By email

23 September 2026

File No: FTA270010

100 Cuba Street
Te Aro, Wellington 6011
PO Box 11646
Manners Street
Wellington 6142
[redacted]

New Central Park Limited
C/- Scope Planning Limited
[redacted]
By email: [redacted]

Tēnā koe Stephanie,

Notice under section 30(3) of the Fast-track Approvals Act 2024

Thank you for your email dated 9 September 2026 notifying Wellington Regional Council (Greater Wellington) that you intend to lodge a substantive application for resource consents under the Fast-track Approvals Act 2024 (FTAA) for New Central Park Limited at 77 and 109 Kāpiti Road, Paraparaumu. We understand that this email is your notice to us under section 30(2) of the FTAA.

Section 30(3) of the FTAA requires that Greater Wellington, by written notice, advise you:

> *(a) of any existing resource consent to which section 124C(1)(c) or 165ZI of the Resource Management Act 1991 would apply if the approval were to be applied for as a resource consent under that Act; or*
>
> *(b) that there are no existing resource consents of that kind.*

The table below advises you of whether either section 30(3)(a) or section 30(3)(b) of the FTAA applies in relation to each of the activities (and associated rules and regulations) that you have advised us in your notice that you will seek resource consent(s) for. This notice does not constitute acceptance by Greater Wellington that the rules and regulations you have identified are the relevant rules for the activities that you will be seeking consents for through any future substantive application.

Proposed activity	Regional rule or NES regulation	Activity status	Part of FTAA section 30(3) that applies to the proposed activity
Earthworks and vegetation clearance			
The use of land and associated discharge of sediment and/or flocculant into water or onto land where it may enter water from earthworks	NRP R107	Discretionary	Section 30(3)(b)
Activities in wetlands			
Undertaking construction activities in a natural wetland, including the diversion of water, land disturbance, reclamation, and associated discharge of sediment and/or flocculant	NRP R118	Non-complying	Section 30(3)(b)
Vegetation clearance, earthworks, and land disturbance within, or within a 10 m setback of a wetland for the purpose of constructing urban development	NES-F Regulation 45C (1) and (2)	Restricted Discretionary	Section 30(3)(b)
Earthworks and land disturbance outside a 10m setback, but within a 100 m setback of a wetland for the purpose of constructing urban development if is likely to result in the complete or partial drainage of all ort part of a wetland	NES-F Regulation 45C (3)	Restricted Discretionary	Section 30(3)(b)
The take, use, damming or diversion within, or within a 100 m setback of a wetland for the purpose of constructing urban development	NES-F Regulation 45C (4)	Restricted Discretionary	Section 30(3)(b)
The discharge of water into water within, or within a 100m setback of a wetland for the purpose of constructing urban development	NES-F Regulation 45C (5)	Restricted Discretionary	Section 30(3)(b)
Dewatering			
The take of groundwater, and the associated diversion and discharge of that water for the purpose of dewatering	NRP 160	Restricted Discretionary	Section 30(3)(b)
Discharges of stormwater			
The discharge of stormwater into water, or onto land where it may enter water, from a new urban subdivision or urban development	NRP R50	Restricted Discretionary	Section 30(3)(b)
Streamworks			
The reclamation of the bed of a river identified in a Schedule C (mana whenua) area where it is necessary to	NRP R141	Non-complying	Section 30(3)(b)

Proposed activity	Regional rule or NES regulation	Activity status	Part of FTAA section 30(3) that applies to the proposed activity
enable the operation, maintenance, or upgrade of Regionally Significant Infrastructure or where it is a partial reclamation for the purposes of flood protection or erosion control			
The placement of a river crossing structure, a culvert, new dam, or other structure that is fixed in, on, under, or over the bed of a river within a site identified in Schedule C (mana whenua)	NRP R129	Restricted Discretionary	Section 30(3)(b)
The placement of culverts and ancillary culvert structures in the bed of a river	NRP R145	Discretionary	Section 30(3)(b)
Damming or diverting water within or from rivers	NRP R147	Discretionary	Section 30(3)(b)
The placement, use, alteration, extension or reconstruction of a culvert in, on, over, or under the bed of a river	NES-F Regulation 70	Discretionary	Section 30(3)(b)
Dewatering			
Take of groundwater and the associated diversion and discharge of that water for the purpose of dewatering a site	NRP R160	Restricted Discretionary	Section 30(3)(b)
Bores			
The use of land and associated diversion and discharge of water and/or contaminants for drilling, construction, or alteration of a bore	NRP R166	Controlled	Section 30(3)(b)

Attachment 1 sets out Greater Wellington's understanding, based on your notice, of the site for which you will be seeking resource consents through your substantive application.

Attachment 2 sets out the existing resource consents that Greater Wellington have considered when providing the advice set out in this notice.

Should you have any questions about this notice, please contact Jessica Davidson on 021 223 9346.

Ngā mihi



Andrew Banks
Senior Resource Advisor
Environmental Regulation

Encl: Attachment 1 – Proposed application sites
Attachment 2 – Existing resource consents

Attachment 1 – Proposed application site

The following maps set out Greater Wellington's understanding of the sites to which the proposed substantive application relates, based on the information contained in the notice provided by the authorised person for **New Central Park** on 9 September 2026.



Figure 1: Location map taken from Referral Application documents (Scope Planning Limited)



Figure 2: Map showing additional properties where works may be required from Referral Application documents (Scope Planning Limited)



Figure 3: Map showing proposed 'back-up' off-site wetland offsetting properties from Referral Application documents (Scope Planning Limited) – 180, 186, 196, and 198 Sims Road, Te Horo

Attachment 2 – Existing resource consents

Note: the existing resource consents identified in this table have been identified based on the information contained in the notice provided by the authorised person for **New Central Park** on 9 September 2026.

Consent reference	Consent holder	Activities for which consent was granted	RMA sections under which consent was granted	Purpose for which consent was granted	Commencement date	Expiry date	Comment
Figure 1: application site							
WGN220051	Kāpiti Coast District Council	Land use consent – Streamwork	Section 13	To construct a stormwater outlet in the bed and banks of an unnamed tributary of the Wharemaukū Stream, including earthworks and vegetation clearance within 5 metres of the streambed.	21 January 2022	21 January 2057	The applicant intends to seek consent for stream works activities, including reclamation, construction of infrastructure in, on, over, or under the bed, and the diversion of water. These activities may impact on the structures authorised by this existing consent. While it appears that the substantive application may be fully exercised, Greater Wellington encourages the applicant to consult with the

Consent reference	Consent holder	Activities for which consent was granted	RMA sections under which consent was granted	Purpose for which consent was granted	Commencement date	Expiry date	Comment
							existing consent holder in this regard.
WGN050103	Kāpiti Coast District Council	Land use consent – Streamwork	Section 13	To construct, use and maintain a stormwater outlet, and to create a flood berm in the bed of Wharemauku Stream, and to undertake the associated disturbance of the bed of that stream.	13 July 2005	14 July 2040	The applicant intends to seek consent for stream works activities, including reclamation, construction of infrastructure in, on, over, or under the bed, and the diversion of water. These activities may impact on the structures authorised by this existing consent. While it appears that the substantive application may be fully exercised, Greater Wellington encourages the applicant to consult with the existing consent holder in this regard.
Figure 2: additional properties where works may be required							
WGN040338	Kāpiti Coast District Council	Land use consent – Streamworks	Section 13	To remove a culvert from, place a bridge over, undertake channel reshaping of, and carry out the associated disturbance of, the bed	8 February 2005	15 July 2039	The applicant intends to seek consent for stream works activities, including reclamation, construction of

Consent reference	Consent holder	Activities for which consent was granted	RMA sections under which consent was granted	Purpose for which consent was granted	Commencement date	Expiry date	Comment
		Land use consent – River crossing		and banks of Wharemauku Stream.			infrastructure in, on, over, or under the bed, and the diversion of water. These activities may impact on the structures authorised by this existing consent. While it appears that the substantive application may be fully exercised, Greater Wellington encourages the applicant to consult with the existing consent holder in this regard.
WGN120085	Kāpiti Coast District Council	Land use consent – Streamwork	Section 13	To undertake works in the bed and banks of a tributary of the Wharemauku Stream (Drain 6) including any associated disturbance and deposition of material in the bed of that stream during the works/ongoing maintenance of the wetland.	1 December 2011	1 December 2046	The applicant intends to seek consent for stream works activities, including reclamation, construction of infrastructure in, on, over, or under the bed, and the diversion of water. These activities may impact on the structures authorised by this existing consent. While it appears that the substantive application may be fully exercised, Greater

Consent reference	Consent holder	Activities for which consent was granted	RMA sections under which consent was granted	Purpose for which consent was granted	Commencement date	Expiry date	Comment
							Wellington encourages the applicant to consult with the existing consent holder in this regard.
WGN030289	Kāpiti Coast District Council	Water permit – Surface water diversion	Section 14	To permanently divert the flow from 405 metres of two tributaries of the Wharemauku Stream through a channel, and to place and maintain a box culvert within the new channel.	27 November 2003	30 July 2038	The applicant intends to seek consent for stream works activities, including reclamation, construction of infrastructure in, on, over, or under the bed, and the diversion of water. These activities may impact on the diversion authorised by the existing consent. While it appears that the substantive application may be fully exercised, Greater Wellington encourages the applicant to consult with the existing consent holder in this regard.

Consent reference	Consent holder	Activities for which consent was granted	RMA sections under which consent was granted	Purpose for which consent was granted	Commencement date	Expiry date	Comment
Figure 3: back-up wetland offsetting property							
WGN230129	Far Fetched Limited	Water permit – Groundwater take	Section 14	To take and use groundwater from an existing bore R25/5264 for irrigation purposes.	27 April 2023	27 April 2033	Greater Wellington considers that s124C(1)(c) would not apply to this consent, as the substantive application does not seek consent to take and use ground water in this location.