as a party to a MWaR under section 53(2)(m) of the Act.
7. In addition, the Ātiawa ki Whakarongotai Mana Whakahono ā Rohe includes provisions relating to the appointment of hearings commissioners for resource consent applications, including a requirement to:
 - a. consult Ātiawa ki Whakarongotai on whether it is appropriate to appoint a commissioner with an understanding of tikanga Māori and the perspectives of Te Ātiawa ki Whakarongotai; and
 - b. if GWRC 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.
8. While Schedule 3 clause 7(1)(b) of the Act requires that a panel must include at least one member who has an understanding of te ao Māori and Māori development, to fully comply with the procedural arrangements in the Mana Whakahono ā Rohe the panel convener must consult Ātiawa ki Whakarongotai, and other relevant iwi authorities, on the appointment of the panel. Accordingly, should you decide to accept this referral application, we propose you direct any panel considering a substantive application for the project to comply with these arrangements (as provided for at section 16(2)(c) of the Act).
9. In response to the invitation for Māori groups to comment under section 17(1)(d) of the Act, Ātiawa ki Whakarongotai Charitable Trust neither supports nor opposes this referral application but considers that the proposal raises significant cultural, environmental, and intergenerational considerations that require detailed assessment if the application is

referred to a substantive process. Ātiawa ki Whakarongotai Charitable Trust sets out recommendations for addressing these matters.

10. We do not consider there are any matters raised in this report which make it more appropriate for the proposed approvals to be authorised under another Act or Acts.

Signature

A handwritten signature in black ink, appearing to read 'S Frame', written over a light blue rectangular background.

Stephanie Frame
Manager – Fast-track Operations

Introduction

11. Under section 18 of the Act, you must consider a report on Treaty settlements and other obligations for each referral application, prepared and provided by the responsible agency (Secretary for the Environment).
12. The information which must be provided in this report includes:
 - a. relevant iwi authorities, Treaty settlement entities, applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011 (MACA), and other Māori groups with interests in the project area;
 - b. relevant principles and provisions in Treaty settlements and other arrangements;
 - c. a summary of comments and further information received from invited Māori groups; and
 - d. advice on whether it may be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts.
13. This report is structured accordingly. We have provided a list of the relevant provisions of section 18 at **Attachment 1**.

Proposed project

14. The applicant, New Central Park Limited, proposes to construct and operate a mixed-use development on a 28-hectare site at 77 and 109 Kapiti Road, west of the Paraparaumu Town Centre between Kapiti Road, Rimu Road, Ihakara Street, and the Kapiti Expressway (State Highway 1). The project may comprise approximately 370-470 residential allotments, and 520-620 residential units across a range of typologies (including terrace housing, duplexes, standalone dwellings and apartments). The project may include two large allotments for large format retail buildings and activities, and smaller allotments for speciality retail, commercial and service-based activities. The project may also include public and private open space areas, a large reserve area to provide for wetland offset and flood detention and, potentially, creation of off-site wetland off-setting areas at 180, 186, 196 and 198 Sims Road, Te Horo.
15. The project area comprises land owned by the applicant together with adjoining Kāpiti Coast District Council land that is proposed to accommodate flood storage, wetland restoration, open space, and transport and utility connections associated with the development. The project area does not include any identified Māori land, however, a block of land owned by Katihiku X Trust adjoins the proposed off-site wetland offsetting area at Sims Road, Te Horo.
16. The applicant is seeking a range of resource consents under the Act that would otherwise be sought under the RMA, which may include earthworks, reclamation, subdivision, new buildings and structures, residential and commercial activities including large format and small-scale retail activities, network utilities, dewatering and diversion of water, various activities and structures in relation to flood hazards, stream corridors, riverbeds, waterway setbacks, slopes, dune protection areas, and other matters.
17. The applicant may also seek: a wildlife authority for catching, handling, and releasing lizards under the Wildlife Act 1953; a complex freshwater fisheries activity approval for impacts on fish passage, and fish salvage and relocation, under the Freshwater Fisheries Regulations 1983; approvals to undertake works within three adjoining local purpose reserves under the Reserves Act 1977; and an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

18. We have provided location maps at **Attachment 2**.

Relevant iwi authorities, Treaty settlement entities, and other Māori groups

19. We note that some entities identified below may be included in more than one category. We have included a composite list of all groups at **Attachment 3**.

Iwi authorities

20. Under section 4(2) of the Act, 'iwi authority' has the same meaning as in section 2(1) of the RMA:

the authority which represents an iwi and which is recognised by that iwi as having authority to do so.

21. We consider the following groups to be the relevant iwi authorities for the project area:

- a. Te Rūnanga o Toa Rangatira Inc, representing Ngāti Toa Rangatira;
- b. Muaūpoko Tribal Authority Inc, representing Muaūpoko;
- c. Ātiawa ki Whakarongotai Charitable Trust, representing Ātiawa ki Whakarongotai; and
- d. Te Rūnanga o Raukawa Incorporated, representing Ngāti Raukawa ki te Tonga.

Treaty settlement entities

22. Under section 4(1) of the Act, "Treaty settlement entity" means any of the following:

- (a) a post-settlement governance entity (PSGE):
- (b) a board, trust, committee, authority, or other body, incorporated or unincorporated, that is recognised in or established under any Treaty settlement Act:
- (c) an entity or a person that is authorised by a Treaty settlement Act to act for a natural resource feature with legal personhood:
- (d) Te Ohu Kai Moana or a mandated iwi organisation (as those terms are defined in section 5(1) of the Maori Fisheries Act 2004):
- (e) an iwi aquaculture organisation (as defined in section 4 of the Maori Commercial Aquaculture Claims Settlement Act 2004).

23. Under the Act, a PSGE:

- (a) means a body corporate or the trustees of a trust established, for the purpose of receiving redress in the Treaty settlement of a claimant group,—
 - (i) by that group; or
 - (ii) by or under an enactment or order of a court; and
- (b) includes—
 - (i) an entity established to represent a collective or combination of claimant groups; and
 - (ii) an entity controlled by an entity referred to in paragraph (a); and
 - (iii) an entity controlled by a hapū to which redress has been transferred by an entity referred to in paragraph (a).

24. In keeping with the procedural principles outlined at section 10 of the Act, we only identify those PSGEs which are specified in the relevant Treaty settlement Act or Treaty settlement deed.¹

25. We have identified the following relevant Treaty settlement entities for this project area:

- a. Te Rūnanga o Toa Rangatira Inc, PSGE for the Ngāti Toa Rangatira Claims Settlement Act 2014.

Groups mandated to negotiate Treaty settlements

26. Muaūpoko Tribal Authority Inc has a recognised mandate to negotiate a Treaty settlement over an area which may include the project area, and is in the early stages of negotiating their Treaty settlement with the Crown. Ātiawa ki Whakarongotai and Ngāti Raukawa ki te Tonga have yet to commence the Treaty settlement process.

Takutai Moana groups and ngā hapū o Ngāti Porou

27. The project area does not include the common marine and coastal area, and accordingly there are no relevant applicant groups under MACA, and no court orders or agreements that recognise protected customary rights or customary marine title within the project area.

28. The project area is not within ngā rohe moana o ngā hapū o Ngāti Porou (as set out in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019).

Iwi or hapū whose practices are recognised under the Fisheries Act 1996 through regulation or bylaws

29. The project area does not include a taiāpure-local fisheries area, mātaihai reserve, or area subject to a bylaw or regulations made under Part 9 of the Fisheries Act 1996.

Owners of identified Māori land where electricity infrastructure or land transport infrastructure is proposed

30. Section 23 of the Act provides that, in making a decision on a referral application under section 21, the Minister may determine that, for the purposes of the project, an activity described in section 5(1)(a) is not an ineligible activity if it:

- a. is the construction of electricity lines or land transport infrastructure by (or to be operated by) a network utility operator that is a requiring authority; and
- b. would occur on identified Māori land that is Māori freehold land or General land owned by Māori that was previously Māori freehold land.

31. This project does not involve an activity described in section 23(1) (i.e. including both (a) and (b)) of the Act.

Iwi authorities and groups representing hapū who are party to relevant Mana Whakahono ā Rohe or joint management agreements

32. If the project area is within the boundaries of either a Mana Whakahono ā Rohe (MWaR) or joint management agreement, and the application includes a proposed RMA approval

¹ Should a panel be made aware of a Treaty settlement entity established after the Treaty settlement Act is enacted (e.g. on the advice of a PSGE), then there would appear to be nothing to prevent the panel from inviting that entity to comment on the application under section 53(2)(c) of the Act.

described in section 42(4)(a) to (d) of the Act (resource consent, certificate of compliance, or designation), we are required to identify the relevant iwi authority/group that represent hapū that are parties to these arrangements.

33. The project area is within the boundaries of two MWaR signed in June 2026: one between Ātiawa ki Whakarongotai Charitable Trust and GWRC; and the other between Ngā Hapū o Ōtaki Incorporated and GWRC. Ātiawa ki Whakarongotai Charitable Trust represents Ātiawa ki Whakarongotai iwi, and Ngā Hapū o Ōtaki Incorporated represents the five Ngāti Raukawa hapū in the Ōtaki area.
34. We consider the resource consents sought by the applicant fall within the scope of proposed approvals outlined in section 42(4)(a) of the Act.
35. The Ātiawa ki Whakarongotai Charitable Trust and Ngā Hapū o Ōtaki MWaR are provided at **Attachments 4** and **5** respectively. We discuss the implications of the MWaR below.

Any other Māori groups with relevant interests

36. In addition to the groups above, we have also identified the following Māori groups which may have relevant interests:
 - a. Puketapu ki Paraparaumu Trust;
 - b. Ngā Hapū o Ōtaki; and
 - c. Katihiku X Trust, an Ahu Whenua Trust. ²

Relevant principles and provisions in Treaty settlements and other arrangements

Treaty settlements

37. Under section 4(1) of the Act, a Treaty settlement includes both a Treaty settlement Act and a Treaty settlement deed which is signed by both the Crown and representatives of a group of Māori.
38. The following Treaty settlements relate to land, species of plants or animals, or other resources within the project area:
 - a. Ngāti Toa Rangatira Claims Settlement Act 2014.

Relevant principles and provisions

39. Section 7 of the Act requires all persons exercising powers and functions under the Act to act in a manner consistent with Treaty settlements. The relevant principles and provisions for each of these settlements are set out below.

Crown acknowledgements and apologies

40. The Crown offers acknowledgements and an apology to relevant groups as part of Treaty settlement redress to atone for historical wrongs that breached te Tiriti o Waitangi/the Treaty of Waitangi, to restore honour, and begin the process of healing.
41. As part of its apology to Ngāti Toa Rangatira, the Crown stated that it hoped this settlement will mark the beginning of a new, positive, and enduring relationship with Ngāti Toa

² We were unable to find contact details for Katihiku X Trust but we are including it here for completeness.

Rangatira founded on mutual trust and co-operation and respect for Te Tiriti o Waitangi/the Treaty of Waitangi and its principles. The redress mechanisms provided for in Treaty settlements should be viewed in the context of these intentions.

42. The Ngāti Toa Rangatira settlement does not contain any other provisions that place specific obligations on you as Minister, or any panel should you accept the application for referral, in relation to the approvals being sought by the applicant. However, the interests of Ngāti Toa Rangatira who have settled their historical Treaty claims in relation to the project area, and other relevant Māori groups, should be considered in the spirit of the Crown's acknowledgements and apologies to settlement groups.

Te Upoko Taiao

43. Te Upoko Taiao is the Natural Resources Plan Committee, a joint regional planning committee of GWRC which has a 50/50 split membership of six councillors and six mana whenua representatives.³
44. While Te Upoko Taiao has operated in its current form since 2009, sections 89-91 of the Ngāti Kahungunu ki Wairarapa Tāmaki nui-a-Rua Claims Settlement Act 2022 made it a permanent committee, which must not be discharged, or its terms of reference amended, without the agreement of Te Upoko Taiao.
45. The terms of reference for Te Upoko Taiao (as at 15 December 2022) primarily relate to the preparation and review of regional plans under the RMA. This includes appointing hearing committees or hearings panels, to hear and decide upon submissions on proposed regional plans, proposed variations, and proposed plan changes. Such hearing committees or panels may include members of Te Upoko Taiao and/or other persons chosen for their particular skills, attributes or knowledge that will assist the hearing committee or panel.⁴
46. To the extent that a Treaty settlement Act (Ngāti Kahungunu ki Wairarapa Tāmaki nui-a-Rua Claims Settlement Act 2022) includes provisions relating to Te Upoko Taiao, it does not appear to place any specific procedural requirements on a panel under the Act. However, the panel may wish to be mindful of the intent behind consolidating joint decision-making, with regard to resource management planning across the region, through a Treaty settlement.
47. Ultimately, iwi and hapū are likely to have cultural associations with ancestral lands, water, sites, wāhi tapu, and other taonga beyond what is specifically identified in a Treaty settlement or other arrangements. Local tangata whenua and their representatives would be best placed to advise on such matters in the first instance.

Customary Marine Title/Protected Customary Rights

48. As noted above, the project area is not within a customary marine title area, protected customary rights area, or within or adjacent to ngā rohe moana o ngā hapū o Ngāti Porou.

³ The mana whenua groups represented in Te Upoko Taiao are Port Nicholson Block Trust, Te Rūnanga o Toa Rangātira Inc, Ngāti Kahungunu ki Wairarapa Trust, Ngā Hapū o Ōtaki, and Ati Awa ki Whakarongotai Charitable Trust.

⁴ The latest terms of reference can be found at: [Te-Upoko-Taiao-Natural-Resources-Plan-Committee-ToR-15-December-2022.pdf](#)

Taiāpure-local fisheries/mātaitai reserves/areas subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996

49. As noted above, the project area does not include a taiāpure-local fishery, mātaitai reserve, or area subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996.

Mana Whakahono ā Rohe/Joint management agreements

50. As noted above, the project area is within the boundaries of MWaR between GWRC and each of Ātiawa ki Whakarongotai Charitable Trust and Ngā Hapū o Ōtaki Incorporated, and the application includes proposed approvals outlined in section 42(4)(a) of the Act (district and regional resource consents).

Mana Whakahono ā Rohe between Ātiawa ki Whakarongotai Charitable Trust and Greater Wellington Regional Council

51. The MWaR between Ātiawa ki Whakarongotai Charitable Trust and GWRC includes provisions relating to: recognising Ātiawa ki Whakarongotai as mana whenua, kaitiaki and partners; protection of Ātiawa ki Whakarongotai cultural values and sites of significance; securing Ātiawa ki Whakarongotai participation in regional policy and planning processes and consent processes; communication and engagement with Ātiawa ki Whakarongotai; affected party identification; provision of application information including summaries of applications; addressing Ātiawa ki Whakarongotai concerns; submissions; hearings; and the appointment of hearing commissioners.

52. Of most relevance to this application, clauses 31-33 of the MWaR outlines a process for engagement with Ātiawa ki Whakarongotai on resource consent applications. At a high level, this requires GWRC to notify Ātiawa ki Whakarongotai and invite them to comment on each resource consent application received for activities in their rohe, including providing a summary of the application documents, to ensure the effects of the proposed activities on cultural values are considered.

53. You have already invited Ātiawa ki Whakarongotai to comment on the referral application under section 17(1)(d) of the Act, which includes providing information about the application. Our view is that this is comparable to the notification and information provisions of the MWaR outline above. Similarly, should you accept this application for referral and a substantive application is lodged, the panel will need to invite Ātiawa ki Whakarongotai to comment as a party to a MWaR under section 53(2)(m) of the Act.

54. In addition, the MWaR provides that if GWRC is considering appointing one or more hearings commissioners for hearings required in relation to resource consents (as well for the preparation, change and review of policy statements and plans, private plan changes and designations), then it will:

- a. consult Ātiawa ki Whakarongotai on whether it is appropriate to appoint a commissioner with an understanding of tikanga Māori and the perspectives of Te Ātiawa ki Whakarongotai; and
- b. if GWRC 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.

55. Under Schedule 3 clause 5 of the Act, the panel or panel convener must comply with procedural arrangements in a MWaR as if they were a relevant decision-maker, unless agreement can be reached with the relevant iwi or hapū to a modified arrangement. This includes procedural arrangements relating to the appointment of a decision-making body for hearings and other procedural matters, such as a requirement for iwi or hapū to

participate in the appointment of hearing commissioners to determine resource consent applications, or a requirement that notice be given to any person or specified class of person of any steps in a resource management process.

56. While Schedule 3 clause 7(1)(b) of the Act requires that the members of a panel must include at least one member who has an understanding of te ao Māori and Māori development, to fully comply with the procedural arrangements in the MWaR the panel convener must consult Ātiawa ki Whakarongotai and other relevant iwi authorities on the appointment of the panel, as set out at paragraph 54. Accordingly, should you decide to accept this referral application, we propose you direct any panel convener considering a substantive application for the project to comply with these arrangements before appointing a panel (as provided for at section 16(2)(c) of the Act).

Mana Whakahono ā Rohe between Ngā Hapū o Ōtaki Incorporated and Greater Wellington Regional Council

57. The MWaR between Ngā Hapū o Ōtaki Incorporated and GWRC includes provisions relating to: recognising Ngā Hapū o Ōtaki as mana whenua, kaitiaki and partners; protection of Ngā Hapū o Ōtaki cultural values and sites of significance; securing Ngā Hapū o Ōtaki participation in regional policy and planning processes and consent processes; communication and engagement with Ngā Hapū o Ōtaki; affected party identification; provision of application information including summaries of applications; working together on cultural effects, consent conditions and monitoring requirements; submissions; hearings; and the appointment of hearing commissioners.
58. Clauses 52-56 of the Ngā Hapū o Ōtaki MWaR outline a very similar process for engagement on resource consent applications as the Ātiawa ki Whakarongotai MWaR discussed above. GWRC has agreed to invite Ngā Hapū o Ōtaki to comment on each resource consent application received for activities in their rohe, including providing a summary of the application documents, to ensure the effects of the proposed activities on their cultural values are considered.
59. As with Ātiawa ki Whakarongotai, you have already invited Ngā Hapū o Ōtaki to comment on the referral application under section 17(1)(d) of the Act, including providing information about the application. Should you accept this application for referral, and a substantive application is lodged, the panel will also need to invite Ngā Hapū o Ōtaki to comment as a party to a MWaR under section 53(2)(m) of the Act.
60. The Ngā Hapū o Ōtaki MWaR also includes provisions which specifically address the Fast-track approvals process, including:
- a. an expectation that all requirements and procedural arrangements that apply to GWRC under the MWaR are complied with or upheld by decision-makers under the Act;
 - b. that Ngā Hapū o Ōtaki seek to participate in the appointment of hearing commissioners, to ensure that hearing panels hold the requisite skills to consider cultural effects; and
 - c. whilst acknowledging the timeframes set out in the Act, Ngā Hapū o Ōtaki seek as much notice and time as possible to provide their input.
61. We consider these provisions do not create any additional obligations for you or the panel, as long as Ngā Hapū o Ōtaki are invited to comment on the application.
62. Notwithstanding the aspiration of Ngā Hapū o Ōtaki to participate in the appointment of a panel for a substantive application, we note that, unlike the Ātiawa ki Whakarongotai MWaR, the Ngā Hapū o Ōtaki MWaR does not include any procedural requirements

relating to the appointment of hearing commissioners for resource consents.⁵ However, in complying with the provisions in the Ātiawa ki Whakarongotai MWaR (as set out at above), a panel convener considering the appointment of a panel member with an understanding of tikanga Māori and the perspectives of local iwi or hapū must do so in consultation with relevant iwi authorities, which may include Ngā Hapū o Ōtaki.

63. Finally, we note that at the time of preparing this report the Planning Bill is being considered by Parliament. At the Committee of the Whole stage of the Planning Bill, the House agreed to amendments which included consequential amendments to the Fast-track Approvals Act 2024, to remove Mana Whakahono ā Rohe from consideration for applications lodged after the Planning Bill comes into force. Subject to the enactment of the Planning Bill, these amendments would most likely apply to any consideration of a substantive application for this project.

Summary of comments received and advice

Comments from invited Māori groups

64. Pursuant to section 17(1)(d) of the Act, on 14 July 2026 you invited written comments from the Māori groups identified above in paragraphs 20 to 36, from a list we previously provided you. These groups were provided with access to the application material and had 15 working days from receipt of the copy of the application to respond.
65. You received comments on the application from Ātiawa ki Whakarongotai Charitable Trust, which can be summarised as follows:
- a. Ātiawa ki Whakarongotai Charitable Trust neither supports nor opposes referral of the application to a substantive process. Ātiawa ki Whakarongotai Charitable Trust considers that the proposal raises significant cultural, environmental, and intergenerational considerations that require detailed assessment if referred to a substantive process, and recommends that:
 - i. 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;
 - ii. 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;
 - iii. 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;
 - iv. naturalisation of the Wharemauku Stream should be considered as part of any substantive application;

⁵ The Ngā Hapū o Ōtaki MWaR does include provisions relating to the appointment of hearing commissioners in relation to the preparation, change and review of policy statements and plans, private plan changes, designation and spatial planning.

- v. the future function, design, and management of drainage channels should be further assessed through the substantive application process, including opportunities to enhance cultural, environmental, and ecological outcomes;
- vi. 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 Ātiawa ki Whakarongotai Charitable Trust and emphasise mana whenua values;
- vii. the applicant should continue working with Ātiawa ki Whakarongotai Charitable Trust and Puketapu Hapū throughout preparation of the substantive application and ensure opportunities for meaningful participation are embedded within the project; and
- viii. 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.

Consultation with departments

66. We have previously sought advice from Te Puni Kōkiri and the Office of Treaty Settlements and Takutai Moana – Te Tari Whakatau regarding the relevant Māori groups in this area and have incorporated their views into this report.

Advice on whether it may be more appropriate to deal with the proposed approvals under another Act/s

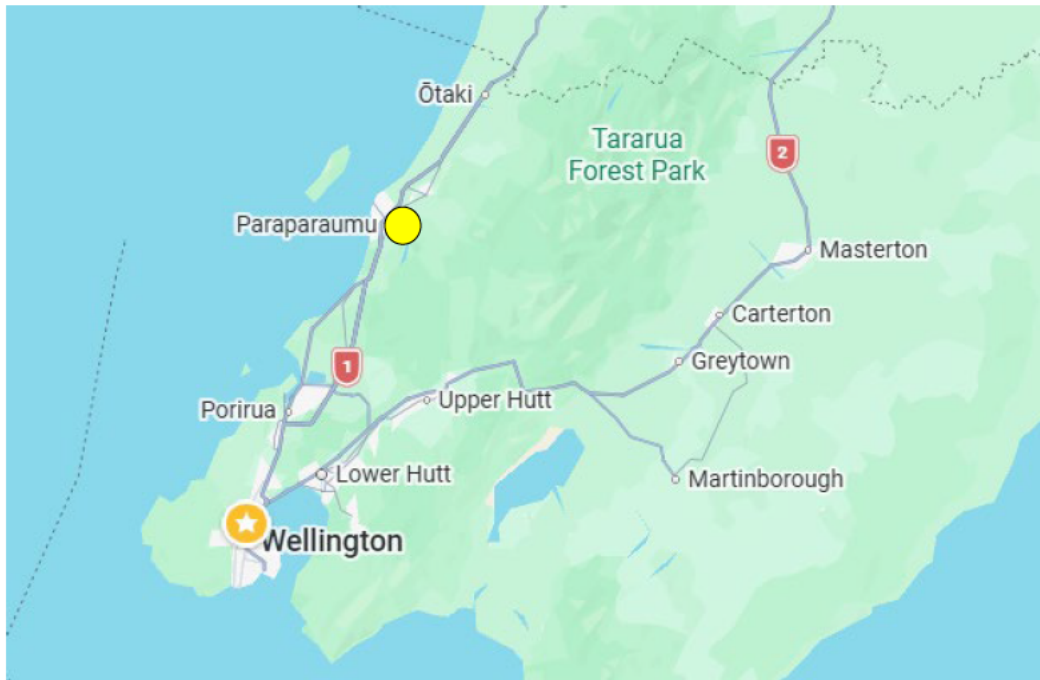
67. Under section 18(2)(m), this report must include our advice on whether, due to any of the matters identified in section 18, it may be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts.
68. We do not consider there are any matters raised in this report which make it more appropriate for the proposed approvals to be authorised under another Act or Acts.

Attachment 1: Provisions of section 18 of the Fast-track Approvals Act 2024

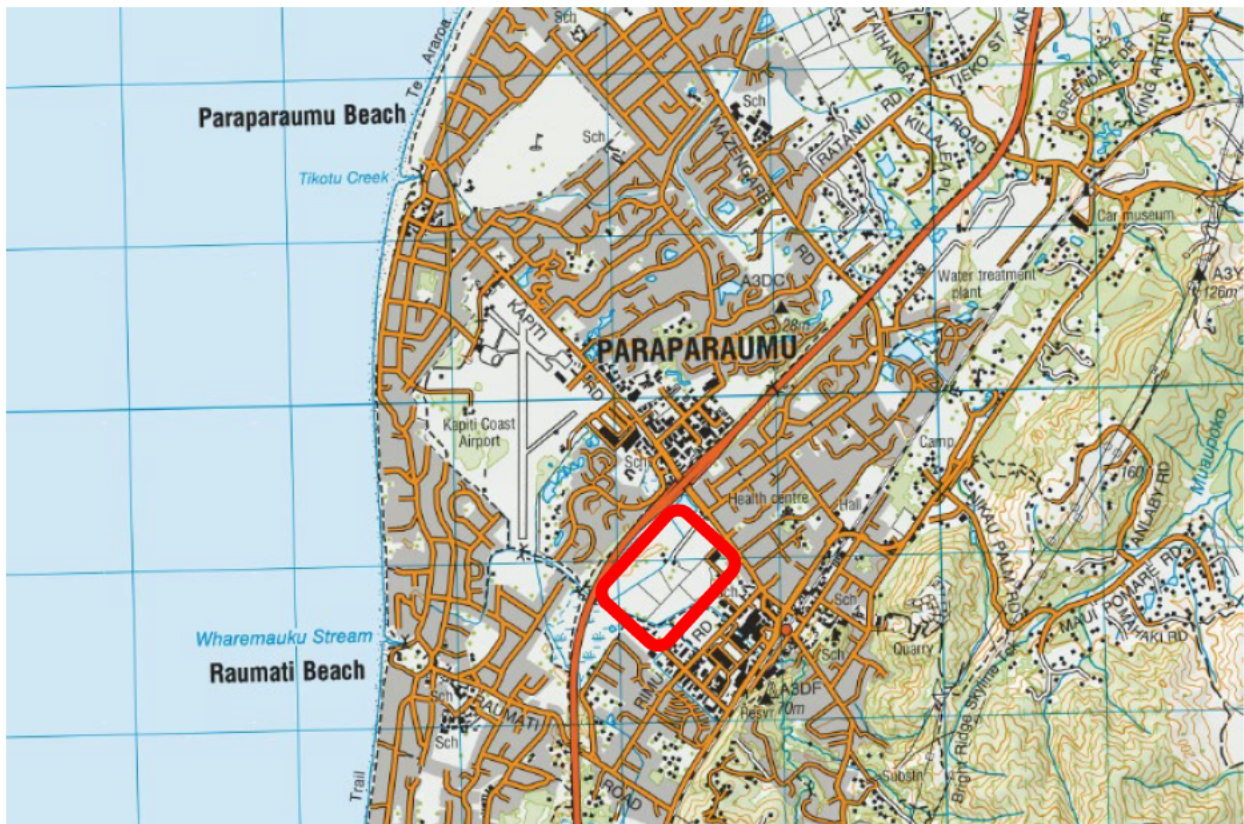
Section	Information required	Paragraph reference in this report
18(1)	The Minister must, for a referral application, consider a report that is prepared and provided by the responsible agency in accordance with this section.	11-13
18(2)(a)	Any relevant iwi authorities and relevant Treaty settlement entities	20-25
18(2)(b)	Any Treaty settlements that relate to land, species of plants or animals, or other resources within the project area	37-38
18(2)(c)	The relevant principles and provisions in those Treaty settlements, including those that relate to the composition of a decision-making body for the purposes of the Resource Management Act 1991	39-47
18(2)(d)	Any recognised negotiation mandates for, or current negotiations for, Treaty settlements that relate to the project area.	26
18(2)(e)	Any court orders or agreements that recognise protected customary rights or customary marine title within the project area.	27, 48
18(2)(f)	Any applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011 that seek recognition of customary marine title or protected customary rights within the project area.	27, 48
18(2)(g)	Whether the project area would be within or adjacent to, or the project would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou (and, if so, the relevant provisions of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019).	28, 48
18(2)(h)	Whether the project area includes any taiāpure-local fisheries, mātaihai reserves, or areas that are subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996 (and, if so, who the tangata whenua are).	29, 49
18(2)(i)	Whether the project involves an activity that could be the subject of a determination under 23 (and, if so, who the owners of the land are).	30-31
18(2)(j)	If the proposed approvals include an approval described in any of section 42C(4)(a) to (d) (resource consent, certificate of compliance, or designation), (i) iwi authorities and groups that represent hapū that are parties to any relevant Mana Whakahono ā Rohe or joint management agreements.	32-35, 50-63

	(ii) The relevant principles and provisions in those Mana Whakahono ā Rohe and joint management agreements.	
18(2)(k)	Any other Māori groups with relevant interests.	36
18(2)(l)	A summary of— (i) comments received by the Minister after inviting comments from Māori groups under section 17(1)(d) and (e); (ii) any further information received by the Minister from those groups	64-65
18(2)(m)	The responsible agency's advice on whether, due to any of the matters identified in this section, it may be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts.	67-68
18(3)	In preparing the report required by this section, the responsible agency must consult relevant departments.	66
18(4)	The responsible agency must provide the report to the Minister not later than 20 working days after the date for providing comments under section 17(6).	N/A
18(5)	However, if the Minister requests further information about a referral application under section 20, the time period specified in subsection (4) ceases to run for the period of time specified in the request.	N/A

Attachment 2: Project location maps



Map 1. Location of proposed New Central Park shown by yellow circle above



Map 2. Local area – location of proposed New Central Park shown by red marking above



Map 5. 'Back up' wetland offset property at Sims Road, Te Horo. Source: Scope Planning 2026



Map 6. Sims Road wetland offset (red marking above) in relation to Katihiku X Trust land (green and black marking above).

Attachment 3: List of relevant Māori groups

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

**Attachment 4: Mana Whakahono ā Rohe between Ātiawa ki Whakarongotai
Charitable Trust and Greater Wellington Regional Council**

Attachment 5: Mana Whakahono ā Rohe between Ngā hapū o Ōtaki Incorporated and Greater Wellington Regional Council

Attachment 6: Comments received from Ātiawa ki Whakarongotai Charitable Trust