The Wellington Company
Todd Building Ground Floor/93 Customhouse Quay
Te Aro
Wellington 6011

22 October 2026

Tēnā koe,

Re: New Central Park, 77–109 Kāpiti Road, Paraparaumu

The Kāpiti Coast District is experiencing rapid growth, with an increase of over 22,000 residents forecast over the next 30 years. Ensuring the District is well prepared to meet the housing, employment and infrastructure needs of our growing community, now and into the future, remains a key focus for Kāpiti Coast District Council ("Council").

The proposed New Central Park development is a significant development opportunity within the district. Council supports the medium / high density development proposed, particularly given its location within the metropolitan centre zone, and proximity to key employment areas and public transport infrastructure. As noted in Council's referral comments, Council considers there is scope to further increase density of mixed-use activity across the site and remains willing to work collaboratively with the developer to realise this opportunity as design progresses.

The proposed development is located within the Paraparaumu Metropolitan Centre, a zone intended to accommodate a diverse range of activities that contribute to a vibrant and active town centre. Incorporating residential, retail and commercial aligns with the Metropolitan Centre Zone and Precinct C provisions of the Operative District Plan and supports the outcomes sought through Te Tupu Pai (the Kāpiti Coast Growth Strategy), the Wellington–Horowhenua Future Development Strategy and its Implementation Plan, and the Wellington Regional Land Transport Plan.

Transport and the Town Centre Link Road

Council continues to work with New Central Park regarding the Access and Transport elements of the proposal, particularly the Link Road between Kāpiti Road and Ihakara Street, which has been identified in the Regional Land Transport Plan since 2015 and remains a critical piece of infrastructure to support wider growth in the area. Council and the developer are continuing to work through the design of this link, including matters raised in Council referral comments regarding road alignment, intersection layout, and the future connector route toward Paraparaumu Beach. Council notes that

it is separately progressing an agreement with the developer to co-fund earthworks and construction of the Link Road and confirms its ongoing commitment to resolving these matters collaboratively through the substantive process.

Flood storage and the Wharemaukū Stream

Council acknowledges the site's role as a fundamental component of the Wharemaukū catchment's stormwater drainage network, and its designation as a Flood Storage Area in the Operative District Plan. The proposed development has the potential to support climate change adaptation and reduce flood hazard risk within the Wharemaukū catchment by formalising, protecting, and enhancing the site's critical flood storage function.

It is essential that the existing functionality of the flood storage area is maintained and that the proposed flood management arrangements provide sufficient storage to accommodate the effects of climate change, future drainage network improvements, and continued development intensification within the catchment. Council will continue to work with the developer through the substantive application to ensure the design maintains and, where possible, enhances this catchment-wide flood storage function.

Inclusion of Council-owned land in the New Central Park Substantive Application

Council is a significant landowner adjacent to the proposed development, with aspects of the development connecting directly to Council-owned land. Council confirms its approval, as landowner, for the following lots to be included within the New Central Park substantive application:

- 1 Brett Ambler Way Paraparaumu (1068482 – PT SECS 1-4 SO 570550);
- 0 Rimu Road Paraparaumu (636810 – Lot 4 DP 470759);
- 0 Kāpiti Road Paraparaumu (822685 and 822628 Sections 1 and 2 SO 501569);
- 0 Ihakara Street Paraparaumu (175334 Lot 6 DP342714 and 175335/265124 Lot 7 DP342714 and Lot 13 DP 361734); and
- Brett Ambler Way and Iver Trask Place (Parcel ID 8277729).

Council's approval to include this land reflects the benefits of enabling a coordinated design and consenting outcome across the wider precinct, and critically, will allow Council to better utilise this land in the future to support civic and town centre outcomes.

This approval is provided in Council's capacity as landowner, separately from and without pre-determining Council's statutory role in relation to any consents, approvals or matters still to be resolved through the substantive application process.

Council intends to continue working constructively with New Central Park Limited through the substantive application process, particularly on the transport, flood storage and mixed zone density matters outlined above.

Should you have any questions regarding this letter, please do not hesitate to contact Kris Pervan, Group Manager Strategy and Growth - kris.pervan@kapiticoast.govt.nz.

Ngā mihi nui



Darren Edwards
Chief Executive
Kāpiti Coast District Council