CONSULTATION SUMMARY REPORT

NEW CENTRAL PARK SUBSTANTIVE APPLICATION LODGED UNDER THE FAST-TRACK APPROVALS ACT 2024

Client: New Central Park Limited

Project: New Central Park

Document: Consultation Summary Report

Purpose: Fast-Track Approvals Application

Date: 23 October 2026

Drafting Note: The spelling of 'Kapiti' (without a macron) has been adopted throughout this report, consistent with the spelling preferred and used by Te Ātiawa ki Whakarongotai.

1. INTRODUCTION

1.1 PURPOSE

This report forms part of a Substantive Application made by New Central Park Limited ('NCPL') under the Fast-track Approvals Act 2024 ('FTAA'). It summarises the consultation undertaken by NCPL in developing its proposal and preparing its substantive application, and outlines how consultation has informed the design of the proposal and the technical assessments that support the application. Its purpose is to demonstrate that pre-lodgement consultation has been appropriately undertaken to meet the requirements of the FTAA.

1.2 FAST-TRACK APPROVALS ACT REQUIREMENTS

New Central Park is a referred project, rather than a listed project. Accordingly, the additional substantive application requirements applying to listed projects under section 43(2) of the FTAA do not apply to this application.

The requirements for the substantive application are instead governed by Section 43(1), together with the approval-specific information requirements identified in section 43(3). In particular, because the substantive application seeks resource consents, Section 43(3)(a) requires the application to include the information specified in clauses 5 to 9 of Schedule 5. The application also includes the information required by the relevant schedules for the other approvals sought as part of the Project.

The FTAA does not require the consultation specified in section 11 to be repeated prior to lodgement of a substantive application for a referred project. Section 11 consultation formed part of the statutory referral process for New Central Park. In May 2026, prior to lodgement of the referral application, NCPL notified and engaged with the parties identified as relevant under section 11, including relevant local authorities, iwi authorities, Treaty settlement entities and administering agencies.

Given the relatively recent timing of that process, and the close overlap between the referral process and preparation of the substantive application, the engagement initiated through the referral process has continued through preparation of this application.

For the purposes of clause 5(1)(d) of Schedule 5, a schedule identifying the owners and occupiers of land adjacent to the land on which the proposed activities are to be undertaken is provided at **Appendix A.**

1.3 REPORT APPROACH

This report provides an overview of the consultation undertaken in relation to the Project. This includes broad summaries of the consultation undertaken as part of the previous fast-track and resource consent applications for the Site, together with further engagement undertaken in developing the current Proposal and preparing this substantive application.

Given the extent of engagement that has occurred over the various consenting processes, this report does not seek to record every meeting, email or phone conversation. Rather, it summarises the key parties consulted, the main matters raised through that engagement, and how those matters have been considered in the development of the Proposal.

Where consultation has involved specific technical matters, these are addressed in greater detail in the relevant technical assessments accompanying the application.

The consultation undertaken through the earlier consenting processes has also been relevant to the development of the current Proposal. Where appropriate, feedback received through those processes has been carried forward and considered as part of the design and technical assessment of the Project.

Engagement with relevant parties will continue through the substantive application process. Given the potential period between lodgement of the substantive application and the convening of the Panel, it is anticipated that further consultation and engagement will occur during this time. An updated version of this report will therefore be provided once the Panel has been convened, recording any material further consultation undertaken and any outcomes relevant to the Proposal.

2. CONSULTATION APPROACH

The Project has been the subject of consultation and engagement with a range of parties over a number of years, including through the previous fast-track and resource consent processes relating to the Site. This has included engagement with the relevant territorial and regional authorities, mana whenua, infrastructure providers and other interested parties.

The broader planning and consultation history of the Site also extends well beyond the Applicant's involvement. The future urban development of the Site was considered through KCDC's 2012 Paraparaumu Town Centre Structure Plan, which was developed through a Council-led planning and consultation process involving relevant stakeholders, including NZTA, affected landowners and Kapiti Coast Airport.

The Structure Plan was subsequently considered and refined through the publicly notified Proposed Kapiti Coast District Plan process, including submissions, technical evidence and hearings before an independent Hearings Panel. This process established the policies, rules and standards for the Metropolitan Centre Zone and its associated Structure Plan.

Accordingly, while the current Proposal has been the subject of its own consultation and technical assessment processes, the principle of urban development of the Site and its role within the wider Paraparaumu town centre have been contemplated through successive Council-led planning and statutory processes over a considerable period.

Further engagement has been undertaken in preparing the current substantive application, although the extent of recent consultation has varied between parties. Where relevant, matters raised through both earlier and more recent engagement have been considered in the development of the Proposal and the supporting technical assessments.

The Applicant has sought to build on the consultation already undertaken, rather than repeat engagement where the relevant issues and parties' positions are already reasonably well understood. Further consultation will continue where appropriate as the substantive application progresses.

3. IDENTIFICATION OF PARTIES CONSULTED OR CONSIDERED AFFECTED

As New Central Park is not a listed project, the pre-lodgement consultation requirements in Section 11(1) of the FTAA do not apply to lodgement of the substantive application. Rather, the notification requirements in Section 11 applied as part of the referral process.

In accordance with those requirements, the relevant local authorities, iwi authorities, Treaty settlement entities and administering agencies were notified of the proposed referral in May 2026 and provided with an opportunity to respond.

Given the close timing between the referral process and preparation of the substantive application, engagement with a number of those parties has continued rather than recommencing as a separate pre-lodgement exercise. Additional stakeholders have also been identified and engaged with where relevant to the current proposal.

3.1 PERSONS AND GROUPS CONSIDERED LIKELY TO BE AFFECTED

For the purposes of section 13(4)(j) of the FTAA, the Applicant considers that the persons and groups likely to be affected by the Project include the relevant local authorities, mana whenua and iwi authorities, Treaty settlement entities, adjoining landowners and occupiers, and relevant infrastructure providers and requiring authorities. These parties are identified in the table below, together with the basis for their identification and engagement.

The relevant local authorities are Kapiti Coast District Council and Greater Wellington Regional Council. Relevant mana whenua, iwi authorities and Treaty settlement interests include Ātiawa ki Whakarongotai Charitable Trust, Puketapu ki Paraparaumu Hapū, Ngāti Toa Rangatira and Muaūpoko Tribal Authority.

The Project is not located within or adjacent to a customary marine title or protected customary rights area, or ngā rohe moana o ngā hapū o Ngāti Porou. No persons with registered interests in land requiring acquisition under the Public Works Act 1981 have been identified.

The parties consulted and/or considered likely to be affected are set out in the table below.

PARTY	BASIS FOR IDENTIFCATION/ ENGAGEMENT	BASIS FOR IDENTIFICATION / ENGAGEMENT
Kapiti Coast District Council (KCDC)	s11 referral notification – local authority; landowner, ongoing engagement	Territorial authority for the Project area and land-owner over a portion of the proposed development
Greater Wellington Regional Council (GWRC)	s11 referral notification – local authority; ongoing engagement	Regional council for the Project area
Ātiawa ki Whakarongotai Charitable Trust	s11 referral notification; ongoing mana whenua engagement	Iwi organisation with cultural, historical and whakapapa associations with the Project area
Puketapu ki Paraparaumu Hapū	s11 referral notification; ongoing mana whenua engagement	Hapū with direct mana whenua interests and associations with the Project area
Ngāti Toa Rangatira	s11 referral notification; ongoing engagement	Treaty settlement entity/iwi with recognised interests in the wider area;
Muaūpoko Tribal Authority	s11 referral notification; ongoing engagement	Iwi authority identified as having interests relevant to the wider Project area
Ministry for the Environment	Referral process	Administering agency for the referral process
Environmental Protection Authority (EPA)	Fast-track process	Administers the substantive application process
Heritage New Zealand Pouhere Taonga	Referral notification / administering agency	Archaeological authority sought as part of the Project
Department of Conservation	Referral notification / administering agency	Wildlife and freshwater fisheries approvals sought as part of the Project
NZ Transport Agency Waka Kotahi (NZTA)	Key stakeholder / requiring authority	Adjoining Kapiti Expressway; designation over part of the Project site;
Adjoining and nearby landowners and occupiers	Engagement	Directly adjoining properties and selected nearby properties, including properties

4. KAPITI COAST DISTRICT COUNCIL

4.1 ENGAGEMENT PROCESS

Consultation with KCDC commenced in 2023 when the property was purchased by The Wellington Company. The following table sets out the recent meetings undertaken between KCDC and the Applicant that has related specifically to the revised proposal. There have been numerous other meetings and correspondence associated with the previous resource consents and previous masterplan.

DATE	ENGAGEMENT ACTIVITY
20/04/26	Hui to discuss revised proposal and programme
18/05/26	Hui – roading discussion/workshop
08/06/26	Teams call to discuss roading
05/08/26	Hui to discuss roading
11/08/26	Follow up in-person workshop to discuss roading

DATE	ENGAGEMENT ACTIVITY
11/08/26	Teams call with KCDC urban design advisor
01/09/26	Hui to discuss parks and open spaces
16/09/26	Teams call with KCDC urban design advisor and landscape architect advisor
22/09/26	Teams call to discuss roading
28/09/26	Teams call to discuss stormwater
30/09/26	Teams call to discuss roading
06/10/2026	Revised roading plans and ITA provided for review and comment
08/10/2026	Teams call to discuss stormwater
13/10/2026	KCDC provided written comments on the revised roading plans

4.2 KEY ISSUES ARISING AND ADDRESSED

Core issues raised and addressed relate to the provision of infrastructure, stormwater and flood risk management, urban design and the creation of a well-functioning urban environment.

- **Stormwater and Flood Risk:** Stormwater management and flood risk have been key matters discussed with KCDC throughout the development of the Proposal. This has included consideration of the existing floodplain and flood storage function of the Site, proposed earthworks and changes to landform, stormwater treatment and attenuation, and the relationship between stormwater management and the proposed wetland areas. The design has continued to evolve in response to technical assessment and feedback received through engagement with KCDC and GWRC.

- **Roading and Transport:** There has been ongoing engagement with KCDC regarding the transport network and proposed connections through the Site, including those proposed on the KCDC portion of the site. Key matters have included the proposed Town Centre Link Road between Kapiti Road/Arawhata Road and Ihakara Street, the extension of Iver Trask Place, connections with Brett Ambler Way, walking and cycling connectivity, and the relationship of the development with the wider Paraparaumu town centre transport network. Transport matters have informed the development of the masterplan and are addressed in the *Integrated Transport Assessment*.

- **Three Waters Infrastructure:** Engagement with KCDC and its technical representatives has included the servicing requirements for the development, including water supply, wastewater and stormwater infrastructure. The proposed servicing strategy has been progressively developed alongside civil design and is addressed in the *Civil Infrastructure Report*.

- **Urban Design and Landscape:** KCDC retained the same urban design advisers who had previously reviewed and provided advice on the earlier masterplan for the Site. Engagement has included consideration of the overall masterplan, residential density and typologies, the relationship between the residential, Large Format Retail and Town Centre areas and interfaces with streets and open spaces. Feedback received through this process has informed the ongoing development and refinement of the Proposal.

- **Parks, Open Space and Connectivity:** Engagement with KCDC has included the function, design and future management of the proposed open spaces and their integration with the wider public open space and movement network.

- **Wharemaukū Stream and Wetland Areas:** Matters considered have included stream enhancement and naturalisation, riparian planting, ecological restoration, flood conveyance and storage, stormwater treatment and the relationship between the stream/wetland corridor and adjoining development. These matters have also been the subject of engagement with GWRC and mana whenua.

- **Council Land and Future Connections:** Engagement with KCDC has also addressed works and connections involving or adjoining Council-owned land, including the proposed extension of Iver Trask Place, the temporary turning arrangement and the longer-term integration of the Site with the surrounding town centre network.

The key matters raised through engagement with KCDC as part of the previous masterplan, previous resource consents and the current masterplan have informed the development of the current Proposal and are addressed, where relevant, through the project design, supporting technical assessments and proposed conditions of consent.

The extensive engagement undertaken with KCDC, both in relation to previous iterations of the masterplan and the current Proposal, has informed the development and refinement of the Project. In particular, the Applicant has worked closely with KCDC to address matters relating to roading, infrastructure, stormwater, flood management, urban design and open space. While some detailed matters remain under discussion, the Applicant considers that the key issues raised through consultation have been substantially addressed through the current design and supporting technical assessments.

Engagement with KCDC is ongoing and is expected to continue following lodgement of the substantive application. The focus of these discussions is now largely on working through detailed design, proposed consent conditions, implementation arrangements and associated matters such as vesting and future management responsibilities. The Applicant intends to continue working with KCDC through the substantive application process to resolve these matters and agree appropriate conditions where necessary.

4.3 KCDC LETTER OF SUPPORT / LANDOWNER APPROVAL

The Kapiti Coast District Council has provided a letter of support for the project, which can be found in **Appendix 40** of the substantive application. The key matters identified in the letter include:

- Residential and mixed-use development: Council supports the proposed medium- and high-density development and its alignment with the Metropolitan Centre Zone and wider growth strategies, while identifying opportunities for further intensification.
- Town Centre Link Road: Council recognises the Link Road as critical infrastructure and confirms ongoing engagement on its design, including a proposed co-funding agreement for its construction.
- Flood storage: Council acknowledges the potential for the Project to improve flood resilience, while emphasising the importance of maintaining and enhancing the Site's flood storage function.
- Council-owned land: Council confirms its approval, as landowner, for the identified Council-owned land to be included in the substantive application.

Council confirms its intention to continue working collaboratively with the Applicant on outstanding matters through the substantive application process. Its support and landowner approval are separate from its statutory consenting functions.

5. GREATER WELLINGTON REGIONAL COUNCIL

5.1 ENGAGEMENT PROCESS

Engagement with Greater Wellington Regional Council ('GWRC') in relation to the Site commenced in 2023, initially in connection with the subdivision and earthworks resource consent applications based on the previous masterplan. That engagement involved detailed consideration of a range of regional consenting matters, including the proposed reclamation of wetlands and streams, and the associated ecological offsetting and compensation requirements.

Further engagement subsequently occurred with GWRC in relation to the previous masterplan for the Site and the potential fast-track application. This included discussions regarding the regional consenting implications of the broader development proposal and the key environmental matters that would need to be addressed. That fast-track process was subsequently put on hold in August 2025.

The feedback received from GWRC through these earlier processes has provided useful context for the current substantive application and has helped to identify the key matters requiring consideration and further discussion with GWRC.

Importantly, GWRC retained the same technical advisers who were involved in reviewing the earlier proposals for the Site. This continuity has assisted with effective engagement, as those advisers are already familiar with the Site, its environmental characteristics, the previous proposals and the unresolved matters that need to be addressed in the new proposal. Engagement in relation to the current Proposal has included online meetings, technical discussions and site walkovers involving the relevant specialists.

5.2 KEY ISSUES ARISING

The key matters identified by GWRC were best summarised in its 7 July 2025 pre-application feedback letter, provided following a workshop with the Applicant and its technical team regarding the previous masterplan and proposed fast-track application. The letter brought together feedback from GWRC planning officers and its advisers in relation to wetland hydrology and ecology, operational stormwater, regional urban development and public transport.

While the Proposal has evolved since that feedback was provided, the matters identified have provided a useful basis for subsequent engagement with GWRC and for identifying the matters requiring particular attention in the current substantive application. In summary, the key matters raised included:

- Streams and watercourses: GWRC sought further consideration of the status and ecological value of watercourses across the Site, including those previously characterised as drains, and recommended that all watercourses be identified in accordance with GWRC's Watercourse Types Guidance Note.

- Wetland identification and delineation: Questions were raised regarding the methodology used to delineate wetlands, including the extent of field sampling, the use of groundwater information and whether the extent of natural wetlands on the Site had been underestimated.

- Wetland offsetting and compensation: GWRC raised a number of matters regarding the proposed wetland offset, including ecological equivalence, whether the proposed wetland would provide a functional replacement for the wetlands affected, the relationship between its ecological and flood detention functions, planting, additionality, long-term protection and the overall ability to demonstrate the required ecological outcomes.

- Sedimentation and long-term wetland function: In the previous proposal, the Wharemaukū Stream was proposed to be realigned through the proposed offset wetland. This gave rise to concerns from GWRC regarding the potential for sediment carried by the stream to accumulate within the wetland and affect its long-term ecological function. GWRC sought further consideration of how sediment deposition would be managed and accounted for, including implications for wetland function, flood storage capacity, maintenance responsibilities and adaptive management.

- Hydrology and groundwater: GWRC identified the importance of understanding pre- and post-development hydrogeological conditions, including the temporary effects of dewatering and peat removal and longer-term changes to water balance and groundwater flows resulting from development.

- Operational stormwater and water-sensitive design: GWRC sought a more integrated stormwater management approach which clearly identifies the needs of the receiving environment, establishes the stormwater treatment and hydrological outcomes required to respond to those needs, and demonstrates how those outcomes will be secured and maintained throughout the staged development and once the Site is fully developed.

- Transport and wider network integration: GWRC sought clarity around the delivery and funding of the Link Road and which transport connections formed part of the application, and identified the need to consider effects on Kapiti Road. It also emphasised the opportunity for the development to support active transport given its proximity to the town centre, public transport and existing walking and cycling networks.

- Public transport: GWRC noted that the Link Road was proposed to accommodate bus movements and requested engagement with Metlink regarding the practicalities of establishing a future bus route through the development.

- **Mana whenua engagement:** GWRC also emphasised the importance of meaningful engagement with Te Ātiawa ki Kapiti, Puketapu ki Paraparaumu Trust and Ngāti Toa Rangatira as the proposal progressed.

Further engagement with GWRC regarding the revised Proposal has included three Teams meetings held on 4 May, 11 June and 13 August 2026, together with subsequent email correspondence and the provision of additional technical information. These discussions have focused on the key matters identified through the previous consenting processes, particularly watercourse classification, wetland delineation, groundwater monitoring, stream restoration and the proposed wetland offsetting and compensation approach.

In particular, discussions with GWRC have informed the decision to retain the Wharemaukū Stream within its existing alignment, rather than realigning it through the proposed wetland as anticipated under the previous masterplan. This represents a key change to the Proposal and responds directly to GWRC's earlier concerns regarding sedimentation, flood storage and the long-term ecological function of the proposed wetland.

Further technical information has also been provided to GWRC as the design and assessments have progressed. This has included the Wharemaukū Stream naturalisation documentation prepared for KCDC, together with a specific Watercourse Assessment that was provided to GWRC on 10 September 2026 to assist in addressing the matters previously raised regarding the identification and classification of watercourses.

The Applicant considers that the revised Proposal and supporting technical assessments have responded to a number of the key matters previously raised by GWRC. While further discussions are anticipated regarding aspects of the technical assessments and proposed consent conditions, the Applicant considers that these can continue to be worked through as the substantive application progresses.

The Applicant intends to continue engaging directly with GWRC outside of the formal Fast-track process following lodgement. This will provide an opportunity to, where possible, resolve or narrow outstanding matters.

5.3 SECTION 30(3) CONFIRMATION

The Greater Wellington Regional Council advised on 23 September 2026 that under section S30(2) of the FTAA 2024, there are no existing resource consents to which sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 would apply.

6. HERITAGE NEW ZEALAND POUHERE TAONGA

The Applicant provided Heritage New Zealand Pouhere Taonga ('HNZPT') with the draft referral application and supporting documentation on the 18th of May 2026 as part of the Section 11 consultation process.

In its response dated 25 May 2026, HNZPT confirmed that an archaeological authority is likely to be required for the Project and advised that any substantive application should be supported by an updated archaeological assessment covering the revised project footprint, further engagement with relevant tangata whenua entities, and a draft Archaeological Management Plan.

The Applicant acknowledged this feedback and sought an archaeological authority in the substantive application.

7. DEPARTMENT OF CONSERVATION

The Applicant has undertaken pre-lodgement engagement with the Department of Conservation in relation to the Project and the approvals potentially required under the Act.

Draft referral application documentation was formally provided to DOC on 18 May 2026 as part of the Section 11 notification process. A meeting was held with a DOC representative on the 26th of May 2026 to discuss the Project in more detail. Following the meeting, the Applicant provided DOC with additional ecology reports that were prepared to support the earlier consent processes.

On completion of its review, DOC provided a formal Pre-Lodgement Notification Response dated June 2026. The response identified Wildlife Act approvals and Complex Freshwater Fisheries Activity approvals as approvals likely to be required for the Project and confirmed that DOC considered ongoing engagement to be appropriate as the Project progresses.

The approvals sought have since been refined, with the substantive application now seeking a Standard Freshwater Fisheries Activity approval for the proposed culvert works. No Wildlife Act approval is sought as part of the substantive application.

8. MINISTRY FOR CITIES, ENVIRONMENT, REGIONS AND TRANSPORT AND ENVIRONMENTAL PROTECTION AUTHORITY

Engagement with the Ministry for Cities, Environment, Regions and Transport (MCERT), focused on the FTAA referral process and associated procedural and administrative requirements. A pre-application meeting was held with MfE prior to lodgement of the referral application to discuss the proposed New Central Park Project, the referral process and relevant pre-lodgement requirements.

This was supplemented by email and telephone correspondence regarding the statutory and administrative requirements for lodgement of the substantive application, including the pre-lodgement notification requirements, application documentation and timing.

9. TANGATA WHENUA

Engagement has occurred over several years, although it has not been continuous. During this period, the Project has undergone a number of changes, with earlier proposals progressing through different consenting processes before being placed on hold or reconsidered. As a result, engagement has commenced, paused and resumed at various stages as the development proposals have evolved. More recently, engagement recommenced in relation to the revised proposal and the referral application under the FTAA and has continued through preparation of the current substantive application.

NCPL has engaged with the mana whenua groups, iwi authorities and Treaty settlement entities identified as having interests relevant to the Project area. This has included Puketapu ki Paraparaumu Hapū, Ātiawa ki Whakarongotai Charitable Trust, Ngāti Toa Rangatira and Muaūpoko Tribal Authority. The nature and extent of engagement with each group has varied, reflecting their respective interests, the stage of the Project at which engagement occurred and the responses received.

Engagement remains ongoing, and NCPL intends to continue discussions with relevant parties as the Project progresses through the Fast-track process and, if approvals are granted, into detailed design and implementation. A number of the proposed conditions also provide for ongoing mana whenua involvement in relevant aspects of the Project following the grant of approvals.

9.1 INFORMATION AND TREATY SETTLEMENTS – SCHED 5, CL5(1)(I)

1. Under Schedule 5 Clause 5(1)(i), a Substantive Application must include information about any Treaty settlements that apply in the project area, including-

    (i) identification of the relevant provisions in those Treaty settlements; and

    (ii) a summary of any redress provided by those settlements that affects natural and physical resources relevant to the project or project area; and

2. The Ngāti Toa Rangatira Claims Settlement Act 2014 gives effect to certain provisions of the deed of settlement signed by Ngāti Toa Rangatira and the Crown on 7 December 2012, together with a subsequent amendment deed signed in November 2013.

3. The Settlement Act includes the Crown's historical acknowledgements and apology, together with cultural and commercial redress. Part 2 of the Act provides for cultural redress, including statutory acknowledgements and deeds of recognition (Subpart 1), Ngā Paihau sites (Subpart 2) and cultural redress properties (Subpart 3).

4. The statutory acknowledgement areas are identified in Schedule 1 of the Act, while Ngā Paihau sites are identified in Schedule 2. None of these areas or sites are located within the Project area, and no cultural redress properties provided under the settlement will be directly affected by the Project. The settlement also includes cultural redress relating to Kapiti Island, which will not be affected by the proposed development.

5. The Project is not located within or adjacent to any statutory acknowledgement area, and no specific cultural or commercial redress provided under the settlement will be directly affected by the Project.

6. In addition to Ngāti Toa Rangatira, the relevant iwi authorities include Ātiawa ki Whakarongotai Charitable Trust, and Muaūpoko Tribal Authority. Neither Ātiawa ki Whakarongotai nor Muaūpoko has completed a Treaty settlement, while the Raukawa Claims Settlement Act 2014 relates to the Waikato area and expressly excludes. Accordingly, the Ngāti Toa Rangatira Claims Settlement Act 2014 is the relevant Treaty settlement considered.

9.2 MINISTRY FOR THE ENVIRONMENT – STAGE 1 ASSESSMENT (JULY 2024)

As part of the earlier application for New Central Park to be included as a listed project under the Fast-track Approvals Bill, the Ministry for the Environment (MfE) prepared a preliminary assessment dated 5 July 2024, titled *FTA#070: Application for Listed Project under the Fast-track Approvals Bill – New Central Park Project for Schedule 2A*.[1]

The assessment considered the Project's eligibility for inclusion as a listed project, together with relevant Treaty settlement interests and Māori development priorities. As part of that assessment, MfE identified Muaūpoko Tribal Authority, Ngāti Toa Rangatira and Ātiawa ki Whakarongotai Charitable Trust as having interests in the Project area. MfE did not identify any additional groups beyond those identified by the Applicant.

The assessment also acknowledged the engagement previously undertaken with Ātiawa and Puketapu Hapū, including meetings and correspondence during 2023 and 2024 and the preparation of a Cultural Impact Assessment in relation to an earlier proposal.

MfE considered that the Project was likely to have a medium level of impact in relation to Māori development and Treaty settlement matters, reflecting the nature and range of interests present in the Project area. The assessment also identified that further engagement with relevant iwi organisations would be beneficial, although MfE had not undertaken that engagement itself due to the time available.

While the assessment related to an earlier iteration of New Central Park and a different statutory process, it provides useful background to the identification of relevant iwi organisations and the engagement undertaken during the earlier development of the Project. As outlined in the following sections, engagement has subsequently recommenced and continued in relation to the revised Proposal and the current Fast-track application.

9.3 ĀTIAWA KI WHAKARONGOTAI CHARITABLE TRUST AND PUKETAPU HAPU

Te Ātiawa ki Whakarongotai has longstanding whakapapa, cultural and historical associations with Paraparaumu and the wider Project area. Ātiawa ki Whakarongotai Charitable Trust (Te Ātiawa) is an iwi organisation through which NCPL has undertaken engagement in relation to the Project.

NCPL has engaged with Te Ātiawa since 2023 when the land was purchased by TWC. During that time, the Project has evolved through several iterations and has been advanced through different planning processes. As a consequence, engagement has not followed a single continuous or linear process, but has occurred at different stages as proposals have been developed, reconsidered and refined.

At the request of Te Ātiawa, engagement with Puketapu Hapū in relation to the current proposal has been coordinated through the Trust's Taiao team. It is understood this approach was intended to assist Puketapu Hapū with its resourcing constraints and provide a coordinated process for receiving information, identifying cultural priorities and contributing to the development of the proposal. The Taiao Rep confirmed that the Puketapu Hapū Rep supported this approach. NCPL has continued to provide information through Te Ātiawa on this basis, while recognising Puketapu Hapū's interests and the need for its ongoing involvement in the Project.

A table of key engagement that was included in the previous KCDC and GWRC consent application is set out below.

[1] https://environment.govt.nz/acts-and-regulations/acts/fast-track-approvals/fast-track-projects/new-central-park/

DATE	ENGAGEMENT ACTIVITY
11/09/2023	Meeting with the Taiao Team
25/09/2023	Meeting with the Taiao Rep and Trust Chair to discuss development
26/09/2023	Email with presentation outlining development, opportunities to collaborate with Iwi
27/09/2023	Meeting with Te Atiawa Ki Kapiti (head of commercial) to discuss opportunities at
28/09/2023	Follow up email with Te Atiawa Ki Kapiti
2/09/2023	Meeting with the Taiao Rep and Trust Chair to discuss development
18/10/2023	Hui a marama at Te Atiawa Ki Kapiti to discuss the development, presentation to the Full Trust Board
3/11/2023	Presentation of opportunities sent to the Trust Board, as discussed with the Boad at the full Hui
24/11/2023	Meeting with the Taiao Committee member on site to discuss the proposed development
25/03/2024	On site walkover with Te Atiata's new Taiao rep
2/04/2024	On site walkover with Te Atiata's new Taiao rep

And previous correspondence with Puketapu Hapu was included as follows:

DATE	ENGAGEMENT ACTIVITY
17/11/2023	Meeting with Puketapu Hapu to outline the development and discuss engagement with the Hapu
24/11/2023	Email to Puketapu Hapu
28/11/2023	Meeting with Puketapu Hapu to outline further detail of the proposed development and identify engagement and opportunities
12/12/2024	Email from Trust chair outlining no opposition to the develeopment but requirement for further engagement
27/02/2024	Presentation to two members of the Board around the ecology and proposed effects of the development
13/03/2024	Meeting with the Trust Chair to discuss how we will engage further with the Trust
20/03/2024	Sent proposed MOU between the parties of the opportunities for Mana Whenua to be involved in the development

Engagement recommenced as the current proposal has been developed for the Fast-track Approvals Act 2024 process. This engagement remains ongoing and is not intended to conclude with lodgement of the substantive application. NCPL is committed to continuing to work with Te Ātiawa through the Fast-track process and through subsequent detailed design and implementation of the Project.

A summary of engagement regarding the current proposal is provided in the table below.

DATE	ENGAGEMENT / INFORMATION PROVIDED	SUMMARY OF KEY MATTERS AND OUTCOMES
27/08/2026	In person hui with Te Ātiawa regarding revised approach to the Project	Re-engagement with Te Ātiawa following the decision to set aside the previous resource consent applications and reconsider the Project through the fast-track process, following its earlier listing under the Fast-track Approvals Act.
28/04/2006	Initial discussion and revised masterplan	Following a telephone discussion with the Taiao Rep, the revised masterplan was provided, outlining residential and commercial development, wetland reclamation and offsetting, flood management and

DATE	ENGAGEMENT / INFORMATION PROVIDED	SUMMARY OF KEY MATTERS AND OUTCOMES
		stream restoration. Opportunities for cultural narratives, design elements and kaitiakitanga outcomes were identified, and a hui proposed.
01/05/2026–07/05/2026	Initial feedback and referral application	The Taiao Rep acknowledged the revised masterplan. Scope Planning sought to arrange a hui and provided the lodged referral application documentation on 7 May.
11/05/2026	Formal response from Te Ātiawa	e Ātiawa provided feedback on the referral application, identifying matters requiring further information and engagement, including the dunes, wetlands and cultural assessment process. Puketapu Hapū involvement and technical information for a CIA. Scope Planning acknowledged these concerns and committed to further engagement.
18/05/2026	Initial project hui	Hui held to discuss the revised proposal, cultural priorities and opportunities for the Wharemaukū Stream and wetlands. The Taiao Rep described the hui as productive and advised that Te Ātiawa would prepare a scope of work and resourcing requirements.
20/05/2026	NRP provisions and stream restoration	Scope provided an assessment of NRP rules for reclamation and modification of the Wharemaukū Stream, including its Schedule C status.
15/06/2026–16/06/2026	Referral response, scope and hapū engagement	Te Ātiawa provided its referral response and proposed scope of work. Taiao Rep confirmed the Puketapu Hapū Rep supported Te Ātiawa's proposed engagement approach; direct notification arrangements were also discussed.
27/06/2026	Updated referral and further hui	The re-lodged referral application was provided. Following a further hui, Scope proposed a multidisciplinary workshop on stream restoration, wetland design and open space while the masterplan remained under development.
07/07/2026–21/07/2026	Workshop preparation and NRP interpretation	Te Ātiawa supported a design workshop and planned discussions with Puketapu Hapū about its preferred involvement. The parties discussed NRP restrictions on stream modification; the Taiao Rep proposed seeking GWRC's views on mana whenua-supported changes.
23/07/2026	Multidisciplinary design workshop	Workshop held at Te Ātiawa's offices with planning, engineering, ecological, landscape and urban design representatives. Stream restoration and naturalisation, wetland offsetting, open space and Airport Link Road alignments were discussed.
24/07/2026	Workshop follow-up	Scope Planning advised that a revised masterplan, stream naturalisation concepts and wetland offsetting information were being prepared. An alternative Airport Link Road alignment south of the site was being investigated, subject to flood modelling.
29/07/2026	Preliminary design and ecology information	Preliminary Airport Link Road concepts, previous ecological reports and design material were shared. Scope Planning explained that the offsetting plan required revision and the preferred direction was shifting towards retaining and enhancing the existing stream alignment. Feedback and trustee engagement were sought.

DATE	ENGAGEMENT / INFORMATION PROVIDED	SUMMARY OF KEY MATTERS AND OUTCOMES
30/07/2026	Te Ātiawa feedback on options	The Taiao Rep advised that Te Ātiawa's referral response would reflect previously discussed concerns. Updated proposals for the Wharemaukū Stream were discussed, including opportunities for naturalisation and further involvement in detailed design.
17/08/2026	Airport Link Road and wetland updates	Scope advised that KCDC supported investigating a southern Airport Link Road alignment. Revised wetland offsetting and compensation work was underway, and Te Ātiawa was asked to identify key concerns and priorities.
17/08/2026	Revised stream and wetland approach	Following GWRC discussions, Scope outlined retaining the Wharemaukū Stream in its existing alignment while naturalising the channel and margins. Te Ātiawa's views and detailed-design involvement were sought.
20/08/2026	Stream naturalisation memorandum	Following further discussions, Scope provided a Bioresearches technical memorandum on proposed naturalisation of the Wharemaukū Stream. Further hui and technical discussions were proposed.
23/08/2026	In person project workshop	Workshop held with Te Ātiawa and the project planning, engineering, ecology, landscape and urban design teams. Discussions focused on the Wharemaukū Stream, wetland offsetting and enhancement and proposed open space.
04/09/2026	Open Space Strategy and road concept	Draft Open Space Strategy and revised Airport Link Road concept were provided. Feedback on priorities and key concerns was requested.
11/09/2026	Further hui and archaeology information	Following a further hui on 11/09/2026 Scope Planning sought a written summary of Te Ātiawa's key concerns and provided the Archaeological Assessment.
18/09/2026	Draft GWRC conditions	Draft GWRC conditions were shared. Scope Planning noted these remained preliminary and subject to further discussion with Te Ātiawa and the project team.
16/09/2026	Request for key concerns. Archaeological Assessment provided.	Scope requested a summary of Te Ātiawa's key concerns ahead of CIA. The Draft Archaeological Management Plan was provided.
18/09/2026	Draft ecological assessment	Draft Assessment of Ecological Effects provided for review.
30/09/2026	Further Airport Link Road concept	Following a telephone discussion, Scope shared the revised concept for the potential Airport Link Road. Te Ātiawa's offer to engage with the roading team was acknowledged.
30/09/2026	Provision of Interim Cultural Impact Assessment	Te Ātiawa provided its Interim CIA. Scope and the Applicant acknowledged the work of the Trust, trustees and wider team.
6/10/2026	Discussion regarding next steps	Email and phone correspondence between the Taiao Rep and Scope confirming next steps.
16/10/2026	Online call to discuss Interim CIA	Meeting with Trust representatives to discuss the Interim CIA, key matters raised and opportunities for further engagement.

DATE	ENGAGEMENT / INFORMATION PROVIDED	SUMMARY OF KEY MATTERS AND OUTCOMES
20/10/2026	Revised GWRC conditions	Revised draft GWRC conditions provided for consideration, including amendments responding to matters raised in the Interim CIA.

CULTURAL VALUES AND CONCERNS IDENTIFIED

As agreed through earlier engagement, Ātiawa ki Whakarongotai Charitable Trust undertook to prepare an *Interim Cultural Impact Assessment* (CIA) to identify the cultural values associated with the Site, the Trust's concerns regarding the Proposal, and opportunities to address those concerns.

The Trust made a considerable effort to prepare the CIA at pace and providing it to NCPL on 30 September 2026. The Applicant appreciates the time and effort contributed by the Trust's staff, Taiao Advisory Kōmiti and Board of Trustees. The CIA provides valuable insight into the Trust's relationship with the Site, the cultural values associated with the whenua and wai, and the outcomes the Trust would like to see achieved through the development.

NCPL acknowledges the importance of having these matters clearly articulated as part of the substantive application, including where the Trust's views differ from those of the Applicant. The CIA has assisted the project team in better understanding the Trust's concerns and identifying matters that warrant further discussion, particularly in relation to the existing dunes, the Wharemaukū Stream and opportunities for ongoing mana whenua involvement in the development.

The CIA draws on the Trust's Kaitiakitanga Plan, Whakarongotai o te moana, Whakarongotai o te wā, and is included as Appendix 33 to the substantive application. It is identified as an interim assessment, having been prepared before all application documentation was available.

The CIA identifies the Site as part of a wider cultural landscape with longstanding whakapapa connections to Te Ātiawa ki Whakarongotai. While acknowledging that the Site has been substantially modified through historic land use, drainage and stream channelisation, the Trust considers that the remaining dunes, wetlands and waterways continue to hold important cultural and environmental values.

The CIA considers the Proposal under four broad themes: whakapapa, tino rangatiratanga, whenua and wai. The key values and concerns identified are summarised below:

Sand dunes:

- The existing dunes are identified as important features of the cultural landscape, with whakapapa, spiritual, ecological and historical associations. Their proposed removal is the Trust's primary concern, and the CIA records its position that the dunes should be retained and protected. The Trust does not consider that the loss of these features can be adequately addressed through the proposed mitigation measures.

Wharemaukū Stream:

- The Trust identifies the Stream as an important ancestral waterway and seeks further consideration of opportunities for naturalisation, including potential restoration of a more natural alignment and greater integration with the proposed wetland areas.

Wetlands and freshwater environments:

- The Trust raises concerns regarding the reclamation of existing wetlands, recognising their ecological and cultural values, including their importance for mahinga kai, rongoā and customary practices. The CIA emphasises the importance of avoiding wetland loss where possible and ensuring that proposed restoration and compensation achieve enduring outcomes.

Whakapapa and connection to whenua:

- The CIA identifies concerns regarding the loss of natural features through which whakapapa, cultural knowledge and customary relationships with the Site are expressed. The Trust seeks opportunities to maintain and strengthen these connections through access, restoration and recognition of the cultural landscape.

Tino rangatiratanga and kaitiakitanga:

- The Trust seeks a meaningful and ongoing role in the design, implementation and future management of the development, including involvement in environmental restoration, monitoring, management plans, cultural interpretation and consideration of governance arrangements.

The CIA also identifies opportunities to address cultural effects, including preparation of a Cultural Landscape Management Plan, involvement in ecological and archaeological management, cultural monitoring, naming and interpretation, and restoration of indigenous vegetation and customary resources.

While the potential community benefits of the Proposal are acknowledged, the CIA records that Trust does not support the development in its current form, principally because of the proposed dune removal. The CIA outlines that other matters identified in the CIA are capable of further discussion through ongoing engagement and refinement of the proposed management measures and consent conditions.

NCPL acknowledges the values and concerns raised and has considered these alongside the technical assessments informing the Proposal. Further engagement has continued following receipt of the CIA, as outlined in the following section. The CIA should be referred to directly for the Trust's full assessment and requested outcomes.

CURRENT POSITION

A meeting was held on 16 October 2026 between representatives of NCPL and Te Ātiawa ki Whakarongotai Charitable Trust to discuss matters raised in the *Interim Cultural Impact Assessment*, particularly the proposed modification and removal of existing dunes and the treatment of the Wharemaukū Stream.

Following the meeting, NCPL received a memorandum dated 20 October 2026 from Greg Carlyon of The Catalyst Group, summarising the discussion and identifying a proposed pathway for progressing the outstanding matters. The memorandum records the Trust's preference for greater naturalisation of the Wharemaukū Stream and its position that the existing dunes should be retained. It also acknowledges the technical and design considerations that have informed the current proposal and identifies opportunities for further discussions involving the Trust, NCPL's technical advisers and the relevant councils.

The memorandum proposes a pathway whereby the Trust could advise the Fast-track panel convenor that the application should be accepted for consideration by a panel, while maintaining its position on the outstanding cultural matters. Further engagement is proposed regarding opportunities for stream naturalisation, the management of residual effects associated with dune modification and removal, and potential cultural compensation measures. The memorandum also proposes that the parties document the matters requiring further consideration and establish a programme for progressing these discussions.

The memorandum expressly acknowledges NCPL's intention to lodge the substantive fast-track application during the week commencing 19 October 2026, on the basis of the current proposal. The further engagement contemplated in the memorandum is therefore intended to occur alongside the fast-track process, rather than requiring the outstanding matters to be resolved prior to lodgement.

The Applicant considers that the memorandum represents a constructive step in the ongoing engagement with Te Ātiawa ki Whakarongotai. While the Trust's concerns regarding the dunes and Wharemaukū Stream remain unresolved, a potential pathway has been identified for continuing discussions and exploring opportunities to address residual cultural effects through the substantive application process.

In addition to the above, the project planner has provided the Trust with an updated set of proposed GWRC consent conditions, which have been revised to better address the concerns and opportunities identified in the CIA. In particular, the amendments seek to provide for greater mana whenua involvement in ecological management, wetland restoration, monitoring and detailed design. The updated conditions have been provided for the Trust's consideration and feedback as part of the ongoing engagement.

9.4 NGĀTI TOA RANGATIRA

Ngāti Toa Rangatira was engaged in relation to the earlier iterations and consenting processes for the development. Through that engagement, Ngāti Toa confirmed that it was comfortable for Te Ātiawa ki Whakarongotai to take the lead in relation to cultural matters associated with the Project.

Ngāti Toa has been re-engaged in relation to the current revised proposal and has reconfirmed its position that it defers to Te Ātiawa ki Whakarongotai in relation to cultural matters for the Project. Ngāti Toa has, however, asked to be kept informed as the Project progresses.

Consistent with that request, NCPL has continued to provide Ngāti Toa with information on the revised proposal and its progression through the Fast-track process. The substantive application and supporting material have also been provided directly to Ngāti Toa.

9.5 MUĀŪPOKO TRIBAL AUTHORITY

Engagement with Muaūpoko Tribal Authority (Muaūpoko) was initiated on 18 May 2026 as part of the statutory pre-referral notification process under the FTAA. Muaūpoko was provided with information on the proposed development, the approvals proposed to be sought through the Fast-track process, and access to the referral application and supporting technical documentation. NCPL also expressly invited MTA to engage directly on the Project and offered to arrange a hui.

NCPL followed up with Muaūpoko on 15 June 2026 seeking to discuss the proposal prior to lodgement of the referral application. No response was provided. A further approach was made on 2 September 2026 as preparation of the substantive application progressed, relaying previous requests to meet to discuss the Project.

Muaūpoko responded in early September confirming that it is keen to meet with the Project team and advised that a hui would be arranged following the return of its Chief Executive on 21 September 2026. A hui has now been scheduled for early November.

9.6 MANDATORY CONSULTATION - CUSTOMARY MARINE TITLE AND NGĀTI POROU

There are no relevant applicant groups with applications for customary marine title, and the project area is not within or adjacent to ngā rohe moana o ngā hapū o Ngāti Porou. Accordingly, no such consultation was required in this respect.

10. NEIGHBOURING LANDOWNERS

The principal landowners adjoining the Project site are KCDC and NZTA, both of which own or control land adjoining substantial parts of the site boundary. Engagement with KCDC and NZTA has been undertaken separately and is described above.

There are also a small number of privately owned properties that directly adjoin the Site, including residential properties along Manewa Street. Other nearby properties include those located on the opposite side of Kapiti Road and the Kapiti Expressway. These properties have also been included in the engagement process, recognising their proximity to the proposed development.

On 3 September 2026, an engagement letter was sent to the identified adjoining and nearby property owners. The letter introduced the current New Central Park proposal, explained its progression through the Fast-track Approvals Act 2024 process, and requested appropriate contact details to enable Project information and updates to be provided directly to owners and, where relevant, occupiers or tenants.

As part of this engagement, the substantive application has been provided directly to these parties at the time of lodgement. This has been undertaken in advance of, and separately from, any formal invitation for comments under the Fast-track process. The purpose is to provide adjoining and nearby landowners with additional time to understand and review the Project and, should they wish to do so, raise questions or provide feedback outside the relatively tight statutory timeframes that apply once the substantive application progresses through the formal Fast-track process.

Four responses were received from adjoining and nearby property owners following the September 2026 engagement letter. The matters raised are summarised below:

- One owner expressed appreciation for being kept informed of the development but raised concerns regarding the loss of the existing wetland and open space adjoining their property.

- One owner raised concerns regarding existing congestion on Kapiti Road and at the Kapiti Expressway interchange, and suggested that the wider Airport Link Road connections should be constructed alongside the development to improve connectivity between Raumati, Paraparaumu Beach and the wider town centre.

- One owner sought clarification regarding the height and setback of the proposed townhouses adjoining their boundary, whether the existing boundary fence would be replaced, and how stormwater and flooding effects would be managed given previous flooding experienced at their property.

- One owner raised concerns regarding the indicative future Airport Link Road alignment, particularly its potential proximity to the Wharemaukū Stream and effects on existing public reserve land and recreational use.

In relation to the comments concerning the Airport Link Road, it is noted that, as outlined in the substantive application, this road does not form part of the Proposal or the approvals sought. The potential future connection has been considered in developing the masterplan, but its alignment, design and delivery remain matters for separate investigation and approval.

The project planner intends to follow up directly with the four property owners to discuss the matters raised, clarify the scope of the Proposal and direct them to the relevant sections of the substantive application and supporting technical assessments.

Engagement with adjoining and nearby landowners will continue as the Project progresses. This engagement will not be limited to the formal fast-track process. Consistent with the approach taken by the project planner on previous Fast-track projects, direct engagement with neighbouring owners will continue separately from the statutory. Any further feedback received will be considered, including opportunities to address matters through further information, detailed design, management plans or consent conditions.

A schedule identifying the relevant adjoining and nearby landowners and occupiers is provided in **Appendix A.** A copy of the engagement letter issued on 3 September 2026 is provided in **Appendix B.**

11. CONSULTATION WITH INFRASTRUCTURE PROVIDERS

11.1 NEW ZEALAND TRANSPORT AGENCY

NZTA has been engaged in relation to the Project in its capacity as both an infrastructure provider and an adjoining landowner, including as the requiring authority for the Kapiti Expressway designation, which extends over part of the Project site. NZTA was previously involved through the earlier resource consent process, during which the application lodged with KCDC was provided to NZTA for comment. NZTA subsequently requested further information regarding the potential effects of the proposed earthworks and stormwater management on the adjoining Kapiti Expressway. The resource consent applications were subsequently placed on hold and that further information was not provided as part of that process.

Engagement with NZTA in relation to the current revised proposal commenced on 2 September 2026 and has included both telephone and email correspondence. The engagement has provided NZTA with an update on the revised proposal and the Fast-track process and has identified the key matters relevant to NZTA for further consideration.

These matters include the potential effects of the proposed development, earthworks and stormwater management on the Kapiti Expressway and associated infrastructure; the extent of the existing NZTA designation over part of the Project site and the implications of the proposed works within the designated area; and the potential future Airport Link Road to the south of the Project site, including how the current proposal can appropriately recognise and provide for that potential future connection.

The proposed roading plans and draft *Integrated Transport Assessment* have also been provided to NZTA for review. A meeting was held on 20 October 2026 between representatives of NZTA and the project team to discuss the Proposal and the matters arising from NZTA's review.

The meeting included discussion of the traffic generation and modelling assumptions adopted in the assessment, the anticipated distribution of traffic across the wider road network, and the potential effects on the Kapiti Expressway interchanges, including queuing and operational performance.

As recorded in the meeting minutes, there was general agreement to continue working together to better understand and narrow the remaining areas of concern. The discussion was constructive, and it was agreed that these discussions would be progressed at pace, with the aim of providing an update to the Fast-track panel on the outcomes of those discussions when the panel is established.

Engagement with NZTA is therefore ongoing however it was acknowledged that these discussions could continue alongside the lodgement and consideration of the substantive application.

11.2 FIRST GAS

Engagement occurred with First Gas as a part of the previous resource consent (that anticipated a much greater yield). Refer extract from the *Civil Infrastructure Report*:

> *Envelope has engaged with the Network Utility Operator (Firstgas) who have confirmed that they have network adjacent to the site and that this can be extended to serve the proposed development. The network can support a supply of up to 16,000 MJ/hr without significant upgrades being required. Indicative utilities servicing locations are shown on our plans which will be confirmed during detailed design once utilities plans are received.*

11.3 CHORUS

Engagement occurred with Chorus as a part of the previous resource consent (that anticipated a much greater yield). Refer extract from the *Civil Infrastructure Report*:

> *Envelope has engaged with the Network Utility Operator (Chorus) who have confirmed that they have network adjacent to the site and that this can be extended to serve the proposed development. Indicative utilities servicing locations are shown on our plans which will be confirmed during detailed design once utilities plans are received.*

11.4 ELECTRA

Electra owns and operates the electricity lines and assets in the Kapiti and Horowhenua districts. Engagement occurred with Electra as a part of the previous resource consent (that anticipated a much greater yield). Refer extract from the *Civil Infrastructure Report*:

> *Envelope has engaged with the Network Utility Operator (Scanpower on behalf of Electra) who have confirmed that they have network adjacent to the site and that this can be extended to serve the proposed development.*
>
> *Aurecon were engaged to define an indicative full development demand, which estimated a total (full development) demand of 7.2 MVA. Scanpower have confirmed that the current network can support 1.0 MVA from the network adjacent to Kapiti Road and an additional 2.0 MVA from the network adjacent to Ihakara Road.*
>
> *Additional demand beyond the current capacity will require network upgrades, however these should not preclude the initial subdivision. Indicative utilities servicing locations are shown on our plans (Appendix 1) which will be confirmed during detailed design once utilities plans are received and this will take into account proposed future upgrades.*

11.5 METLINK

Metlink was contacted in relation to the proposed development and public transport provision. On 22 September 2026, Metlink was provided with the draft roading plans and Project Description for review. Scope Planning has subsequently followed up, and a meeting has been scheduled for 28 October 2026, primarily to discuss bus provision along the proposed Link Road and any associated design requirements.

11.6WASTE MANGEMENT – REFUSE COLLECTION

As part of the consultation undertaken on the proposed internal roading network, the Applicant provided the roading plans to Waste Management, the refuse collection contractor operating in the Kapiti Coast District, for review. Waste Management subsequently confirmed that the proposed internal roading layout was satisfactory from a refuse collection perspective. No changes to the roading layout were requested as a result of this review.

12. HOW CONSULTATION HAS INFORMED THE PROJECT

The consultation undertaken has resulted in improvements to the project design, technical reporting, and proposed conditions. In particular, the project team has taken into account feedback received through the current engagement process, together with matters previously raised through the earlier resource consent applications and associated requests for further information.

This has resulted in a number of changes and refinements to the Proposal, including:

- **Roading and access:** Refinement of the internal road network, intersection arrangements, vehicle access and pedestrian and cycle connections following discussions with KCDC's roading team and further consideration of matters raised through the previous consent process.
- **Wharemaukū Stream:** Reconsideration of the earlier stream realignment proposal following discussions with KCDC and GWRC and further review of matters raised through the previous RFI process. This has resulted in the current approach of retaining the existing stream alignment, with proposed naturalisation and enhancement of the channel and margins. Further information regarding the proposed naturalisation of the Wharemaukū Stream was prepared and provided to Te Ātiawa ki Whakarongotai in response to concerns raised about the extent of naturalisation proposed. This information provided further detail on the proposed enhancements, opportunities for restoration and the technical and design considerations informing the current approach.
- **Reserves and open space:** Amendments to the proposed reserve network, open space areas and associated connections following discussions with KCDC's Parks team, including consideration of the future function, management and vesting of these areas.
- **Residential design:** Refinement of residential typologies, building heights, setbacks and site layouts within the Ihakara Precinct, being the only part of the development that directly adjoins existing residential properties.
- **Infrastructure and servicing:** Further development of the proposed water supply, wastewater and stormwater servicing arrangements following engagement with KCDC. This has included consideration of network capacity, hydraulic neutrality and the ongoing management and maintenance of infrastructure.
- **Wetland restoration and ecological management:** Refinement of the proposed wetland compensation areas, ecological restoration measures and associated management arrangements, informed by discussions with GWRC, KCDC and iwi, together with further hydrological investigations.
- **Cultural and environmental management:** Further consideration of the matters raised by Te Ātiawa ki Whakarongotai, including opportunities for mana whenua involvement in ecological restoration, environmental management, monitoring and detailed design, with associated amendments to the proposed consent conditions.

Overall, the engagement undertaken has provided an opportunity to revisit matters raised through the earlier consent process, test the revised design with the relevant council teams and technical specialists, and incorporate feedback ahead of lodgement. While some matters remain subject to ongoing discussion, the Proposal and supporting assessments have been substantially developed through this process.

12.1MATTERS ADDRESSED BY PROPOSED CONSENT CONDITIONS

The proposed consent conditions have been progressively developed and refined through engagement with KCDC, GWRC and Te Ātiawa, including further amendments following receipt of the Interim CIA. The project planner has also had regard to the development of conditions through the Waikanae North Fast-track process, particularly the cultural matters raised by Te Ātiawa and the approach being taken to provide for mana whenua involvement in environmental management, restoration and monitoring. This has helped inform further

refinements to the proposed conditions for the development, recognising the benefits of achieving a consistent and practical approach to these matters across developments within the Kapiti district.

The proposed conditions include measures addressing the following matters raised by Te Ātiawa in the Interim CIA and through engagement:

- **Ongoing mana whenua involvement:** Provision for Te Ātiawa and Puketapu Hapū to be involved in relevant detailed design, preparation of management plans, implementation and monitoring, rather than engagement concluding upon the granting of consent.

- **Wetland offsetting and compensation:** Requirements for the detailed design, establishment, restoration and ongoing management of the proposed indigenous wetland complex, including ecological performance targets, monitoring and adaptive management. The conditions also provide opportunities for mana whenua input into wetland design and restoration measures.

- **Wharemaukū Stream restoration:** Requirements for the naturalisation and ecological enhancement of the Stream, including improvements to aquatic habitat, riparian planting and integration with adjoining wetland areas, with opportunities for mana whenua involvement in detailed design.

- **Landscape and open space design:** Detailed landscape design and planting requirements for the wetland, swale and open space network, including opportunities for mana whenua involvement in indigenous planting, cultural narratives and other relevant design elements.

- **Archaeological and cultural heritage protection:** Requirements for archaeological management during earthworks, including monitoring where required, accidental discovery procedures and engagement with tangata whenua regarding appropriate tikanga and cultural protocols.

- **Construction-phase effects:** Requirements for erosion and sediment control, earthworks and construction management to minimise sediment discharges and other effects on the Wharemaukū Stream and adjoining wetland areas.

- **Long-term ecological outcomes:** Monitoring, maintenance and adaptive management requirements to ensure that the proposed restoration and compensation measures are successfully established and continue to function over time, including corrective measures where performance targets are not achieved.

The updated GWRC conditions were provided to Te Ātiawa on 20 October 2026 for consideration and feedback. While the conditions seek to address a number of the matters raised in the CIA, further discussions remain ongoing.

13. ONGOING ENGAGEMENT

Given the overlap between the referral and substantive application processes, much of the engagement undertaken to date has continued directly into preparation of the substantive application. NCPL does not consider engagement to be a process that concludes upon lodgement and intends to continue working with relevant parties throughout the Fast-track process and, if approvals are granted, during detailed design and implementation.

In particular, NCPL intends to use the period between lodgement and appointment of the Panel to continue discussions with parties, separate from the formal statutory process, with the aim of resolving or narrowing outstanding matters where possible.

Ongoing engagement will include:

- Continuing discussions with Te Ātiawa ki Whakarongotai and Puketapu ki Paraparaumu Hapū, particularly regarding the Wharemaukū Stream, wetland restoration, ecological management, landscape design and opportunities for ongoing cultural involvement.

- Continuing technical discussions KCDC, GWRC and NZTA to address outstanding matters, refine proposed conditions and, where possible, reach greater agreement ahead of the Panel's consideration of the application.

- Following up on feedback received from neighbouring landowners and continuing direct engagement outside the formal Fast-track process, including during detailed design and implementation where relevant.

The proposed consent conditions also provide for ongoing engagement, particularly mana whenua involvement in the preparation of management plans, detailed design, restoration and monitoring.

14. STATUTORY CONSULTATION COMPLIANCE CHECKLIST

The table below summarises the consultation and pre-lodgement notification requirements under the FTAA and how these have been addressed. As New Central Park is a referred project, the additional pre-lodgement requirements applying to listed projects do not apply. The table demonstrates that the relevant statutory consultation requirements have been addressed.

TABLE X: CONSULTATION COMPLIANCE

PROVISION	REQUIREMENT	COMPLIANCE
Section 11 – Consultation and notification for **referral** application	Notification of relevant local authorities, iwi authorities, Treaty settlement entities and administering agencies prior to lodging the referral application, as applicable.	**Completed.** Relevant parties were notified in May 2026 as part of the referral process.
Section 29 – Pre-lodgement requirements for listed projects	Additional pre-lodgement requirements applying to listed projects.	**Not applicable** New Central Park is a referred project.
Section 30(2) – Notification to regional council	Written notification to the relevant regional council before lodging a substantive application seeking resource consent, where section 30 applies.	**Completed** GWRC was notified in writing of the proposed substantive application in September 2026.
Section 30(3) – Regional council response	Regional council to advise whether relevant existing resource consents exist to which sections 124C(1)(c) or 165ZI of the RMA would apply.	**Completed** On 23 September 2026, GWRC provided a Schedule 30 notice outlining the resource consents that pertained to the property.
Schedule 5, clause 5(1)(d) – Owners and occupiers	Identification of the owners and occupiers of the land and adjacent land, as specified in the clause.	**Completed.** Appendix B identifies the adjoining and nearby landowners and occupiers. This includes properties on the adjacent side of Kapiti Road and the Kapiti Expressway.

15. CONCLUSION

Overall, NCPL considers that the consultation undertaken, both in relation to the current Proposal and since the land was purchased, has been appropriate and proportionate to the scale and complexity of the Project. Engagement has informed the design and refinement of the Proposal, the supporting technical assessments and the development of proposed consent conditions.

While some matters remain subject to further discussion, considerable progress has been made through the engagement undertaken to date. NCPL is committed to continuing to work constructively with mana whenua,

councils, infrastructure providers and neighbouring landowners to address or narrow outstanding matters as the Project progresses through the Fast-track process ahead and during formal engagement occuring.

APPENDIX A
ADJACENT PROPERTY LIST

NEIGHBOURING PROPERTIES – OWNER/OCCUPIER DETAILS

NO.	PROPERTY ADDRESS	RECORD OF TITLE	LEGAL DESCRIPTION	REGISTERED OWNER(S)	RELATIONSHIP TO SITE / NOTES	PHONE	EMAIL	RESPONSE COMMENTS
1	98 Kapiti Road	785493	Section 3 Survey Office Plan 506649	[redacted]				
2	96 Kapiti Road	782757	Section 2 Survey Office Plan 469365	[redacted]				
3	92-94 Kapiti Road	785491	Section 7 Survey Office Plan 506649	Her Majesty the Queen	NZTA			
4	90 Kapiti Road	WN5D/986	Lot 4 Deposited Plan 29044	[redacted]				
5	88 Kapiti Road	WN5D/987	Lot 5 Deposited Plan 29044	[redacted]				
6	86 Kapiti Road	WN5D/988	Lot 6 Deposited Plan 29044	[redacted]				
7	84 Kapiti Road	WN5D/989	Lot 7 Deposited Plan 29044	[redacted]				
8	82 Kapiti Road	WN5D/990	Lot 8 Deposited Plan 29044	[redacted]				
9	80A & 80 Kapiti Road	WN28B/729	Lot 9 Deposited Plan 29044	[redacted]				
10	80A & 80 Kapiti Road	WN30A/828	Lot 9 Deposited Plan 29044	[redacted]				
11	3 Arawhata Road	WN8C/873	Flat 2 Deposited Plan 32099	[redacted]				
12	3 Arawhata Road	WN8C/874	Flat 1 Deposited Plan 32099	[redacted]				
13	3 Arawhata Road	WN8C/895	Lot 10 Deposited Plan 29977	[redacted]				
14	3 Arawhata Road	WN9A/999	Lot 10 Deposited Plan 29977	[redacted]				
15	74-76 Kapiti Road	WN7A/539	Lot 6 Deposited Plan 21659	[redacted]				
16	74-76 Kapiti Road	WN7A/540	Flat 2 Deposited Plan 29933	[redacted]va				
17	74-76 Kapiti Road	WN7A/541	Flat 1 Deposited Plan 29933	[redacted]				
18	74-76 Kapiti Road	WN7A/716	Lot 6 Deposited Plan 21659	[redacted]				
19	72 Kapiti Road	WN930/43	Lot 7 Deposited Plan 21659	[redacted]				
20	70 Kapiti Road	WN916/47	Lot 8 Deposited Plan 21659	[redacted]				
21	68 Kapiti Road	WN911/5	Lot 9 Deposited Plan 21659	[redacted]				
22	66 Kapiti Road	WN9B/1086	Flat 2 Deposited Plan 32237 and Garage 2 Deposited Plan 32237	[redacted]				
23	66 Kapiti Road	WN9B/1087	Flat 1 Deposited Plan 32237 and Garage 1 Deposited Plan 32237	[redacted]				
24	66 Kapiti Road	WN9B/1327	Lot 10 Deposited Plan 21659	[redacted]				
25	66 Kapiti Road	WN9B/1328	Lot 10 Deposited Plan 21659	[redacted]				
26	64 Kapiti Road	WN34D/282	Lot 11 Deposited Plan 21659	[redacted]				
27	62 Kapiti Road	WN36D/191	Lot 1 Deposited Plan 16546	[redacted]				
28	62 Kapiti Road	WN36D/192	Lot 1 Deposited Plan 16546	[redacted]				
29	60A/B Kapiti Road	WN48B/820	Lot 2 Deposited Plan 16546	[redacted]				
30	60A/B Kapiti Road	WN7B/1349	Flat 2 Deposited Plan 30140	[redacted]				
31	58 Kapiti Road	WN6C/658	Flat 1 Deposited Plan 29057	[redacted]				
32	58 Kapiti Road	WN6C/659	Lot 3 Deposited Plan 16546	[redacted]				
33	58 Kapiti Road	WN6C/660	Flat 2 Deposited Plan 29057	[redacted]				
34	58 Kapiti Road	WN6C/695	Lot 3 Deposited Plan 16546	[redacted]				
35	Brett Ambler Way	1068481	Section 6 Survey Office Plan 570550	Kapiti Coast District Council	KCDC			
36	10 Brett Ambler Way	1068482	Section 1-4 Survey Office Plan 570550	Kapiti Coast District Council	KCDC			

NEIGHBOURING PROPERTIES – OWNER/OCCUPIER DETAILS

NO.	PROPERTY ADDRESS	RECORD OF TITLE	LEGAL DESCRIPTION	REGISTERED OWNER(S)	RELATIONSHIP TO SITE / NOTES	PHONE	EMAIL	RESPONSE COMMENTS
37	55 Kapiti Road	WN937/6	Lot 3 Deposited Plan 22318	[redacted]				
38	53 Kapiti Road	WN943/38	Lot 4 Deposited Plan 22318	[redacted]				
39	47 Kapiti Road	WN6C/1208	Lot 1 Deposited Plan 29374	[redacted]				
40	47 Kapiti Road	WN6C/1209	Lot 1 Deposited Plan 29374	[redacted]				
41	47 Kapiti Road	WN6C/1256	Flat 2 Deposited Plan 29454	[redacted]				
42	47 Kapiti Road	WN6C/1257	Flat 1 Deposited Plan 29454	[redacted]				
43	49 Kapiti Road	WN8A/177	Lot 2 Deposited Plan 29374	[redacted]				
44	49 Kapiti Road	WN8A/178	Flat 2 Deposited Plan 30796	[redacted]				
45	49 Kapiti Road	WN8C/130	Flat 1 Deposited Plan 30796	[redacted]				
46	49 Kapiti Road	WN8C/131	Lot 2 Deposited Plan 29374	[redacted]				
47	43-45 Kapiti Road	WN7B/276	Lot 3 Deposited Plan 29374	[redacted]				
48	43-45 Kapiti Road	WN7B/277	Lot 3 Deposited Plan 29374	[redacted]				
49	43-45 Kapiti Road	WN7B/278	Flat 1 Deposited Plan 30299	[redacted]				
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]				
51	43A-43B Kapiti Road	WN37A/990	Lot 8 Deposited Plan 22318, Flat 1 Deposited Plan 69912	[redacted]				
52	43A-43B Kapiti Road	WN48D/96	Lot 8 Deposited Plan 22318, Flat 2 Deposited Plan 81987	[redacted]				
53	41 Kapiti Road	WNB4/340	Lot 9 Deposited Plan 22318	[redacted]				
54	4 Ngahina Street	WN48A/271	Lot 1 Deposited Plan 81383	[redacted]				
55	4b Ngahina Street	WN48A/272	Lot 2 Deposited Plan 81383	[redacted]				
56	6 Ngahina Street	1202974	Lot 3 Deposited Plan 608551	[redacted]				
57	6A Ngahina Street	1202973	Lot 2 Deposited Plan 608551	[redacted]				
58	8 Ngahina Street	1202972	Lot 1 Deposited Plan 608551	[redacted]				
59	[no address]	636808	Lot 1-2 Deposited Plan 470759	[redacted]				
60	[no address]	675629	Lot 1 Deposited Plan 342714 and Lot 1-2 Deposited Plan 470759, Lot 1-2 Deposited Plan 470759	[redacted]				
61	Kapiti Expressway	715702	Section 1 Survey Office Plan 470914	Her Majesty the Queen	NZTA			
62	Kapiti Expressway	1074586	Section 11 Survey Office Plan 505430	Her Majesty the Queen	NZTA			
63	Kapiti Expressway	1074587	Section 14 Survey Office Plan 505430	Her Majesty the Queen	NZTA			
64	Ihakara Street	265124	Lot 13 Deposited Plan 361734	Kapiti Coast District Council	KCDC			
65	44 Ihakara Street	251121	Lot 11 Deposited Plan 361734	[redacted]				
66	59 Ihakara Street	251118	Lot 8 Deposited Plan 361734	[redacted]				
67	3 Manawa Avenue	WN14C/1396	Lot 39 Deposited Plan 42949	[redacted]		[redacted]	[redacted]	A few initials comments/questions about the proposed plan: 1. Are the proposed townhouses on my North boundary 2 or 3 storey? 2. How far from North Boundary will the closet property be built? 3. Will we have our boundary fence rebuilt as part of the development? 4. If the Ihakara Street site is built up to meet the height of the current road, there needs to be drainage and flooding mitigation installed on our property boundary, as our property & home have previously flooded when the storm water system failed to cope with heavy rain.

NEIGHBOURING PROPERTIES – OWNER/OCCUPIER DETAILS

NO.	PROPERTY ADDRESS	RECORD OF TITLE	LEGAL DESCRIPTION	REGISTERED OWNER(S)	RELATIONSHIP TO SITE / NOTES	PHONE	EMAIL	RESPONSE COMMENTS
68	5 Manawa Avenue	385790	Lot 38 Deposited Plan 42949, Flat 1 Deposited Plan 396734 and Garage 1 Deposited Plan 396734	[redacted]		[redacted]	[redacted]	I would just like to comment that I personally would be very sad to lose our open wetland space behind us, and the reason we purchased around twenty years ago was that we were assured that the land directly behind us is wetland, and as such, could never be built on.
69	5-5B Manawa Avenue	WN20A/260	Lot 38 Deposited Plan 42949, Flat 2 Deposited Plan 50312, Carport 2 Deposited Plan 50312 and Shed 2 Deposited Plan 50312	[redacted]				
70	27 Milne Drive	WN46A/19	Lot 5 Deposited Plan 79451	[redacted]				
71	31 Milne Drive	WN45D/768	Lot 6 Deposited Plan 79359	[redacted]				
72	51 Milne Drive	WN46A/573	Lot 19 Deposited Plan 79684	[redacted]				
73	55 Milne Drive	WN46A/574	Lot 20 Deposited Plan 79684	[redacted]				
74	59 Milne Drive	WN46A/575	Lot 21 Deposited Plan 79684	[redacted]				
75	21 Observation Place	WN52B/350	Lot 2 Deposited Plan 84733	[redacted]				
76	25 Observation Place	WN52B/349	Lot 1 Deposited Plan 84733	[redacted]				
77	27 Observation Place	WN51B/743	Lot 27 Deposited Plan 84150	[redacted]				
78	28 Observation Place	WN51B/744	Lot 28 Deposited Plan 84150	[redacted]				
79	20 Observation Place	WN51B/745	Lot 29 Deposited Plan 84150	[redacted]				
80	17 Datum Way	969804	Lot 4 Deposited Plan 555977	[redacted]				
81	17 Datum Way	969803	Lot 3 Deposited Plan 555977	[redacted]				
82	21 Datum Way	969802	Lot 2 Deposited Plan 555977	[redacted]				
83	23 Datum Way	969801	Lot 1 Deposited Plan 555977	[redacted]		[redacted]	[redacted]	
84	29 Quadrant Heights	WN57D/614	Lot 122 Deposited Plan 90553	[redacted]				
85	31 Quadrant Heights	WN57D/615	Lot 123 Deposited Plan 90553	[redacted]				
86	39 Quadrant Heights	WN57D/623	Lot 127 Deposited Plan 90554	[redacted]				
87	41 Quadrant Heights	WN57D/624	Lot 128 Deposited Plan 90554	[redacted]				
88	45 Quadrant Heights	WN57D/626	Lot 130 Deposited Plan 90554	[redacted]				
89	47 Quadrant Heights	WN57D/627	Lot 131 Deposited Plan 90554	[redacted]				
90	49 Quadrant Heights	16162	Lot 151 Deposited Plan 304023	[redacted]				
91	[No address]	16147	Lot 4 Deposited Plan 304023	Kapiti Coast District Council	KCDC			
92	57 Quadrant Heights	16159	Lot 148 Deposited Plan 304023	[redacted]		[redacted]	[redacted]	In terms of initial comments and questions, I have to say the indicated future Airport Link Road (alignment tbc) is a great concern to me. It appears to suggest a roadway immediately beside the Wharemauku stream and also through Public Reserve land which is well used every day. If that is to become the firm proposal then you can expect plenty of formal objections and opposition to that aspect. Please ensure we are kept up to date with further information about the proposed project in a timely manner.

NEIGHBOURING PROPERTIES – OWNER/OCCUPIER DETAILS

NO.	PROPERTY ADDRESS	RECORD OF TITLE	LEGAL DESCRIPTION	REGISTERED OWNER(S)	RELATIONSHIP TO SITE / NOTES	PHONE	EMAIL	RESPONSE COMMENTS
93	59 Quadrant Heights	16158	Lot 147 Deposited Plan 304023	[redacted]				
94	61 Quadrant Heights	16157	Lot 146 Deposited Plan 304023	[redacted]				
95	[No address]	1060812	Section 21 Survey Office Plan 505430	[redacted]				

APPENDIX B
NEIGHBOUR LETTER

8 September 2026

New Central Park Limited
1/126 Lambton Quay, Wellington Central

Tēnā koutou,

New Central Park, Paraparaumu – Information for adjoining property owners

We are writing to you on behalf of New Central Park Limited regarding the proposed New Central Park development in Paraparaumu, as your property has been identified as being adjacent to or in the immediate vicinity of the Project Site.

We would like to keep you informed about the Project as it progresses and, in particular, provide you with information regarding the substantive application that is currently being prepared under the Fast-track Approvals Act 2024.

About the New Central Park Project

New Central Park is a proposed comprehensive mixed-use development on approximately 28 hectares of land at 77 and 109 Kapiti Road and 1 Brett Ambler Way, Paraparaumu, immediately west of the existing Paraparaumu town centre.

The Project will provide a extension to the existing town centre and is proposed to include a range of residential development, Large Format Retail and other commercial and retail activities, together with new roads and connections, walking and cycling facilities, open spaces and associated infrastructure. The Project also includes works associated with the Wharemaukū Stream and adjoining wetland and open space areas and flood management.

A copy of the masterplan provided with the Project's referral application is enclosed with this letter. The masterplan establishes the broad framework within which the Proposal is currently being developed, including the general arrangement of land uses, movement connections and open space areas. The detailed design and supporting technical assessments are currently being developed as part of preparation of the substantive application and, accordingly, aspects of the Proposal may be refined prior to lodgement.

Fast-track substantive application

New Central Park Limited is currently preparing a substantive application under the Fast-track Approvals Act 2024 for the approvals required to enable the Project.

We currently intend to lodge the substantive application with the Environmental Protection Authority (EPA) at the end of September 2026.

As an adjoining or nearby property owner, we would like to ensure that we have your current contact details so that we can provide you with further information about the Project and the substantive application as it progresses. This will include providing you with information on how to access the application material following lodgement and any other relevant Project updates.

Providing your contact details

To ensure we can contact you easily, please provide your preferred email address and telephone number to:

Emily Tam-Foe
Email: [redacted]
Phone: [redacted]

When contacting Emily, please include your name and the address of the property this letter relates to.

Providing your contact details does not require you to provide feedback on the Project. However, if you have any initial comments or questions about the Project or the enclosed masterplan, please also feel free to send these through to Emily at the email address above.

If your property is tenanted

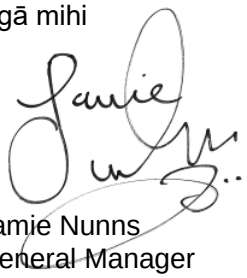
If the property is tenanted, we would also like to provide the occupier(s) with information about the Project and the substantive application.

We would therefore appreciate it if you could either provide this letter to your tenant(s) or ask them to contact Emily directly with their preferred contact details so that they can be included in future Project communications.

Alternatively, if you are both the owner and occupier of the property, no further action is required in relation to occupier details.

We appreciate your assistance and look forward to keeping you informed as the Project progresses. If you have any questions in the meantime, please contact Emily using the details above.

Ngā mihi



Jamie Nunns
General Manager
for and on behalf of New Central Park Limited