



FTAA-2606-1252: Application received for referral of the project under the Fast-track Approvals Act 2024 – Stage 2 decisions

Project Name: New Central Park

Date submitted	1 September 2026	Tracking	26-BRF-02298
Security level	In-Confidence	Priority	Urgent

To	Action sought	Response by
Hon Chris Bishop Minister for Infrastructure	Decisions on recommendations	8 September 2026

Actions for Minister's Office staff	Return the signed briefing to: FTAreferrals@mfe.govt.nz Send email to Ministers to invite written comments
Number of appendices: 7	Appendices: 1. Statutory framework for making decisions 2. Application documents for the New Central Park project 3. Stage 1 Briefing Note and decisions 4. Section 18 Report on Treaty settlements and other obligations 5. Section 19 Report on Public Conservation Land 6. Comments received from invited parties 7. Draft Notice of Decisions

Ministry contacts

Name	Position	Telephone	1 st contact
Ashiley Sycamore	Principal Author		
Stephanie Frame	Manager	s 9(2)(a)	✓
Ilana Miller	General Manager	s 9(2)(a)	



Project location

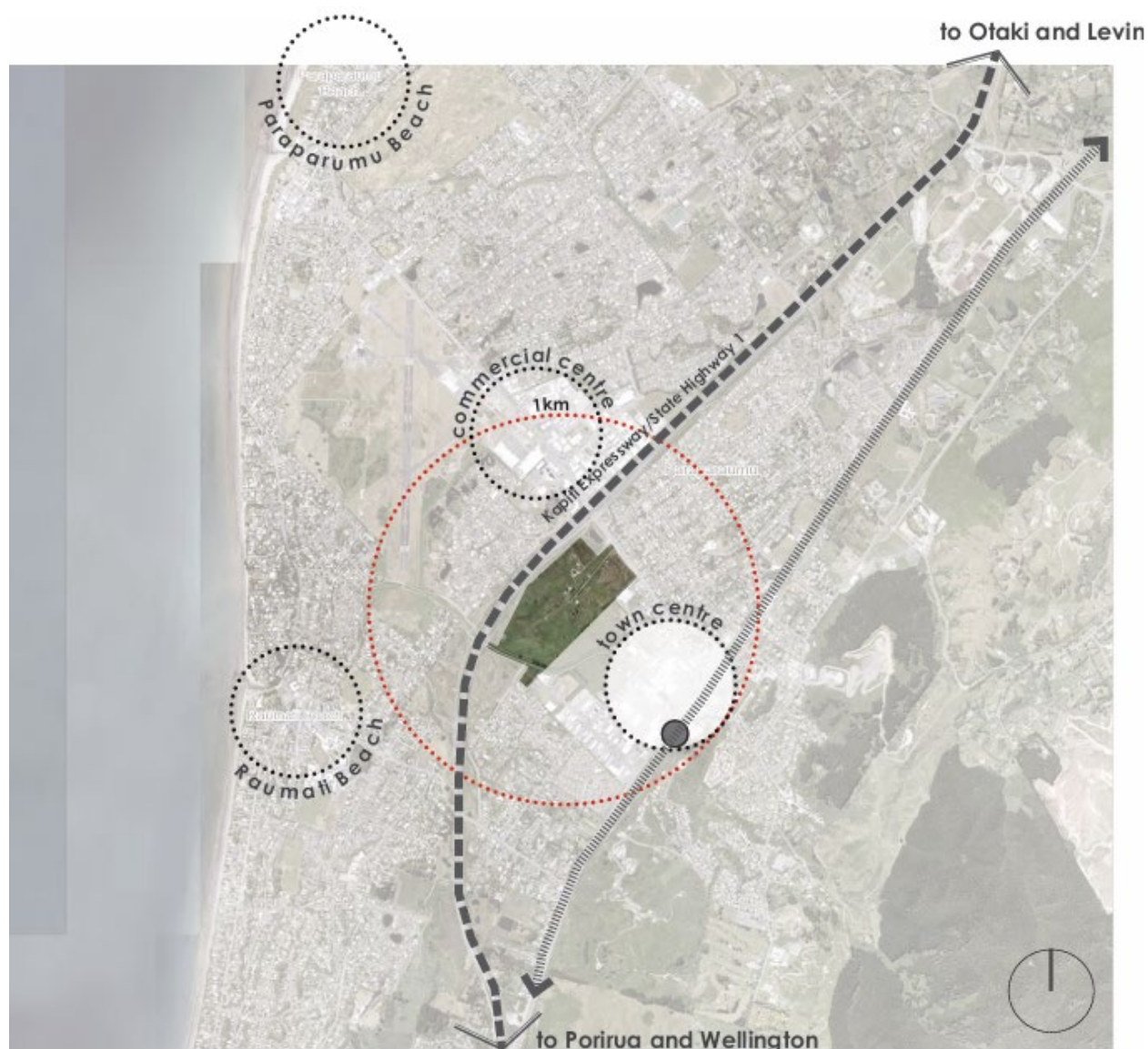


Image 1: Primary development site in proximity to other features

Key messages

1. This briefing seeks your decisions under section 21 of the Fast-track Approvals Act 2024 (the Act) on the application from New Central Park Limited (the applicant) to refer the New Central Park project (the project) to the fast-track approvals process.
2. A copy of the application is in Appendix 2. This is the second briefing on this application. The first briefing (Stage 1 – 26-BRF-01858) with your initial decisions annotated is in Appendix 3.
3. The project is a mixed-use development comprising subdivision, land use, and associated infrastructure activities at 77 and 109 Kapiti Road, and 1 Brett Ambler Way, Paraparaumu in the Wellington Region. The approximately 28-hectare site is located west of Paraparaumu town centre and is bounded by the Kāpiti Expressway, Kāpiti Road, Rimu Road and Ihakara Street.



4. The project may also include the creation of wetland offset areas at 180, 186, 196 and 198 Sims Road, Te Horo in the Wellington Region.
5. The project comprises:
 - a. subdivision, which is proposed to create:
 - i. approximately 370–470 residential allotments
 - ii. apartment allotments to enable future unit title subdivision
 - iii. commercial and retail allotments
 - iv. road reserves to be vested in Kāpiti Coast District Council (KCDC)
 - v. a reserve area or area/s for wetland offset and compensation and flood storage and detention
 - vi. open space and private access lots, including for stormwater management and shared path connections
 - b. land use activities, which may include:
 - i. construction of approximately 520–620 residential units, including terrace housing, duplexes, standalone dwellings and apartments
 - ii. construction and operation of retail, commercial and service-based developments
 - iii. provision of public and private open space areas and reserves
 - iv. the potential creation of wetland offset areas at 180, 186, 196 and 198 Sims Road, Te Horo for wetland offsetting and/or compensation
 - c. infrastructure servicing and any other ancillary activities associated with the development including roads, parking, accessways, shared paths, three waters infrastructure (stormwater, wastewater and potable water), stormwater management, flood detention and conveyance, and earthworks
 - d. works within and adjacent to natural inland wetlands and streams, including wetland reclamation, stream reclamation and realignment, and associated ecological restoration, enhancement, mitigation, offsetting and compensation.
6. The applicant seeks the following approvals via the fast-track approvals process to authorise the project, including some approvals sought at this stage on a precautionary basis, subject to further investigations prior to any substantive application:
 - a. resource consents under the Resource Management Act 1991
 - b. concessions under the Reserves Act 1977
 - c. wildlife approvals under the Wildlife Act 1953
 - d. archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014
 - e. an approval, a dispensation, or an authorisation that would otherwise be applied for in respect of a complex freshwater fisheries activity under the Freshwater Fisheries Regulations 1983.
7. While a previous iteration of the proposal was listed in Schedule 2 of the Act and included approximately 1,800 residential allotments, the applicant states that further design and feasibility work identified delivery constraints. The current referral application relates to the same site as the

Schedule 2 listed project but proposes a revised mixed-use development with a reduced number of residential units.

8. We recommend you **accept** the referral application as we consider the project meets the criteria set out in section 22 and does not appear to involve an ineligible activity.
9. We seek your decisions on the recommendations, the proposed directions to the applicant and expert panel, and notification of your decisions.

Assessment against statutory framework

10. The statutory framework for your decision-making is set out in Appendix 1. You must apply this framework when you are deciding whether to accept or decline the referral application and when deciding on any further requirements or directions associated with referral of the project.
11. Before making a decision on the project, you must consider the following:
 - a. the application (in Appendix 2)
 - b. the section 18 Treaty settlements and other obligations report (in Appendix 4)
 - c. the section 19 report on the use of public conservation land (in Appendix 5)
 - d. the comments received from invited parties under section 17 within the specified time frame (in Appendix 6).
12. Following that, you may accept the application if you are satisfied that it meets the criteria in section 22 of the Act and if there are no reasons meaning you must decline the application. We provide our advice on these matters below.

Section 18 Treaty settlements and other obligations report

13. A Treaty settlements and other obligations report (the report) prepared under section 18 of the Act is attached in Appendix 4.
14. The report identifies Te Rūnanga o Toa Rangatira Inc as a relevant Treaty settlement entity and iwi authority, Muaūpoko Tribal Authority Inc, Ātiawa ki Whakarongotai Charitable Trust (the Trust), and Te Rūnanga o Raukawa Incorporated as relevant iwi authorities, and Puketapu ki Paraparaumu Trust, Ngā Hapū o Ōtaki, and Katihiku X Trust as other Māori groups with potentially relevant interests. The report notes that contact details for Katihiku X Trust could not be identified.
15. The report identifies the Ngāti Toa Rangatira Claims Settlement Act 2014 as the relevant Treaty settlement legislation. The report has not identified any other Treaty settlement provisions that are pertinent to the project area.
16. The report identifies two Mana Whakahono ā Rohe relevant to the project area, both of which require affected Māori groups to be notified of, and provided information about, relevant resource consent applications. The report concludes these requirements have been met through the section 17 invitation process and notes that any future panel would be required to invite these groups to comment on a substantive application under section 53 of the Act.
17. The report also identifies provisions within the Ātiawa ki Whakarongotai Mana Whakahono ā Rohe relating to the appointment of decision-makers for resource consent applications. The report recommends that, if the project is referred, any future panel be directed to comply with these

arrangements when appointing panel members. The section 16 assessment below provides further detail on this matter.

18. The Trust neither supports nor opposes referral of the application. The Trust considers the proposal raises significant cultural, environmental, and intergenerational matters that warrant detailed assessment through a substantive process and recommends ongoing mana whenua involvement in project design, environmental management, ecological restoration, and long-term governance arrangements.
19. The report does not identify any matters which would make it more appropriate for the proposed approvals to be authorised under another Act or Acts.

Section 16 Effects of Treaty settlements and other obligations on decision-making

20. Section 16 of the Act requires you to give effect to, and comply with, any applicable procedural requirements contained in relevant Mana Whakahono ā Rohe. As noted above, the report identifies two Mana Whakahono ā Rohe that apply to the project area specifically, the Mana Whakahono ā Rohe between the Trust and Greater Wellington Regional Council (GWRC) (Attachment 4 to the section 18 report), and the Mana Whakahono ā Rohe between Ngā Hapū o Ōtaki Incorporated and GWRC (Attachment 5 to the section 18 report).
21. Section 16(2)(c) of the Act also requires you, where relevant, to direct any panel considering a substantive application for a referred project to comply with applicable requirements. Consistent with the report, if you decide to accept this referral application, we recommend you direct any panel (or panel convenor) considering a substantive application for the project to consult the Trust, and any other relevant iwi authorities, on the appointment of the panel, in accordance with the relevant Mana Whakahono ā Rohe.
22. We note Schedule 3, clause 7(1)(b) of the Act requires a panel to include at least one member with an understanding of te ao Māori and Māori development. However, the report identifies that, to fully comply with the procedural arrangements in the Mana Whakahono ā Rohe, the panel convener must also consult the Trust, and other relevant iwi authorities, on the appointment of the panel.
23. If you agree to accept the referral application, we will include this direction in the Notice of Decisions letter for the project.

Section 19 Report in relation to use of public conservation land

24. As the project area includes public conservation land (PCL) as defined in the Act, the Department of Conservation (DOC) and the Director-General of Conservation have prepared a section 19 report (in Appendix 5).
25. DOC confirms that the project area includes reserves administered under the Reserves Act 1977. While the reserves meet the definition of PCL under the Act, they are administered by KCDC.
26. The applicant has advised that any works within the PCL are expected to be limited to three waters and utility connections, associated earthworks, and potentially minor path upgrades, although the exact nature and extent of those works remains uncertain at the current stage of design. DOC notes that activities undertaken on land administered under the Reserves Act 1977 fall within the definition of a concession under Schedule 6 of the Act, which the applicant seeks on a precautionary basis via the fast-track approvals process.

27. During the preparation of the section 19 report, KCDC was consulted with as the administrator of the affected PCL. KCDC advised that the reserves form a fundamental component of the district's stormwater drainage network, enabling drainage from the Wharemauku Stream, its tributaries, and the associated floodplain. DOC notes that the PCL is also used for recreation and includes a man-made treatment wetland.
28. DOC states that KCDC is open to enhancement activities within or adjacent to the PCL, provided that those activities do not adversely affect the reserves' drainage function or KCDC's ability to access and maintain the Wharemauku Stream corridor and associated drainage infrastructure.
29. The section 19 report concludes that, as PCL is not Crown-derived, the project does not create any risks or liabilities to the Crown that would not otherwise exist for a project occurring on or off PCL.
30. There are no specific recommendations arising from the section 19 report.

Written comments received

31. Comments were received from KCDC, GWRC, the Minister for Māori Crown Relations: Te Arawhiti and Minister for Māori Development, the Associate Minister of Housing, the Minister for Economic Growth, the Minister for Arts, Culture and Heritage, the Trust, DOC, Heritage New Zealand Pouhere Taonga (HNZPT), and NZ Transport Agency Waka Kotahi (NZTA).
32. The key points of relevance to your decision are summarised in Table A and copies of the full comments are attached in Appendix 6. A summary of comments received from Māori groups is provided under the section 18 assessment above. Other comments received are summarised below.
33. KCDC does not identify any competing applications or reasons to decline the application. KCDC considers the project is generally consistent with relevant planning documents and would support housing supply, economic growth, climate change outcomes, and the development of Paraparaumu as the district's primary centre. KCDC supports the proposed town centre link road, while noting that further work is required on transport design and that opportunities may exist to increase residential yield across the site.
34. GWRC considers the extent to which the project will deliver significant regional benefits is uncertain when balanced against potential adverse effects. GWRC notes the project would increase housing supply and may provide economic benefits, but raises concerns relating to increased traffic and congestion, impacts on streams and natural inland wetlands, and consistency with regional freshwater and environmental policies. GWRC also identified two applications they consider may constitute competing applications and several existing resource consents that may be relevant to any substantive application.
35. The Minister for Māori Crown Relations: Te Arawhiti and Minister for Māori Development support the application progressing and encourage the applicant and expert panel to have regard to relevant Treaty settlement legislation and instruments, and any feedback received from relevant Māori groups.
36. The Associate Minister of Housing has no objection to referral of the application and considers the project would contribute to housing supply and choice in the Kāpiti Coast District.
37. The Minister for Economic Growth considers the project is likely to deliver significant regional economic benefits through construction activity, investment expenditure, and ongoing retail and commercial operations.

38. The Minister for Arts, Culture and Heritage responded with no comments on the application.
39. DOC is not aware of any reason the project should not be referred and considers the information provided is adequate to inform your referral decision. DOC notes that wetland and waterway loss, offsetting proposals, and matters relating to threatened species, habitat connectivity, and water quality will require careful consideration through the substantive process.
40. HNZPT confirms that an archaeological authority would likely be required for the project. HNZPT recommends that a comprehensive archaeological assessment, archaeological management plan, evidence of consultation with tangata whenua, and a Cultural Impact Assessment be provided if the project proceeds to the substantive stage.
41. NZTA has no major concerns with the project being referred under the Act. NZTA notes that the substantive application should provide further information on transport effects, earthworks, geotechnical stability, and construction management, and considers any resulting effects on the state highway network and NZTA assets can be appropriately managed through further information and appropriate conditions.

Further information

42. You did not request any further information from the applicant, relevant local authorities, or relevant administering agencies under section 20 of the Act.

Reasons to decline

43. The statutory framework in Appendix 1 sets out the situations where you must decline the application for referral under section 21(3). We do not consider you must decline this application.
44. You may also decline the application for any other reason under section 21(4). The Act gives some guidance on matters you could consider when deciding whether to decline an application and these are set out in Appendix 1.
45. As discussed above, invited parties have identified a range of environmental, infrastructure, transport, cultural, and planning matters that would require further consideration through any substantive application. However, no invited party has recommended that the referral application be declined, with comments primarily focused on matters that should be assessed through the substantive application process.
46. We consider the applicant has provided sufficient information to enable your decision on the referral application. We have recommended that the applicant provide additional transport and three waters information with any substantive application to support assessment of the matters raised by invited parties.
47. We further consider an expert panel is best placed to assess the significance of any adverse effects with the benefit of a substantive application, detailed technical assessments, additional comments from relevant parties, and the ability to impose conditions or decline the application if appropriate.
48. We have also considered whether the inclusion of local authority reserve land, and the requirement for KCDC's written agreement for any associated Reserves Act approval, is a reason to decline the application. We do not consider this warrants declining the application, as the Act already requires confirmation of written agreement from the relevant local authority to be provided with any

substantive application, and KCDC did not raise any concerns regarding reserve approvals in its comments.

49. We have considered the matters above and these are discussed in Table A. We do not consider these matters warrant declining the application at the referral stage and instead consider they are more appropriately assessed through the substantive application process.
50. Ultimately, we recommend you do not decline the referral application for these reasons, or any other grounds under section 21(4) or (5) of the Act.

Reasons to accept

51. The statutory framework in Appendix 1 sets out the reasons you can accept a referral application and refer a project to the fast-track approvals process.
52. Our assessment of these matters is detailed in Table A. To summarise, we consider the development project aligns with the referral criteria under section 22, as:
 - a. it would have significant regional benefits because it:
 - i. will increase the supply of housing and address housing needs through the delivery of approximately 520 to 620 dwellings, contributing to housing supply and housing choice in the Kāpiti Coast District and assisting in meeting forecast housing demand within the district
 - ii. will deliver significant economic benefits through employment and economic activity associated with the construction and ongoing operation of the project, increased housing, commercial and retail development within Paraparaumu, and associated infrastructure investment
 - b. referring the project would facilitate its delivery by enabling the required approvals to be considered through a single integrated process, avoiding the longer timeframes, hearings, and appeal processes that may otherwise apply under standard approval pathways
 - c. the project is unlikely to materially affect the efficient operation of the fast-track approvals process because the project is neither novel in the New Zealand context or beyond the scope of what a panel would typically assess under the RMA.
53. If you agree with our recommendations, you may accept the referral application and refer the project to the fast-track approvals process.

Conclusions

54. We consider the project meets the section 22 criteria and you could accept the referral application under section 21 of the Act and refer the project to the fast-track approvals process with the specifications outlined below.
55. Notwithstanding our recommendations, you retain discretion to determine the outcome of the referral application, including whether the project meets the section 22 criteria.
56. We consider that if you decide to refer the project, you should specify under section 27 of the Act the following requirements that should apply to the project:



- a. the applicant must provide the following with the substantive application: an assessment of the relevant transport and three waters infrastructure, and an integrated transport assessment
 - b. the panel must invite comments from Puketapu ki Paraparaumu Trust on any substantive application for the project, as they have been identified as a Māori group with other relevant interests under section 18(2)(k) of the Act that is not specified in section 53.
57. As noted above, section 16(2)(c) requires you, where relevant to direct any panel considering a substantive application for a referred project to comply with applicable requirements. We have specified the relevant matters for you to note within the recommendations below.
58. A detailed assessment of the matters you may specify under section 27(3) and our reasoning for these specifications is provided in Table A.

Next steps

59. The Secretary for the Environment (the Secretary) must give notice of your decisions on the referral application, and the reasons for them, to the applicant and anyone invited to comment under section 17 and publish the notice on the Fast-track website.
60. If you decide to refer the project, the Secretary must also give notice of your decision to:
- a. the panel convener
 - b. any additional iwi authorities or Treaty settlement entities that you consider have an interest in the matter other than those invited to comment under section 17
 - c. the Environmental Protection Authority (EPA)
 - d. the relevant administering agencies.
61. You must also provide all of the information you received that relates to this application to the EPA and the panel convener, including:
- a. the referral application
 - b. any comments received under section 17
 - c. the report obtained under section 18
 - d. the report obtained under section 19.
62. We will undertake this action on your behalf.
63. We have attached a notice of decisions letter to the applicant based on our recommendations (refer to Appendix 7) and we will provide it to all relevant parties. We will provide you with an amended letter if required.
64. Our recommendations for your decisions follow.



Recommendations

65. We recommend that you:

- a. **Note** section 21(3) of the Fast-track Approvals Act 2024 (the Act) requires you to decline the referral application from New Central Park Limited (the applicant) if you are satisfied that the project involves an ineligible activity, or you consider that you do not have adequate information to inform the decision under this section or if you are not satisfied that the New Central Park project (the project) meets the referral criteria in section 22 of the Act.

Noted

- b. **Agree** that before deciding on the referral application under section 21(1) of the Act you have considered:

- i. the application in Appendix 2
- ii. the report obtained under section 18 in Appendix 4
- iii. the report obtained under section 19 in Appendix 5
- iv. the comments received under section 17 within the specified time frame in Appendix 6.

Yes / No

- c. **Note** that section 16 of the Act requires you to give effect to, and comply with any applicable procedural requirements contained in the following relevant documents:

- i. the Mana Whakahono ā Rohe between Ātiawa ki Whakarongotai Charitable Trust and Greater Wellington Regional Council (Attachment 4 to the section 18 report)
- ii. the Mana Whakahono ā Rohe between Ngā Hapū o Ōtaki Incorporated and Greater Wellington Regional Council (Attachment 5 to the section 18 report).

Noted

- d. **Agree** to exercise your discretion under section 17(7)(b) to consider the late comments in Appendix 6 received from the Associate Minister of Housing after the time frame specified under section 17(6) of the Act.

Yes / No

- e. **Agree** you are satisfied the project will meet the referral criteria in section 22 of the Act as:

- i. the project, for a mixed-use development, is a development project that would have significant regional benefits [section 22(1)(a)] because it:

- (1) will increase the supply of housing and address housing needs [section 22(2)(a)(iii)] by:

- delivering approximately 520 to 620 dwellings, contributing to housing supply and housing choice in the Kāpiti Coast District
- providing a range of housing typologies within the Paraparaumu Metropolitan Centre in a location identified for growth and intensification
- assisting in meeting forecast housing demand within the Kāpiti Coast District

- (2) will deliver significant economic benefits [section 22(2)(a)(iv)] by:

- supporting employment and economic activity through the construction and ongoing operation of the project



- contributing to housing, commercial, and retail development within Paraparaumu, the district's primary centre
 - supporting economic growth through increased housing supply, business activity, and associated infrastructure investment
 - ii. referring the project to the fast-track approvals process would facilitate its delivery [section 22(1)(b)(i)], including by enabling it to be processed in a more timely and cost-effective way than under normal processes as:
 - (1) the standard approval processes for a project of this scale and complexity could involve public notification, hearings, and appeals, resulting in increased costs and longer approval timeframes
 - (2) appeals under the Act are only to the High Court rather than the Environment Court and are limited to points of law
 - (3) the Act precludes public and limited notification
 - iii. referring the project is unlikely to materially affect the efficient operation of the fast-track approvals process [section 22(1)(b)(ii)] because the project is neither novel in the New Zealand context or beyond the scope of what a panel would typically assess under the Resource Management Act 1991.
- Yes / No
- f. **Agree** to accept the referral application under section 21(1)(c) and refer the whole project to the fast-track approvals process under section 26(2)(a).
- Yes / No
- g. **Agree** to specify New Central Park Limited as the person who is authorised to lodge a substantive application for the project.
- Yes / No
- h. **Agree**, under section 27(3)(b)(i) of the Act, to specify a deadline of two years from the date of the notice of decisions letter for the applicant to lodge the substantive application.
- Yes / No
- i. **Agree**, under section 27(3)(b)(ii) of the Act, to specify the following information that the applicant must submit with the substantive application:
- i. an assessment of the relevant transport and three waters infrastructure, including but not limited to:
 - (1) the existing condition and capacity of that infrastructure
 - (2) any upgrades, improvements or new infrastructure required in connection with the project
 - (3) any funding required to carry out those upgrades, improvements or new infrastructure, including who will provide that funding
 - (4) information on any discussions held, and any agreements made, between the applicant and relevant infrastructure providers in relation to those matters
 - ii. an integrated transport assessment, including but not limited to:



- (1) the project's effects on the local and state highway transport network, including the Kāpiti Expressway (State Highway 1)
- (2) the effects of the project on relevant surrounding intersections and interchanges
- (3) traffic safety and network performance effects
- (4) any transport mitigation measures proposed to address the effects of the project.

Yes / No

- j. **Agree**, under section 27(3)(b)(iii) of the Act, to specify Puketapu ki Paraparaumu Trust as a group the panel must invite comments from in addition to those specified in section 53.

Yes / No

- k. **Note**, pursuant to section 16(2)(c) of the Act, you must direct any panel considering the substantive application to consult the Ātiawa ki Whakarongotai Charitable Trust, and any other relevant iwi authorities, on the appointment of the panel, in accordance with the relevant Mana Whakahono ā Rohe.

Noted

- l. **Agree** that the Secretary for the Environment will provide your notice of decisions to:
- i. anyone invited to comment on the application, which includes the relevant administering agencies
 - ii. the panel convener
 - iii. the Environmental Protection Authority (EPA).

Yes / No

Signatures

Stephanie Frame
Manager – Fast-track Operations

Hon Chris Bishop
Minister for Infrastructure

Date:

Table A: Stage 2 analysis

Recommendation	Accept the referral application and refer the project to the fast-track approvals process.		
Project details	Project Name	Applicant	Project Location
	New Central Park (the project)	New Central Park Limited (the applicant)	The primary development area comprises 77 and 109 Kāpiti Road, and 1 Brett Ambler Way, Paraparaumu, in the Wellington Region. The approximately 28-hectare site is located west of Paraparaumu town centre and is bounded by the Kāpiti Expressway, Kāpiti Road, Rimu Road and Ihakara Street. The project may also include minor physical works on adjacent and nearby properties, as well as the establishment of wetland offset areas at 180, 186, 196 and 198 Sims Road, Te Horo.
Project description	The project comprises: - subdivision, which is proposed to create: - approximately 370–470 residential allotments - apartment allotments to enable future unit title subdivision - commercial and retail allotments - road reserves to be vested in Kāpiti Coast District Council (KCDC) - a reserve area or area/s for wetland offset and compensation and flood storage and detention - open space and private access lots, including for stormwater management and shared path connections - land use activities, which may include: - construction of approximately 520–620 residential units, including terrace housing, duplexes, standalone dwellings and apartments - construction and operation of retail, commercial and service-based developments - provision of public and private open space areas and reserves - the potential creation of wetland offset areas at 180, 186, 196 and 198 Sims Road, Te Horo for wetland offsetting and/or compensation - infrastructure servicing and any other ancillary activities associated with the development including roads, parking, accessways, shared paths, three waters infrastructure (stormwater, wastewater and potable water), stormwater management, flood detention and conveyance, and earthworks - works within and adjacent to natural inland wetlands and streams, including wetland reclamation, stream reclamation and realignment, and associated ecological restoration, enhancement, mitigation, offsetting and compensation. The applicant seeks the following approvals via the fast-track approvals process to authorise the project, including some approvals sought at this stage on a precautionary basis, subject to further investigations prior to any substantive application: - resource consents under the Resource Management Act 1991 (RMA) as described in section 42(4)(a) of the Fast-track Approvals Act 2024 (the Act) - concessions under the Reserves Act 1977 as described in section 42(4)(e) of the Act - wildlife approvals under the Wildlife Act 1953 as described in section 42(4)(h) of the Act - archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014 as described in section 42(4)(i) of the Act - an approval, a dispensation, or an authorisation that would otherwise be applied for in respect of a complex freshwater fisheries activity under the Freshwater Fisheries Regulations 1983 as described in section 42(4)(j) of the Act.		
Minister invites comments / requests information	Comments from invited parties		
	<i>The following section provides a summary of the comments received from invited parties under section 17 of the Act. Full copies of all comments received are attached in Appendix 6. Under section 17(7)(a) of the Act, you must consider any comments received within the time frame under section 17(6). The comments from the Associate Minister of Housing were received after the specified time frame. You may consider these comments, at your discretion, under section 17(7)(b). All other comments were received within the specified time frame for this application and must be considered.</i> Local authorities <i>Kāpiti Coast District Council (KCDC)</i> KCDC supports the project and has not identified any reasons for the application to be declined or any ineligible activities involved. KCDC considers the project is generally consistent with relevant local and regional growth strategies and planning documents, would contribute to housing supply, housing choice, economic growth, climate change mitigation and adaptation outcomes, and would support the development of Paraparaumu as the district's primary centre. KCDC particularly supports the proposed town centre link road but notes that further work is required to address transport network design and functionality. KCDC also considers there may		

be opportunities to increase residential yield and development intensity across the site to better realise the site's strategic location and housing potential. KCDC did not identify any competing applications affecting the project area.

Greater Wellington Regional Council (GWRC)

GWRC considers the extent to which the project will deliver significant regional benefits is uncertain when balanced against potential adverse effects. GWRC notes the project would increase housing supply and may provide economic benefits, but raises concerns regarding increased traffic and congestion, impacts on streams and natural inland wetlands, and consistency with regional freshwater and environmental policies. GWRC considers any substantive application will need to demonstrate appropriate management of environmental effects, including application of the effects management hierarchy for wetland and stream loss, continued engagement with mana whenua, and management of flood, water quality, and ecological effects. GWRC also identifies a Mana Whakahono ā Rohe agreement between GWRC and Ātiawa ki Whakarongotai Charitable Trust (the Trust).

With regard to the matters in section 17(3) of the Act, GWRC identified two applications lodged by KCDC that they consider may constitute competing applications if a substantive application were lodged for the project. These applications relate to the operation and maintenance of open channel and stream networks within the Kāpiti District, and the management of stormwater discharges from KCDC's network. GWRC also identified several existing resource consents which they consider to be applicable under section 124C(1)(c) of the RMA within the project area and proposed off-site wetland offset areas that may be relevant to a substantive application. These include streamworks, stormwater infrastructure, and groundwater take consents.

Ministers

Minister for Māori Crown Relations: Te Arawhiti and Minister for Māori Development

The Ministers support the application progressing and encourage the applicant and expert panel to have due regard to relevant Treaty settlement legislation and instruments, and to consider any feedback received from relevant Māori groups, as set out in the section 18 report.

Associate Minister of Housing

Note: the comments from the Associate Minister were received after the specified time frame. We recommend you consider these comments, at your discretion, under section 17(7)(b).

The Associate Minister has no objection to the application being referred to the substantive process. The Associate Minister considers the project would contribute to housing supply and choice in the Kāpiti Coast District through the development of approximately 520 to 620 dwellings and associated commercial activities. The Associate Minister notes that infrastructure, transport, accessibility, environmental, and other site-specific matters may be raised by invited parties but considers these can be appropriately addressed at the substantive application stage.

Minister for Economic Growth

The Minister considers the project is likely to deliver significant regional economic benefits through approximately \$487 million of investment expenditure, construction activity, and ongoing retail and commercial operations. The Minister notes the project is estimated to contribute approximately \$289.2 million in GDP and support 1,625 full-time equivalent jobs (FTEs) during construction, while also increasing housing supply and supporting a well-functioning urban environment through the delivery of approximately 520 dwellings.

Minister for Arts, Culture and Heritage

The Minister responded with no comment on the referral application.

Māori Groups

The Trust

The Trust neither supports nor opposes referral of the application. The Trust considers the project raises significant cultural, environmental, and intergenerational matters that warrant detailed assessment through a substantive process. The Trust recommends that any substantive application demonstrate how mana whenua values will be recognised and incorporated through co-design, appropriately manage effects on cultural values and heritage, further assess opportunities to enhance waterways and ecological restoration, provide for ongoing mana whenua involvement during project development, and explore long-term governance and stewardship arrangements for environmental and cultural outcomes.

Administering agencies

Department of Conservation (DOC)

DOC is not aware of any reason the project should not be referred. DOC considers the information provided is adequate to inform a referral decision and has not identified any issues regarding eligibility, Treaty settlement obligations, compliance history, or competing applications. DOC notes that approvals may be required for works within local purpose reserves and that the proposed loss of wetlands and waterways, and associated offsetting and enhancement measures, will require careful consideration through the substantive process. DOC also considers that the applicant should provide information on the management of threatened and at-risk species, habitat connectivity, and water quality with any substantive application.

Heritage New Zealand Pouhere Taonga (HNZPT)

HNZPT confirms that an archaeological authority would be required for the project. HNZPT considers the archaeological assessment provided with the referral application is insufficient for a substantive application and recommends that, if referred, the applicant provide a comprehensive archaeological assessment, an archaeological management plan, further evidence of consultation with tangata whenua, and appropriate measures to manage effects on archaeological values. HNZPT also notes the project area should be considered an area of significance to tangata whenua and recommends the applicant explore preparing a Cultural Impact Assessment.

	Any other persons or groups <i>NZ Transport Agency Waka Kotahi (NZTA)</i> NZTA has no major concerns with the project being referred. NZTA considers that the substantive application should provide further information on earthworks, geotechnical stability, transport effects, and construction management to assess and mitigate potential effects on the state highway network and NZTA assets. NZTA considers these matters can be appropriately managed through the provision of sufficient engineering, geotechnical and earthworks information, and appropriate conditions
The Minister must decline an application if the Minister is satisfied that the project involves an ineligible activity [section 21(3)(b)]	We consider you can be satisfied that the project does not involve an ineligible activity because it: – would not occur on identified Māori land, Māori customary land or a Māori reservation as confirmed by the relevant records of title – would not occur in a customary marine title area or protected customary rights area as it is not in the coastal marine area (CMA) – is not an aquaculture activity or activity that is incompatible with aquaculture activities that would occur in an aquaculture settlement area and for which the applicant is not authorised to apply for a coastal permit – would not require an access arrangement which cannot be granted under the Crown Minerals Act (including s61(1A)) because it does not include an access arrangement – would not be prevented by section 165J, M, Q, ZC or ZDB of the RMA because it will not occur in the CMA – would not occur on Schedule 4 land as confirmed by the records of title – would not occur on a national reserve as confirmed by the records of title – would not occur on a reserve held under the Reserves Act 1977 that is managed by or vested in someone other than the Crown or a local authority as confirmed by the comments received from DOC – is not a prohibited activity or decommissioning activity under the EEZA, 15B or 15C of the RMA – is not for the purpose of an offshore renewable energy project. No comments raised by parties invited to comment have indicated that the project would involve an ineligible activity.
The Minister must decline an application if the Minister considers they do not have adequate information to inform the decision [section 21(3)(c)]	We consider you have adequate information to inform your decision on the referral application.
Relevant considerations and procedural requirements in Treaty settlement, Mana Whakahono ā Rohe, joint management agreement, or the Marine and Coastal Area (Takutai Moana) Act 2011 or the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 [section 16]	Section 16 of the Act requires you to give effect to, and comply with, any applicable procedural requirements contained in relevant Mana Whakahono ā Rohe. The section 18 report identifies two Mana Whakahono ā Rohe that apply to the project area: the Mana Whakahono ā Rohe between the Trust and GWRC (Attachment 4 to the section 18 report), and the Mana Whakahono ā Rohe between Ngā Hapū o Ōtaki Incorporated and GWRC (Attachment 5 to the section 18 report). Section 16(2)(c) of the Act also requires you, where relevant, to direct any panel considering a substantive application for a referred project to comply with applicable requirements. Consistent with the section 18 report, if you decide to accept this referral application, we recommend you direct any panel (or panel convenor) considering a substantive application for the project to consult the Trust, and any other relevant iwi authorities, on the appointment of the panel, in accordance with the relevant Mana Whakahono ā Rohe. We note Schedule 3, clause 7(1)(b) of the Act requires a panel to include at least one member with an understanding of te ao Māori and Māori development. However, the report identifies that, to fully comply with the procedural arrangements in the Mana Whakahono ā Rohe, the panel convener must also consult the Trust, and other relevant iwi authorities, on the appointment of the panel. If you agree to accept the referral application, we will include this direction in the Notice of Decisions letter for the project.
Section 22 assessment criteria	
The project is an infrastructure or development project that would have significant regional or national benefits [section 22(1)(a)]	<i>The Minister <u>must</u> consider a relevant Government policy statement (GPS) [s22(1A)]</i> The only current GPS is the GPS on Grocery Competition. This is not considered relevant to your decisions for a residential development project. You <u>may</u> consider any of the following matters, or any other matters you consider relevant. The applicant considers the project is a development project that would have significant regional benefits. <i>Will deliver new regionally or nationally significant infrastructure or enable the continued functioning of existing regionally or nationally significant infrastructure [s22(2)(a)(ii)]</i> The applicant considers that the project will extend regionally significant infrastructure through the provision of new transport, stormwater, flood management and three waters infrastructure. The applicant states that these works will support the proposed development and contribute to the ongoing functioning and resilience of the town centre. The applicant further considers that the integration of transport connections, including the Link Road and Iver Trask Extension, will improve connectivity and accessibility across the town centre.

KCDC supports the proposed town centre link road, which it notes is identified in the Wellington Regional Land Transport Plan, but considers further work is required to ensure the road achieves its intended transport and network integration outcomes. GWRC notes that the project will not directly deliver new regionally significant infrastructure, but that the proposed town centre link road would connect to Kāpiti Road, which is identified as regionally significant infrastructure in the Regional Policy Statement.

While the project includes infrastructure and servicing necessary to support the proposed development, we consider that the information provided does not demonstrate the project would deliver new regionally or nationally significant infrastructure, or enable the continued functioning of existing regionally or nationally significant infrastructure. On balance, we consider the project is primarily an urban development project rather than a project for the delivery of regionally or nationally significant infrastructure. Accordingly, **we consider this criterion is not met**. We note the applicant retains the ability to provide further analysis on this matter with a substantive application to assist the expert panel in understanding the extent of the project's benefits.

Will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020) [s22(2)(a)(iii)]
The applicant states that the project will increase housing supply by delivering approximately 520 dwellings across a range of housing typologies, including terrace housing, duplexes and apartments. The applicant notes that the Economic Assessment (Appendix 6 of the referral application) identifies that the project will increase the district's greenfield housing capacity and contribute to meeting medium-term housing demand under the National Policy Statement on Urban Development 2020 (NPS-UD). The applicant further considers that the project will contribute to a well-functioning urban environment through a legible, walkable and mixed-use urban form, integration with public transport and key destinations, and the provision of amenity supported by open space and active transport networks.

GWRC notes that the project would increase housing supply in a highly accessible Metropolitan Centre location, but considers any substantive application will need to demonstrate that increased traffic and congestion can be appropriately managed to contribute to a well-functioning urban environment. KCDC considers the project would contribute to housing supply, housing choice, and a well-functioning urban environment, while noting there may be opportunities to further increase residential yield and development intensity across the project area. The Associate Minister of Housing considers the project would contribute to housing supply and choice in the Kāpiti Coast District through the development of approximately 520 to 620 dwellings and associated commercial activities.

Based on the applicant's assessment and the comments received from GWRC, KCDC, and the Associate Minister of Housing, we consider the project **meets this criterion**, as it would contribute to housing supply and assist in addressing housing needs, and therefore consider you could refer the project on this basis.

Will deliver significant economic benefits [s22(2)(a)(iv)]
The applicant states that the Economic Assessment (Appendix 6 of the referral application) identifies that the project will deliver significant and measurable economic benefits, including construction-related gross domestic product (GDP) and employment generation, as well as ongoing economic activity associated with the retail, commercial and residential components of the development. The applicant notes that the Economic Assessment estimates direct construction activity will generate approximately \$147.9 million in GDP and support around 920 FTEs. The applicant further states that, once operational, the retail and commercial components of the development are expected to contribute approximately \$63.7 million in GDP annually. The applicant considers this would represent a significant contribution to the Kāpiti Coast District and wider regional economy.

The Minister for Economic Growth considers the project is likely to meet this criterion and deliver significant regional economic benefits through its construction activity, investment expenditure, and ongoing retail and commercial operations. KCDC similarly considers the project would deliver significant economic benefits, noting that it would help address housing and business land shortages within the district, contribute to housing affordability and choice, support commercial growth within Paraparaumu town centre, and generate substantial construction-related economic activity and employment. KCDC also notes that the project is strategically important to the ongoing development and expansion of the district's primary centre.

We consider that, on balance, the project's economic benefits are regionally significant. In particular, the project is expected to result in substantial capital investment, create employment during the construction phase, support ongoing retail and commercial activity, and contribute to housing and business growth within a strategically significant urban centre. Based on the applicant's assessment and the comments received from the Minister for Economic Growth and KCDC, we consider the project **meets this criterion** and you could refer the project on this basis.

Will support climate change mitigation, including the reduction or removal of greenhouse gas emissions [s22(2)(a)(vii)]
The applicant considers that the project supports climate change mitigation through its compact, mixed-use urban form, which is intended to reduce reliance on private vehicle travel by enabling access to housing, employment, services and public transport within a walkable catchment. The applicant states that the Urban Design Statement (Appendix 4 of the referral application) highlights the integration of active transport networks and a spatial structure that promotes sustainable travel choices.

While we acknowledge the applicant's assessment that the project's compact, mixed-use urban form, integration of active transport networks, and proximity to housing, employment, services and public transport may support climate change mitigation outcomes, we consider the information provided does not demonstrate that the project would reduce or remove greenhouse gas emissions at a scale that would result in significant regional or national benefits. We also note that GWRC considers the project is likely to increase motor vehicle volumes and associated emissions, notwithstanding the potential benefits of its location and design. Accordingly, **we consider this criterion is not met**. We note the applicant retains the ability to provide further analysis on this matter with a substantive application to assist the expert panel in understanding the extent of the project's significant regional or national benefits.

Will support climate change adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards [s22(2)(a)(viii)]
The applicant states that the project incorporates flood management and stormwater infrastructure, including an integrated wetland and flood detention area. The applicant considers these measures will reduce existing flood risk and improve the resilience of the site and surrounding area to future climate-related events. The applicant also notes that the project includes nature-based solutions, such as wetland restoration and stream enhancement, which provide both flood management and environmental benefits.

While we acknowledge the applicant's assessment that the proposed flood management and stormwater infrastructure, including the integrated wetland and flood detention areas, may support climate change adaptation and reduce flood risk, we consider the information provided does not demonstrate that the project would reduce risks arising from natural hazards to a scale that would result in significant regional or national benefits. We also note that GWRC considers insufficient information has been provided to assess whether the project would reduce existing natural hazard risks, and KCDC considers substantial additional information will be

	required to demonstrate that the proposed design maintains the site's critical flood storage function and does not increase flood risk within the catchment. Accordingly, <u>we consider this criterion is not met.</u> We note the applicant retains the ability to provide further analysis on this matter with a substantive application to assist the expert panel in understanding the extent of the project's significant regional or national benefits. <i>Is consistent with local or regional planning documents, including spatial strategies [s22(2)(a)(x)]</i> The applicant considers that the project is consistent with relevant statutory planning documents, including the NPS-UD and the Kāpiti Coast District Plan. The applicant states that the Urban Design Statement (Appendix 4 of the referral application) demonstrates alignment with the intent of the Metropolitan Centre Zone by supporting a compact, well-connected, mixed-use centre that provides a strong community focal point. The applicant also notes that Central Paraparaumu is identified in KCDC's <i>Te Tupu Pai – Growing Well Strategy</i> as the district's primary centre, with a long-term role as a city centre providing the scale, facilities and range of activities associated with a metropolitan hub. The applicant states that the strategy places a strong emphasis on intensification and expansion of the town centre to accommodate future growth. The applicant considers that the project aligns with, and supports the implementation of, this strategic direction by providing for the continued development of the town centre in a manner consistent with the district's long-term growth planning. KCDC considers the project is generally consistent with relevant local and regional planning documents and growth strategies, while GWRC considers further analysis against a number of regional planning provisions would be required through a substantive application, particularly in relation to freshwater, wetland, river, and natural hazard matters. DOC similarly notes that any substantive application would need to consider relevant conservation planning documents and matters relating to threatened species, habitat connectivity, and water quality. While the applicant and several invited parties consider the project is generally consistent with aspects of the relevant planning framework, we consider that assessing the extent of that consistency requires a detailed examination of the project's design, environmental effects, and relevant planning provisions that would more appropriately occur by an expert panel through the substantive application process. Accordingly, we do not consider there is a sufficient basis at the referral stage to conclude that the project is consistent with local or regional planning documents to a degree that would result in significant regional or national benefits, and therefore <u>consider this criterion is not met.</u> We note the applicant retains the ability to provide further analysis on this matter with a substantive application to assist the expert panel in assessing the extent of the project's benefits and consistency with the relevant planning framework. <u>Conclusion</u> Based on the assessment above, we consider the project is a <u>development project</u> that would have <u>significant regional benefits</u> in line with the criteria for accepting a referral application under section 22(1)(a) of the Act. If you agree with this recommendation and are satisfied that the whole project meets the criteria in section 22, you may accept the referral application and refer the whole project to the fast-track approvals process in accordance with section 26 of the Act.
Referring the project to the fast-track approvals process [section 22(1)(b)]	<i>Would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes [s22(1)(b)(i)]</i> The applicant states that both KCDC and GWRC have indicated that the earthworks and subdivision consents required for the project are likely to be publicly notified and subject to a joint hearing process. The applicant notes that this position is driven, in part, by the inclusion of wetland reclamation works, which the applicant states will be offset and integrated with ecological enhancement and stormwater management outcomes. The applicant considers that progressing the project through the standard RMA process would result in a more protracted and uncertain approvals pathway, including the potential for Environment Court appeals. The applicant estimates that this could extend the project delivery timeframe by at least three years and result in additional costs and delays to the delivery of the project's housing, infrastructure and economic benefits. The applicant concludes that referral to the fast-track approvals process would facilitate the project by streamlining the approvals pathway through the consolidation of approvals, reducing duplication between agencies, and enabling consideration by a single expert panel, with appeal rights limited to points of law. Overall, we generally agree with the applicant's assessment that referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes. While DOC notes that some conservation approvals may not take significantly longer to process under standard processes, it considers there may be benefits from those approvals being considered alongside RMA approvals through a single process. Overall, we consider the project <u>meets this criterion</u> in line with section 22(1)(b)(i) of the Act. <i>Is unlikely to materially affect the efficient operation of the fast-track approvals process [s22(1)(b)(ii)]</i> The applicant considers that the project is consistent with the purpose of the Act, noting its scale and nature as a comprehensive urban development with significant regional benefits. The applicant states that referring the project is unlikely to materially affect the efficient operation of the fast-track approvals process, as the proposal does not raise novel or untested issues. The applicant further considers that the referral application is supported by well-developed technical evidence and informed by prior engagement with key stakeholders, including local authorities and mana whenua. While the project is likely to involve some technical and environmental complexities, we have not identified any matter that would suggest referral of the project would materially affect the efficient operation of the fast-track approvals process. Overall, we generally agree with the applicant's assessment and consider that referring the project is unlikely to materially affect the efficient operation of the fast-track approvals process. Accordingly, we consider the project <u>meets this criterion</u>, in line with section 22(1)(b)(ii) of the Act.
Reasons to decline	
Minister <u>must</u> decline [section 21(3)]	<i>The Minister <u>must</u> decline a referral application if:</i> <i>The application may not be accepted under subsection 1 (meets referral criteria)</i> As detailed above, we consider that the project is a development project that meets the criteria for accepting a referral application under section 22(1) of the Act. If you agree, there is no reason to decline the application under this subsection.

	<i>The Minister is satisfied the project involves an ineligible activity</i> As detailed above, we consider you can be satisfied that the project does not involve an ineligible activity. If you agree, there is no reason to decline the application under this subsection. <i>The Minister considers that they do not have adequate information to inform the decision under this section</i> As detailed above, we consider you have adequate information to inform your decision on the referral application. If you agree, there is no reason to decline the application under this subsection. To conclude, <u>we have not identified any reason that you must decline the application under section 21(3).</u>
Minister may decline [section 21(4) and 21(5)(a-h)]	<i>The Minister <u>may</u> decline a referral application for any other reason, whether or not it meets the criteria in section 22.</i> <i>Reasons to decline a referral application under subsection 4 include, without limitation:</i> <i>The project would be inconsistent with a Treaty settlement, Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, Marine and Coastal Area (Takutai Moana) Act 2011, a Mana Whakahono ā Rohe, or a joint management agreement</i> DOC has not identified any inconsistency with any relevant settlement or other obligation. No inconsistencies have been identified with the above documents in the section 18 Treaty settlements report. As such, we have not identified any reasons to decline the application on this basis. <i>It would be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts</i> No comments received from invited parties or the section 18 report have identified any reason why the project would be more appropriately dealt with under another Act or Acts. Accordingly, we do not consider you should decline the referral application for this reason. <i>The project may have significant adverse effects on the environment</i> Comments received from invited parties have identified a range of environmental matters that will require detailed consideration through any substantive application. These include potential effects on wetlands, rivers, water quality, flooding, freshwater ecology, threatened species, transport infrastructure, archaeological values, and cultural values. GWRC, NZTA, HNZPT, DOC, and the Trust all identified matters that would benefit from further assessment and consideration through the substantive application process. However, none of the invited parties consider these matters provide a basis to decline the referral application. DOC has not identified any reason the project should not be referred and considers it is likely that environmental effects could be appropriately managed through detailed design, mitigation measures, and conditions. NZTA has similarly advised it has no major concerns with the project being referred and considers the matters it has identified can be appropriately managed through further information and conditions. We consider the applicant has provided sufficient information to enable your decision on the referral application, including information on the anticipated benefits and potential adverse effects of the project. The matters raised by invited parties primarily relate to the scope of assessment required at the substantive application stage, rather than matters that prevent a decision being made on the referral application. We consider an expert panel is best placed to assess the significance of any adverse effects with the benefit of a substantive application, detailed technical assessments, further comments from relevant parties, and the ability to impose conditions or decline the application if appropriate. Accordingly, we do not consider you should decline the project on this basis. <i>The applicant(s) has a poor compliance history under a specified Act that relates to any of the proposed approvals</i> Based on the information provided by the applicant and comments received from invited parties, no concerns have been identified regarding the applicant’s compliance history under any specified Act relevant to the proposed approvals. <i>The project area includes land that the Minister for Treaty of Waitangi Negotiations considers necessary for Treaty settlement purposes</i> There is no information to suggest that the project area includes land that is necessary for Treaty settlement purposes. <i>The project includes an activity that is a prohibited activity under the Resource Management Act 1991</i> The applicant states that the project does not include a prohibited activity under the RMA. <i>A substantive application for the project would have one or more competing applications</i> GWRC identified two applications lodged by KCDC that may be relevant to a substantive application. These applications relate to the operation and maintenance of open channel and stream networks within the Kāpiti District and the management of stormwater discharges from KCDC’s network. However, we consider it is unlikely that these applications would constitute competing applications as defined by the Act. KCDC advised that it did not identify any competing applications affecting the project site or sites. We note the applicant and the EPA (in consultation with the relevant administering agencies and relevant local authorities) are required to reassess whether a project would have any competing applications at the substantive application stage. Accordingly, we do not consider you should decline the project for this reason.

	<i>In relation to any proposed approval of the kind described in section 42(4)(a) (resource consents), there are one or more existing resource consents of the kind referred to in section 30(3)(a)</i> GWRC identified several existing resource consents within the project site and proposed off-site wetland offset areas that may be relevant to a substantive application. These consents relate to streamworks, stormwater infrastructure, and groundwater take activities. However, based on the information available, we do not consider these resource consents are likely to be of the kind contemplated by section 30(3)(a) of the Act. We note that the relevance of any existing resource consents will need to be considered by the applicant and the EPA at the substantive application stage. <i>Any other matter – Reserves Act approval</i> We note that the project area may include reserve land owned by KCDC. While we consider this is not a matter that affects your decision on whether to refer the project, we note that clause 7(3)(a) of Schedule 6 to the Act requires a panel to decline a Reserves Act approval affecting local authority reserve land if the relevant local authority has not provided written agreement for the activity to be undertaken on the reserve. The Act already requires confirmation of written agreement from the relevant local authority to be provided with any substantive application seeking a Reserves Act approval in relation to that land. KCDC did not raise any concerns regarding reserve approvals in its comments. Accordingly, we do not consider this matter warrants declining the application or taking any further action at the referral stage. We have not identified any other matters or reasons to consider declining the referral application. <i>Conclusion</i> We have not identified any matters that would warrant declining the referral application under sections 21(4) or 21(5) of the Act and, accordingly, <u>do not recommend</u> that you decline the application. We note, however, that section 21(4) provides you with discretion to decline a referral application for any other reason, regardless of whether the project meets the criteria in section 22.
Specified matters for an accepted referral application	
The Minister may specify any of the matters under section 27(3)	<i>The Minister <u>may</u> specify any or all of the following under section 27(3) in the notice of decisions letter for an accepted referral application.</i> <i>Restrictions that apply to the project (for example, on its geographical location, its duration, or the aspects of the project that may be carried out)</i> We have not identified any restrictions that we consider should apply to the project. <i>In relation to a substantive application for the project:</i> <i>A deadline for lodging the application, unless section 27(3)(c) applies</i> The applicant anticipates construction for the project is expected to commence in October 2027. We consider the standard deadline for lodging the substantive application under section 28(3)(d)(ii) is suitable, which would be the date that is two years after the notice is given to the applicant. <i>Information that must be submitted with the application</i> HNZPT advises that, if the project proceeds to a substantive application, further supporting information should be provided, including a comprehensive archaeological assessment, an archaeological management plan, evidence of consultation with tangata whenua, and appropriate measures to manage effects on archaeological values. We note the information required for a substantive application involving an archaeological authority is already specified in Schedule 8 of the Act. NZTA recommends that further transport information be provided as part of any substantive application, including detailed assessment of transport effects, earthworks, geotechnical stability, and construction management matters. NZTA also notes that the project adjoins the Kāpiti Expressway (SH1) and is partly subject to Designation NZTA-005. KCDC and GWRC similarly identify the need for further information relating to transport, flood management, stormwater infrastructure, water quality, freshwater effects, and natural hazard risks to support assessment of a substantive application. We consider the comments received from NZTA, KCDC, and GWRC provide sufficient justification for requiring additional transport and three waters information to accompany any substantive application. Having regard to these comments, we therefore recommend that you specify that the applicant must submit the following information with a substantive application for the project: – an assessment of the relevant transport and three waters infrastructure – an integrated transport assessment. While invited parties have identified a range of additional matters for consideration at the substantive stage, we consider the information requirements already prescribed by the Act, together with the assessments specified above and the expert panel's ability to request further information if required, are sufficient to support an effective assessment. Following a decision on the referral application, the applicant will also have access to the comments received from invited parties and can have regard to those comments when determining the scope of information and technical assessments to include with any substantive application. Notwithstanding this recommendation, you retain discretion to specify any further information that must be submitted with the substantive application if you consider it appropriate to do so. <i>The persons or groups from whom a panel must invite comments in addition to those specified in section 53</i>

If you decide to accept the referral application, we recommend specifying in the notice of decision that Puketapu ki Paraparaumu Trust be invited to comment on the substantive application, as they have been identified as a Māori group with other relevant interests under section 18(2)(k) of the Act that is not specified in section 53.

We note you retain discretion to decide not to specify that any of these parties be invited by the panel to comment at the substantive application stage. You may also specify that any other persons or groups of your choosing be invited to comment. You do not need to specify the parties already captured under section 53, as those parties must be invited to comment on a substantive application by the expert panel. This includes relevant local authorities, relevant iwi groups and Treaty settlement entities, relevant administering agencies, the Minister for the Environment and other relevant portfolio Ministers, and the owners and occupiers within or adjacent to the land to which the substantive application relates (including any requiring authority that has a designation adjacent to the land – this includes NZTA for this project).

Whether the substantive application would have any competing applications

Not applicable – As noted above, we have not identified any competing applications at this stage. We note the applicant and the EPA are required to reassess this matter at the substantive application stage.

Whether, in relation to any proposed approval of the kind described in section 42(4)(a) (resource consent), there are any existing resource consents of the kind referred to in section 30(3)(a)

Not applicable – As noted above, we have not identified any existing resource consents of the kind referred to in section 30(3)(a) at this stage. We note the applicant and the EPA are required to reassess this matter at the substantive application stage.

Conclusion

We recommend you specify under section 27(3)(b)(ii) the following further information that the applicant must provide with the substantive application: an assessment of the relevant transport and three waters infrastructure, and an integrated transport assessment. We also recommend you specify under section 27(3)(b)(iii) Puketapu ki Paraparaumu Trust as a group the panel must invite comments from in addition to those specified in section 53. This is reflected in our recommendations above. We have not identified any other specified matters for the accepted referral application.

Appendix 1: Statutory framework summary

1. You are the sole decision maker for referral applications. If you accept a referral application, then the whole or part of the project will be referred to the fast-track approvals process.
2. If a Treaty settlement, the Marine and Coastal Area (Takutai Moana) Act 2011, the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, a Mana Whakahono ā Rohe or a joint management agreement provides for consideration of any document or procedural requirements, you must, where relevant:
 - a. give the document the same or equivalent effect through this process as it would have under any specified Act; and
 - b. comply with any applicable procedural requirements.
3. You must decline a referral application if:
 - a. you are satisfied the project does not meet the referral criteria in section 22
 - b. you are satisfied the project involves an ineligible activity (section 5)
 - c. you consider you do not have adequate information to inform your decision.
4. You may decline an application for any other reason, including those set out in section 21(5) and even if the application meets the section 22 referral criteria.
5. You can decline an application before or after inviting comments under section 17(1). However, if comments have been sought and provided within the required time frame, you must consider them, along with the referral application, before deciding to decline the application.
6. If you do not decline a referral application at the initial stage you must copy the application to, and invite written comments from:
 - a. the relevant local authorities
 - b. the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development
 - c. any other relevant portfolio Ministers
 - d. the relevant administering agencies
 - e. the Māori groups identified by the responsible agency
 - f. the owners of Māori land in the project area (if applicable)
 - g. you may provide the application to and invite comments from any other person.
7. You can request further information from an applicant, any relevant local authority or any relevant administering agency at any time before you decide to decline or accept a referral application (see section 20 of the Act).
8. However, if further information has been sought and provided within the required time frame you must consider it, along with the referral application, before deciding to decline the application.