To:	Helena Gerretzen Parata, Richard Evans, Liam McAuliffe, Rangipaihuarere Te Hau-Grant (Ātiawa ki Whakarongotai Charitable Trust) Jamie Nunns, Stephanie Blick (The Wellington Company)
From:	Greg Carlyon
Date:	20 October 2026
Subject:	New Central Park Fast-track application – pre-lodging discussions

Tēnā koutou

I have provided some notes below as a follow up to our meeting together last Friday 16 October. We had a useful discussion on the key issues of the proposed New Central Park (NCP) development, with an aim to resolve these issues prior to the application being lodged under the Fast-track process.

The key matters were initially picked up at a general level in wānanga over this past year, and in more detail within the draft Cultural Impact Assessment (CIA) provided by the Ātiawa ki Whakarongotai Charitable Trust (the Trust). The Trust has identified the importance of the Wharemauku Stream and the sand dunes, and their concern regarding impacts of the proposed development on these features. This concern led to the session on Friday 16 October. The key matters in contention are detailed below.

Wharemauku Stream

The application has morphed from an initial proposal for naturalisation of the Wharemauku (previous application) to now including in-stream works and a series of constructed wetlands (including offsets) between the Wharemauku and development footprint. A number of reasons have been set out for this proposition by The Wellington Company (TWC). They are not restated in this memo and are understood by the Trust. The position advanced by the Trust is focused on naturalisation of the Wharemauku and full integration with the wetland developments.

While there is some common ground, there are a number of matters that are not resolved. These include a final design concept, and a clear understanding from the regional and district council on their position. The district council has a priority around controlling flows to address risks from natural

hazards. The regional council shares a similar priority, but to a lesser extent, and maintains a focus on protecting and restoring freshwater habitat and values. The regional council also has obligations under statutory plan directions in relation to mana whenua interests.

Sand dunes

The NCP development requires the removal of the natural dune network to provide for the essential needs of the intensive development of the site. The application includes a proposal to construct an artificial bund or dune between the Waikanae expressway and the part of the site to be intensively developed. It is suggested that this dune will reinstate some of the existing site landscape amenity and view connection to the Tararua Ranges and Kapiti Island.

The Trust set out a clear position in relation to the importance of the existing dune network including cultural and ecological connections. The retention of the dunes is expressed as a clear position.

The 16 October workshop explored ways in which the broad issues described above may be reconciled. It is important to note that the TWC team are planning to lodge the Fast-track application for NCP as it stands this week. They sought further feedback and views of the Trust on this proposal, in response to concerns raised in the CIA.

As a general summary, the position discussed by both parties was as follows:

1. That the panel convenor is advised by a memorandum from the Trust that the application be accepted for consideration by a panel to be appointed.
2. That TWC and the Trust prepare a memorandum setting out the key areas which require further consideration within the Fast-track process. This memorandum would include the steps being undertaken to date and commitments of the parties to one another.
3. The Wellington Company will endorse the leadership of the Trust to find an acceptable solution for the naturalisation of the Wharemauku that expresses the values of Te Ātiawa ki Whakarongotai. This will include engagement with the district and regional council for the purposes of securing certainty for all parties, compliance with statutory frameworks, and caucused consent conditions for consideration by the Fast-track panel.
4. The position held by the Trust, with respect to the sand dunes, will be maintained and articulated to the Fast-track panel. The record of proceedings will acknowledge this view. The Trust will acknowledge that a decision to grant the Fast-track application will require the removal of the dunes, and that this will require expert contributions in the consent process to limit losses.
5. The parties will agree a compensation framework to address losses that cannot be satisfactory addressed by other effects management mechanisms.

6. The matters addressed above will be programmed and responded to in a structured process over the next eight weeks in order that positions agreed between the parties are documented by the end of the calendar year.
7. The Wellington Company will meet the actual and reasonable costs for the Trust's participation in the above matters, and where relevant will make its expert team available.

I look forward to your feedback. If this memorandum is a fair summation of the situation, we can take steps to deliver against points 1 and 2 as a priority, with points 3–5 programmed for action in the near future.

Nāku iti noa, na



Greg Carlyon
Director