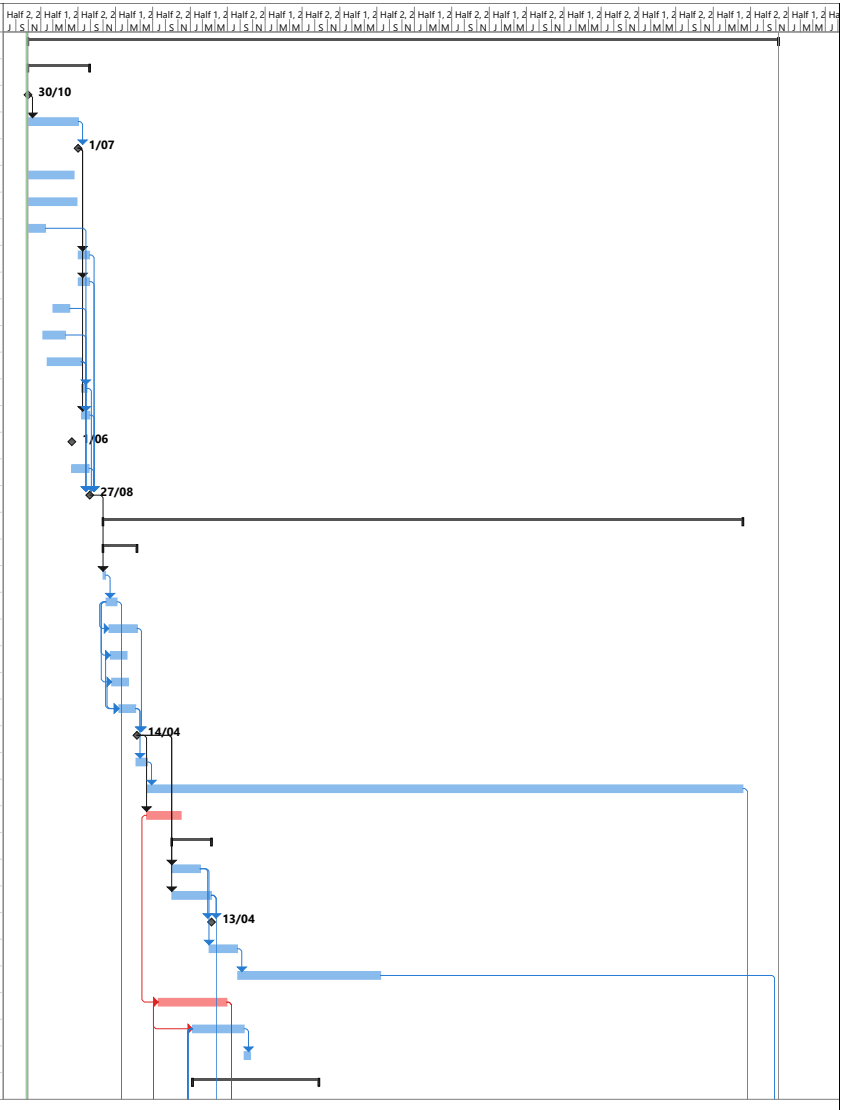
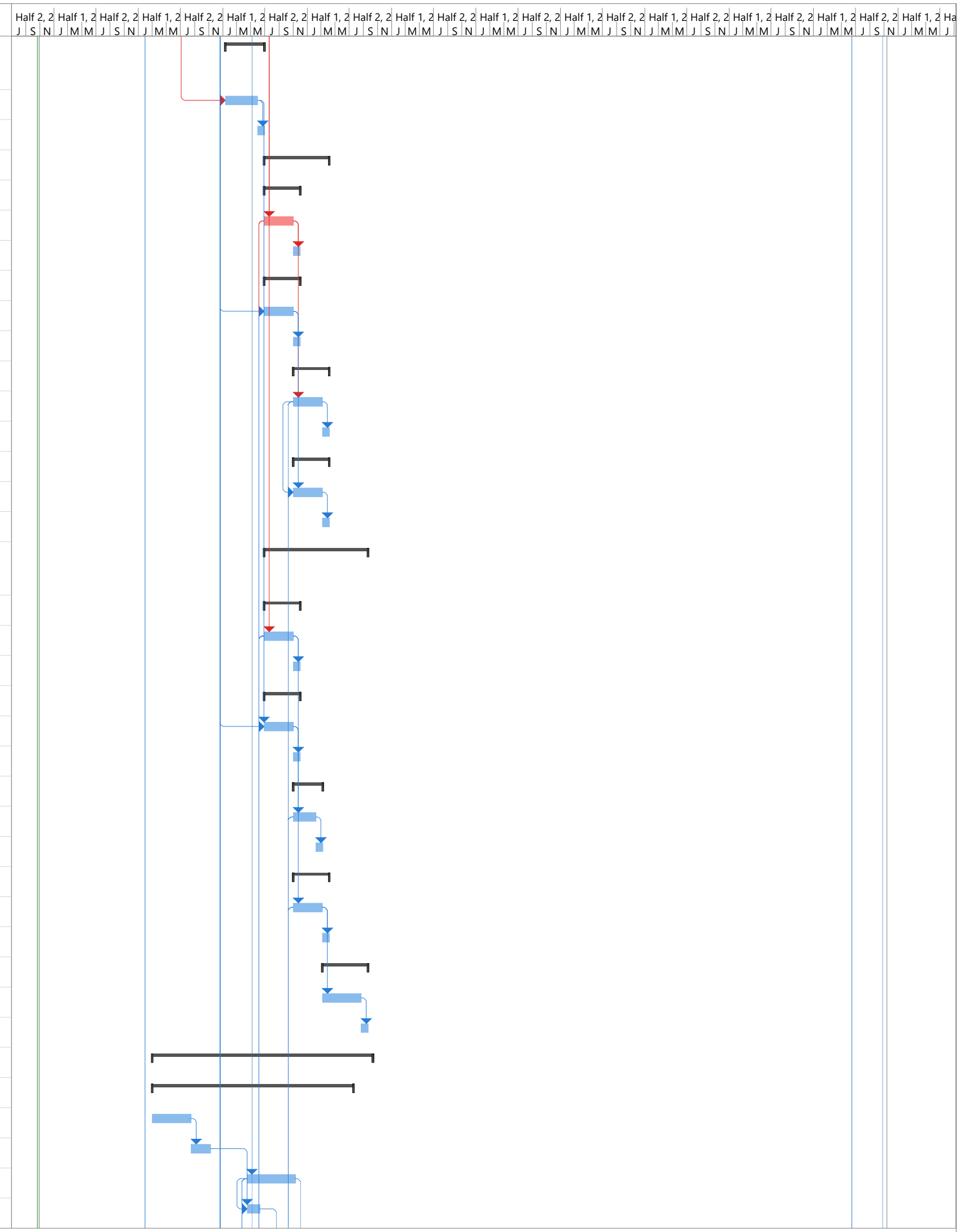
ID	Task Mode	Task Name	Duration	Start	Finish
1		**Kapiti Road - Indicative Development Programme, Rev A, Oct 2026**	**2620 days**	**Fri 30/10/26**	**Thu 13/11/36**
2		**1 Consenting and pre-commencement**	**216 days**	**Fri 30/10/26**	**Fri 27/08/27**
3		Fast-track application lodged	0 days	Fri 30/10/26	Fri 30/10/26
4		Fast-track panel process (TBC)	175 days	Fri 30/10/26	Thu 1/07/27
5		Fast-track decision granted + HNZPT archaeological authority	0 days	Thu 1/07/27	Thu 1/07/27
6		Title encumbrances resolved — ready for s223/s224	160 days	Mon 2/11/26	Fri 11/06/27
7		Land arrangements for link road and wetland/flood storage	170 days	Mon 2/11/26	Fri 25/06/27
8		Cultural monitoring agreement with mana whenua	60 days	Mon 2/11/26	Fri 22/01/27
9		Archaeological Management Plan approved by HNZPT	40 days	Fri 2/07/27	Thu 26/08/27
10		Ecological, lizard and fish management plans certified (GWRC / DOC)	40 days	Fri 2/07/27	Thu 26/08/27
11		DOC Wildlife Act Authority	60 days	Mon 1/03/27	Fri 21/05/27
12		Contaminated land investigation and NES-CS approval	80 days	Mon 11/01/27	Fri 30/04/27
13		Earthworks, trunk road and landform detailed design	120 days	Mon 1/02/27	Fri 16/07/27
14		KCDC engineering plan approval	20 days	Mon 19/07/27	Fri 13/08/27
15		ESCP, Streamworks MP and CNMP approvals (GWRC / KCDC)	30 days	Mon 19/07/27	Fri 27/08/27
16		Eco-sourced plant supply contracted	0 days	Tue 1/06/27	Tue 1/06/27
17		Earthworks contractor procurement	60 days	Tue 1/06/27	Mon 23/08/27
18		Ready for earthworks	0 days	Fri 27/08/27	Fri 27/08/27
19		**2 Block A — Enabling works (trunk stages 1, 4, 7, 20, 21, 24 + earthworks stages 19, 22, 23)**	**2235 days**	**Mon 1/11/27**	**Fri 23/05/36**
20		**2.1 Season 1 earthworks (Nov 2027 – May 2028)**	**120 days**	**Mon 1/11/27**	**Fri 14/04/28**
21		Site establishment, footprint demarcation, ecostacks at release site	10 days	Mon 1/11/27	Fri 12/11/27
22		Vegetation clearance with lizard, bird and fish salvage (Oct–Mar window)	40 days	Mon 15/11/27	Fri 7/01/28
23		Eastern dune cut and fill to trunk corridor (archaeological + cultural monitoring)	100 days	Mon 29/11/27	Fri 14/04/28
24		Peat strip and stockpile (stages 19, 22, 23)	60 days	Mon 6/12/27	Fri 25/02/28
25		Watercourse 1 realignment, piping and two Wharemaukū fish-passage culverts	60 days	Mon 13/12/27	Fri 3/03/28
26		Wetland formation: contours, forebay, low-flow pipe, ≥500 mm peat placement	60 days	Mon 17/01/28	Fri 7/04/28
27		Trunk corridor platform complete	0 days	Fri 14/04/28	Fri 14/04/28
28		2.2 Wetland and riparian planting (Apr–Jun window)	40 days	Mon 10/04/28	Fri 2/06/28
29		2.3 Wetland maintenance and monitoring (5 yr / 8 yr)	2080 days	Mon 5/06/28	Fri 23/05/36
30		2.4 Trunk three-waters and services in formed corridor	120 days	Thu 1/06/28	Wed 15/11/28
31		**2.5 Season 2 earthworks (Oct 2028 – May 2029)**	**140 days**	**Mon 2/10/28**	**Fri 13/04/29**
32		Western landform regrade to RL +16.00 (dune sand as fill)	100 days	Mon 2/10/28	Fri 16/02/29
33		Residential and commercial platforms (stages 2, 3, 5, 8–18, 25–37)	140 days	Mon 2/10/28	Fri 13/04/29
34		Bulk earthworks complete	0 days	Fri 13/04/29	Fri 13/04/29
35		2.6 Landform planting at 1000 mm centres (Apr–Sep window)	100 days	Mon 2/04/29	Fri 17/08/29
36		2.7 Landform 2-year establishment period → Hill reserve vesting	500 days	Mon 20/08/29	Fri 18/07/31
37		2.8 Link Road 01 north: Kapiti Rd/Arawhata signalised intersection, pavement, lighting (stages 1, 4)	240 days	Thu 27/07/28	Wed 27/06/29
38		2.9 Link Road 01 south to Ihakara St (stages 7, 20, 21, 24)	180 days	Thu 11/01/29	Wed 19/09/29
39		2.10 s223/s224 trunk road stages and road vesting to KCDC	22 days	Thu 20/09/29	Fri 19/10/29
40		**2A Roads 02–06 off Link Road 01 (civil + s224, no vertical)**	**442 days**	**Thu 11/01/29**	**Fri 20/09/30**



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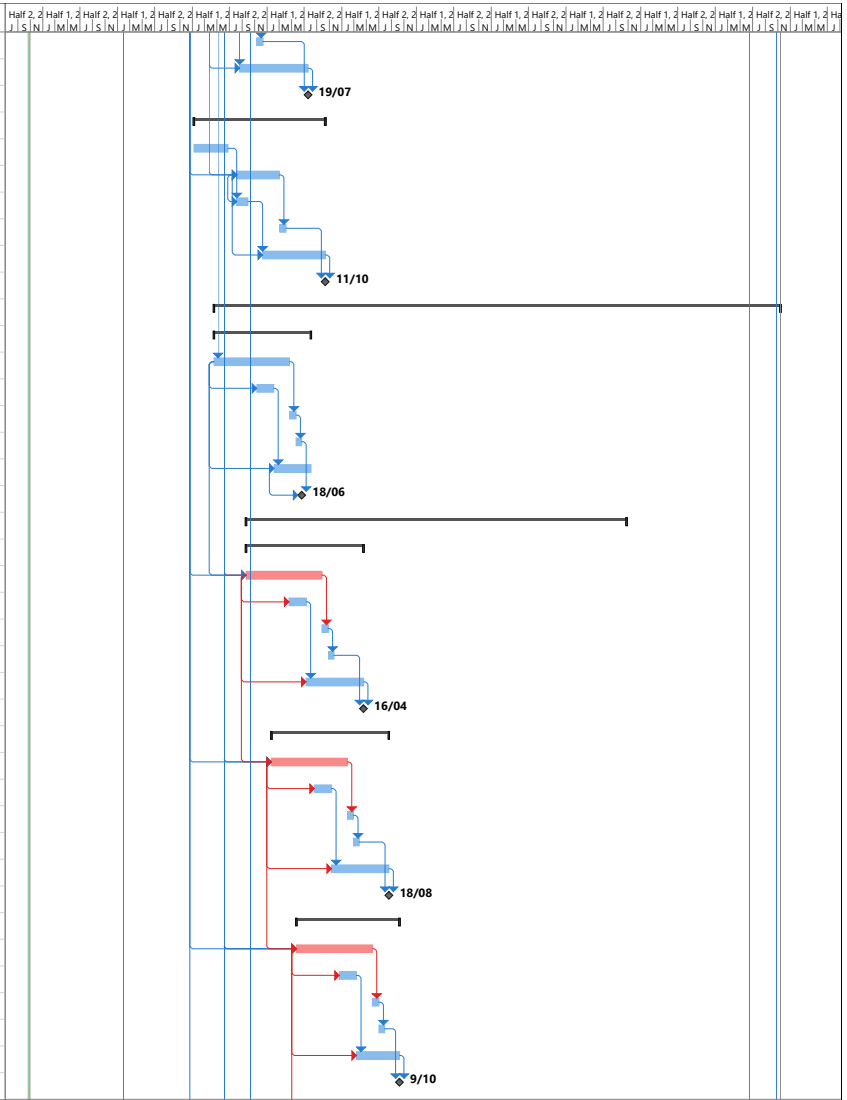
ID		Task Mode	Task Name	Duration	Start	Finish
41			**2A.1 Stage 6 (two parts): Road 02 to Brett Ambler Way, and Link Road 01 / Road 03 T-intersection — access to commercial stage 3**	**122 days**	**Thu 11/01/29**	**Fri 29/06/29**
42			Civil works (road, three waters, lighting)	100 days	Thu 11/01/29	Wed 30/05/29
43			s223/s224 and road vesting	22 days	Thu 31/05/29	Fri 29/06/29
44			**2A.2 Road 06 — stages 8, 10, 13, 15; both ends join Link Road 01**	**202 days**	**Thu 28/06/29**	**Fri 5/04/30**
45			**Road 06 stage 8 (from north junction)**	**112 days**	**Thu 28/06/29**	**Fri 30/11/29**
46			Civil works (road, three waters, lighting)	90 days	Thu 28/06/29	Wed 31/10/29
47			s223/s224 and road vesting	22 days	Thu 1/11/29	Fri 30/11/29
48			**Road 06 stage 15 (from south junction)**	**112 days**	**Thu 28/06/29**	**Fri 30/11/29**
49			Civil works (road, three waters, lighting)	90 days	Thu 28/06/29	Wed 31/10/29
50			s223/s224 and road vesting	22 days	Thu 1/11/29	Fri 30/11/29
51			**Road 06 stage 10**	**112 days**	**Thu 1/11/29**	**Fri 5/04/30**
52			Civil works (road, three waters, lighting)	90 days	Thu 1/11/29	Wed 6/03/30
53			s223/s224 and road vesting	22 days	Thu 7/03/30	Fri 5/04/30
54			**Road 06 stage 13**	**112 days**	**Thu 1/11/29**	**Fri 5/04/30**
55			Civil works (road, three waters, lighting)	90 days	Thu 1/11/29	Wed 6/03/30
56			s223/s224 and road vesting	22 days	Thu 7/03/30	Fri 5/04/30
57			**2A.3 Roads 03, 05 and 04 — Road 03 (stages 33, 34, TBC) from the stage 6 intersection to Iver Trask Place; Road 05 (stage 27) links Link Road 01 to Road 03; Road 04 (stage 30) off Road 05**	**322 days**	**Thu 28/06/29**	**Fri 20/09/30**
58			**Road 05 stage 27 (Link Road 01 to Road 03)**	**112 days**	**Thu 28/06/29**	**Fri 30/11/29**
59			Civil works (road, three waters, lighting)	90 days	Thu 28/06/29	Wed 31/10/29
60			s223/s224 and road vesting	22 days	Thu 1/11/29	Fri 30/11/29
61			**Road 03 stage 33 (from stage 6 intersection)**	**112 days**	**Thu 28/06/29**	**Fri 30/11/29**
62			Civil works (road, three waters, lighting)	90 days	Thu 28/06/29	Wed 31/10/29
63			s223/s224 and road vesting	22 days	Thu 1/11/29	Fri 30/11/29
64			**Road 04 stage 30 (off Road 05)**	**92 days**	**Thu 1/11/29**	**Fri 8/03/30**
65			Civil works (road, three waters, lighting)	70 days	Thu 1/11/29	Wed 6/02/30
66			s223/s224 and road vesting	22 days	Thu 7/02/30	Fri 8/03/30
67			**Road 03 stage 34**	**112 days**	**Thu 1/11/29**	**Fri 5/04/30**
68			Civil works (road, three waters, lighting)	90 days	Thu 1/11/29	Wed 6/03/30
69			s223/s224 and road vesting	22 days	Thu 7/03/30	Fri 5/04/30
70			**Road 03 Stage TBC — extension to Iver Trask Place (subject to KCDC)**	**142 days**	**Thu 7/03/30**	**Fri 20/09/30**
71			Civil works (road, three waters, lighting)	120 days	Thu 7/03/30	Wed 21/08/30
72			s223/s224 and road vesting	22 days	Thu 22/08/30	Fri 20/09/30
73			**3 Block B — Commercial (stages 5, then 2, 3)**	**683 days**	**Wed 1/03/28**	**Fri 11/10/30**
74			**3.1 Stage 5 — R1 large format retail (LFR1, ~12,000 m²)**	**623 days**	**Wed 1/03/28**	**Fri 19/07/30**
75			Tenancy requirements confirmed	120 days	Wed 1/03/28	Tue 15/08/28
76			Design Review Panel and KCDC certification	60 days	Wed 16/08/28	Tue 7/11/28
77			Civil works stage 5	150 days	Mon 16/04/29	Fri 9/11/29
78			Building consent LFR1	40 days	Mon 16/04/29	Fri 8/06/29



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Milestone	Inactive Task	Manual Task	Manual Summary	External Tasks	Critical	Manual Progress

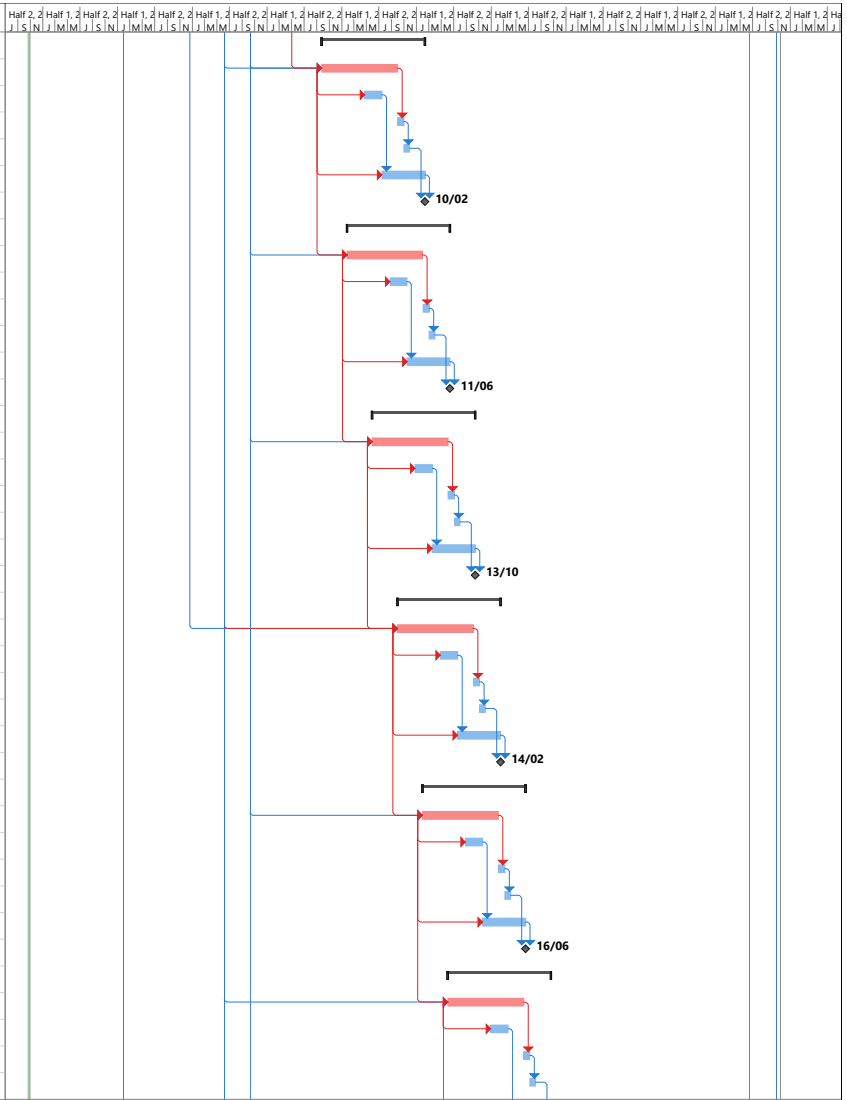
ID	Task Mode	Task Name	Duration	Start	Finish
79		s223/s224 and title stage 5	22 days	Mon 12/11/29	Tue 11/12/29
80		LFR1 vertical build	240 days	Mon 20/08/29	Fri 19/07/30
81		LFR1 open	0 days	Fri 19/07/30	Fri 19/07/30
82		**3.2 Stages 2, 3 — R2 LFR2 (2 × 4,000 m²) and R3**	**460 days**	**Mon 8/01/29**	**Fri 11/10/30**
83		Tenancy requirements confirmed, Design Review Panel, certification	120 days	Mon 8/01/29	Fri 22/06/29
84		Civil works stages 2, 3	150 days	Mon 6/08/29	Fri 1/03/30
85		Building consent LFR2 / R3	40 days	Mon 6/08/29	Fri 28/09/29
86		s223/s224 and titles stages 2, 3	22 days	Mon 4/03/30	Tue 2/04/30
87		LFR2 / R3 vertical build	220 days	Mon 10/12/29	Fri 11/10/30
88		LFR2 / R3 open	0 days	Fri 11/10/30	Fri 11/10/30
89		**4 Block C — Residential rollout**	**1979 days**	**Mon 16/04/29**	**Thu 13/11/36**
90		**4.1 Stages 25, 26 — first residential release**	**340 days**	**Mon 16/04/29**	**Fri 2/08/30**
91		Civil works	265 days	Mon 16/04/29	Fri 19/04/30
92		Architectural design plan certification and building consents	60 days	Mon 12/11/29	Fri 1/02/30
93		s223/s224	22 days	Mon 22/04/30	Tue 21/05/30
94		Titles issue (LINZ)	20 days	Wed 22/05/30	Tue 18/06/30
95		Vertical build	130 days	Mon 4/02/30	Fri 2/08/30
96		First settlements	0 days	Tue 18/06/30	Tue 18/06/30
97		**4.2 Lot stages (exact order TBC)**	**1328 days**	**Thu 20/09/29**	**Mon 23/10/34**
98		**4.2.1 Stage 19 — access via Link Road 01, Road 06 stage 8**	**410 days**	**Thu 20/09/29**	**Wed 16/04/31**
99		Civil works	265 days	Thu 20/09/29	Wed 25/09/30
100		Architectural design plan certification and building consents	60 days	Thu 18/04/30	Wed 10/07/30
101		s223/s224	22 days	Thu 26/09/30	Fri 25/10/30
102		Titles issue (LINZ)	20 days	Mon 28/10/30	Fri 22/11/30
103		Vertical build	200 days	Thu 11/07/30	Wed 16/04/31
104		Settlements complete	0 days	Wed 16/04/31	Wed 16/04/31
105		**4.2.2 Stage 28 — access via Link Road 01, Road 05 stage 27**	**410 days**	**Tue 22/01/30**	**Mon 18/08/31**
106		Civil works	265 days	Tue 22/01/30	Mon 27/01/31
107		Architectural design plan certification and building consents	60 days	Tue 20/08/30	Mon 11/11/30
108		s223/s224	22 days	Tue 28/01/31	Wed 26/02/31
109		Titles issue (LINZ)	20 days	Thu 27/02/31	Wed 26/03/31
110		Vertical build	200 days	Tue 12/11/30	Mon 18/08/31
111		Settlements complete	0 days	Mon 18/08/31	Mon 18/08/31
112		**4.2.3 Stage 31 — access via Road 03 stage 33, Road 05 stage 27, Link Road 01**	**360 days**	**Fri 24/05/30**	**Thu 9/10/31**
113		Civil works	265 days	Fri 24/05/30	Thu 29/05/31
114		Architectural design plan certification and building consents	60 days	Fri 20/12/30	Thu 13/03/31
115		s223/s224	22 days	Fri 30/05/31	Mon 30/06/31
116		Titles issue (LINZ)	20 days	Tue 1/07/31	Mon 28/07/31
117		Vertical build	150 days	Fri 14/03/31	Thu 9/10/31
118		Settlements complete	0 days	Thu 9/10/31	Thu 9/10/31



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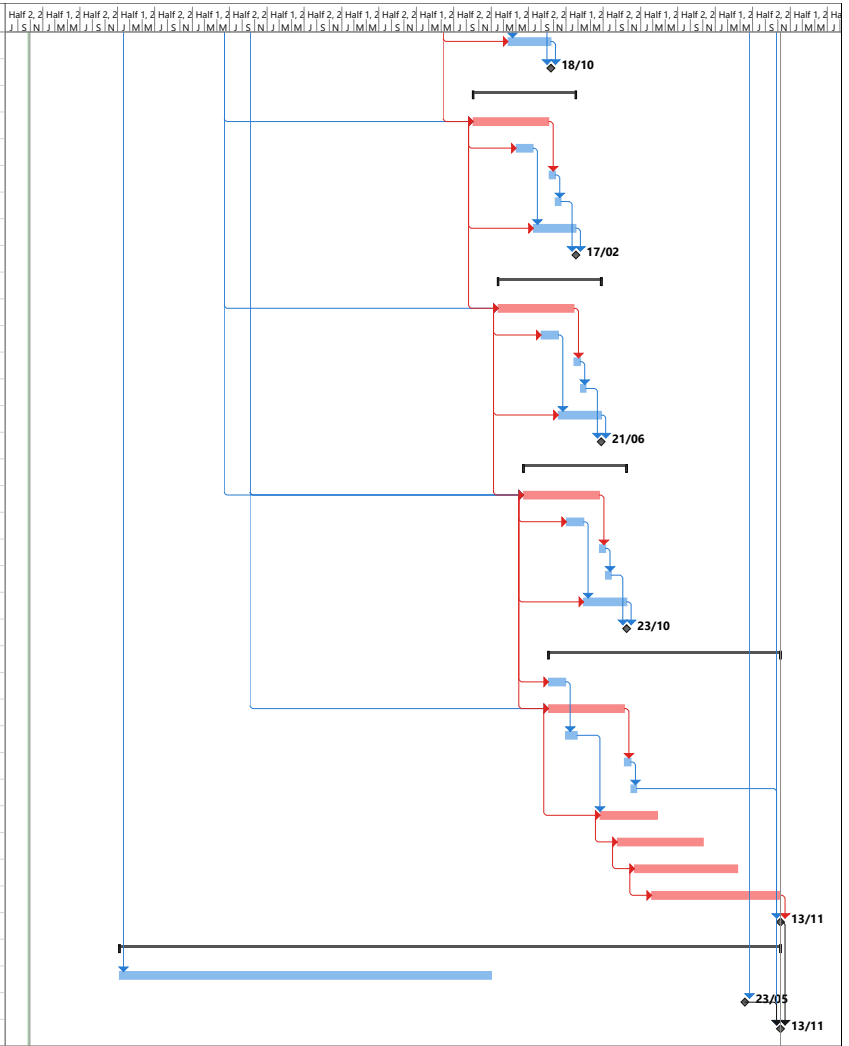
ID	Task Mode	Task Name	Duration	Start	Finish
119		**4.2.4 Stage 29 — access via Road 05 stage 27, Road 04 stage 30**	**360 days**	**Wed 25/09/30**	**Tue 10/02/32**
120		Civil works	265 days	Wed 25/09/30	Tue 30/09/31
121		Architectural design plan certification and building consents	60 days	Wed 23/04/31	Tue 15/07/31
122		s223/s224	22 days	Wed 1/10/31	Thu 30/10/31
123		Titles issue (LINZ)	20 days	Fri 31/10/31	Thu 27/11/31
124		Vertical build	150 days	Wed 16/07/31	Tue 10/02/32
125		Settlements complete	0 days	Tue 10/02/32	Tue 10/02/32
126		**4.2.5 Stage 14 — access via Road 06 stage 13**	**360 days**	**Mon 27/01/31**	**Fri 11/06/32**
127		Civil works	265 days	Mon 27/01/31	Fri 30/01/32
128		Architectural design plan certification and building consents	60 days	Mon 25/08/31	Fri 14/11/31
129		s223/s224	22 days	Mon 2/02/32	Tue 2/03/32
130		Titles issue (LINZ)	20 days	Wed 3/03/32	Tue 30/03/32
131		Vertical build	150 days	Mon 17/11/31	Fri 11/06/32
132		Settlements complete	0 days	Fri 11/06/32	Fri 11/06/32
133		**4.2.6 Stage 12 — access via Road 06 stage 10**	**360 days**	**Thu 29/05/31**	**Wed 13/10/32**
134		Civil works	265 days	Thu 29/05/31	Wed 2/06/32
135		Architectural design plan certification and building consents	60 days	Thu 25/12/31	Wed 17/03/32
136		s223/s224	22 days	Thu 3/06/32	Fri 2/07/32
137		Titles issue (LINZ)	20 days	Mon 5/07/32	Fri 30/07/32
138		Vertical build	150 days	Thu 18/03/32	Wed 13/10/32
139		Settlements complete	0 days	Wed 13/10/32	Wed 13/10/32
140		**4.2.7 Stage 9 — access via Road 06 stage 8, Link Road 01**	**360 days**	**Tue 30/09/31**	**Mon 14/02/33**
141		Civil works	265 days	Tue 30/09/31	Mon 4/10/32
142		Architectural design plan certification and building consents	60 days	Tue 27/04/32	Mon 19/07/32
143		s223/s224	22 days	Tue 5/10/32	Wed 3/11/32
144		Titles issue (LINZ)	20 days	Thu 4/11/32	Wed 1/12/32
145		Vertical build	150 days	Tue 20/07/32	Mon 14/02/33
146		Settlements complete	0 days	Mon 14/02/33	Mon 14/02/33
147		**4.2.8 Stage 11 — access via Road 06 stage 10**	**360 days**	**Fri 30/01/32**	**Thu 16/06/33**
148		Civil works	265 days	Fri 30/01/32	Thu 3/02/33
149		Architectural design plan certification and building consents	60 days	Fri 27/08/32	Thu 18/11/32
150		s223/s224	22 days	Fri 4/02/33	Mon 7/03/33
151		Titles issue (LINZ)	20 days	Tue 8/03/33	Mon 4/04/33
152		Vertical build	150 days	Fri 19/11/32	Thu 16/06/33
153		Settlements complete	0 days	Thu 16/06/33	Thu 16/06/33
154		**4.2.9 Stage 16 — access via Road 06 stage 15**	**360 days**	**Wed 2/06/32**	**Tue 18/10/33**
155		Civil works	265 days	Wed 2/06/32	Tue 7/06/33
156		Architectural design plan certification and building consents	60 days	Wed 29/12/32	Tue 22/03/33
157		s223/s224	22 days	Wed 8/06/33	Thu 7/07/33
158		Titles issue (LINZ)	20 days	Fri 8/07/33	Thu 4/08/33



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Task
Split
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External Tasks
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Critical
Critical Split
Progress
Manual Progress

ID	Task Mode	Task Name	Duration	Start	Finish
159		Vertical build	150 days	Wed 23/03/33	Tue 18/10/33
160		Settlements complete	0 days	Tue 18/10/33	Tue 18/10/33
161		**4.2.10 Stage 17 — access via Road 06 stage 15**	**360 days**	**Mon 4/10/32**	**Fri 17/02/34**
162		Civil works	265 days	Mon 4/10/32	Fri 7/10/33
163		Architectural design plan certification and building consents	60 days	Mon 2/05/33	Fri 22/07/33
164		s223/s224	22 days	Mon 10/10/33	Tue 8/11/33
165		Titles issue (LINZ)	20 days	Wed 9/11/33	Tue 6/12/33
166		Vertical build	150 days	Mon 25/07/33	Fri 17/02/34
167		Settlements complete	0 days	Fri 17/02/34	Fri 17/02/34
168		**4.2.11 Stage 18 — access via Road 06 stage 15**	**360 days**	**Thu 3/02/33**	**Wed 21/06/34**
169		Civil works	265 days	Thu 3/02/33	Wed 8/02/34
170		Architectural design plan certification and building consents	60 days	Thu 1/09/33	Wed 23/11/33
171		s223/s224	22 days	Thu 9/02/34	Fri 10/03/34
172		Titles issue (LINZ)	20 days	Mon 13/03/34	Fri 7/04/34
173		Vertical build	150 days	Thu 24/11/33	Wed 21/06/34
174		Settlements complete	0 days	Wed 21/06/34	Wed 21/06/34
175		**4.2.12 Stage 32 — access via Road 04 stage 30, Road 05 stage 27, Road 03 stage 34**	**360 days**	**Tue 7/06/33**	**Mon 23/10/34**
176		Civil works	265 days	Tue 7/06/33	Mon 12/06/34
177		Architectural design plan certification and building consents	60 days	Tue 3/01/34	Mon 27/03/34
178		s223/s224	22 days	Tue 13/06/34	Wed 12/07/34
179		Titles issue (LINZ)	20 days	Thu 13/07/34	Wed 9/08/34
180		Vertical build	150 days	Tue 28/03/34	Mon 23/10/34
181		Settlements complete	0 days	Mon 23/10/34	Mon 23/10/34
182		**4.3 Stages 35, 36, 37 and apartment buildings A1–A5, M1–M8 (last)**	**810 days**	**Fri 7/10/33**	**Thu 13/11/36**
183		Design certification for apartment buildings (pre-building consent)	60 days	Fri 7/10/33	Thu 29/12/33
184		Civil works stages 35, 36, 37	265 days	Fri 7/10/33	Thu 12/10/34
185		Building consents A/M buildings	40 days	Fri 30/12/33	Thu 23/02/34
186		s223/s224 stages 35, 36, 37	22 days	Fri 13/10/34	Mon 13/11/34
187		Titles / unit titles	20 days	Tue 14/11/34	Mon 11/12/34
188		Walk-up apartments A1, A3, A5, M7, M8 (3–4 storey)	200 days	Fri 16/06/34	Thu 22/03/35
189		A2, M3 (6 storey) and M2, M4	300 days	Fri 8/09/34	Thu 1/11/35
190		A4 (7 storey + plant, 50 apts, 2 lifts)	360 days	Fri 1/12/34	Thu 17/04/36
191		M1 (11 storey, 45 apts)	450 days	Fri 23/02/35	Thu 13/11/36
192		Final apartment settlements	0 days	Thu 13/11/36	Thu 13/11/36
193		**5 Monitoring and close-out**	**2309 days**	**Mon 10/01/28**	**Thu 13/11/36**
194		Lizard post-release pest control and monitoring (off-site, 3–5 yr)	1300 days	Mon 10/01/28	Fri 31/12/32
195		Wetland reserve vesting to KCDC (after compensation targets met)	0 days	Fri 23/05/36	Fri 23/05/36
196		Project complete	0 days	Thu 13/11/36	Thu 13/11/36



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