Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

File ref: 26-BRF-02298 / FTAA-2606-1252

18 September 2026

Jamie Nunns
New Central Park Limited (the applicant)
Email: [redacted]

c/o Stephanie Blick
Scope Planning Limited (the agent)
Email: [redacted]

Dear Jamie

Section 28 – Notice of Decisions on the referral application for the New Central Park project under the Fast-track Approvals Act 2024

This notice of decisions is for a referral application received from New Central Park Limited (the applicant) for the New Central Park project (the project) under the Fast-track Approvals Act 2024 (the Act).

Project details
The project site comprises the approximately 28-hectare site at 77 and 109 Kāpiti Road, together with approximately 8 hectares of Kāpiti Coast District Council-owned land located adjoining or in the immediate vicinity of the 28-hectare site, Paraparaumu, in the Wellington Region.

The project site is located west of Paraparaumu town centre and is generally bounded by the Kāpiti Expressway, Kāpiti Road, Rimu Road and Ihakara Street.

The project may also include 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.

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
   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.

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 (RMA) as described in section 42(4)(a) of the Act
b. concessions under the Reserves Act 1977 as described in section 42(4)(e) of the Act
c. wildlife approvals under the Wildlife Act 1953 as described in section 42(4)(h) of the Act
d. archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014 as described in section 42(4)(i) of the Act
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 as described in section 42(4)(j) of the Act.

Statutory framework for referral applications

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

The project can only be accepted if the Minister for Infrastructure (the Minister) is satisfied the criteria in section 22 are met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and 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, and is unlikely to materially affect the efficient operation of the fast-track approvals process.

Under section 21(3) of the Act, the Minister must decline a referral application if:

- the Minister is satisfied that the project does not meet the criteria in section 22

- the Minister is satisfied that the project involves an ineligible activity
- the Minister considers they do not have adequate information to inform the decision.

Additionally, the Minister has the discretion to decline a referral application for any other reason, even if the project meets the criteria outlined in section 22 of the Act.

Decision on referral application

The Minister has decided 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). The Minister is satisfied that the project meets the criteria in section 22 of the Act, for the reasons detailed below.

Reasons for accepting referral application

The Minister is satisfied the project:

a. is an infrastructure or development project that would have significant regional or national benefits; and
b. referring the project to the fast-track approvals process –
    i. would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
    ii. is unlikely to materially affect the efficient operation of the fast-track approvals process.

Specifically, the Minister is satisfied the project meets the criteria in section 22 of the Act because:

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

- 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
- appeals under the Act are only to the High Court rather than the Environment Court and are limited to points of law
- the Act precludes public and limited notification.

c. 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 in the New Zealand context or beyond the scope of what a panel would typically assess under the RMA.

The Minister is satisfied there is no reason they must decline the project under section 21(3) of the Act. The Minister is also satisfied there is no reason to decline the project under section 21(4) and (5) of the Act.

Specified matters for accepted referral application

1. New Central Park Limited, who lodged the referral application, as the person who is authorised to lodge a substantive application for the project under section 27(2) of the Act.

2. Under section 27(3)(b)(i) of the Act, a deadline of two years from the date of issue of this letter applies for lodging the substantive application.

3. Pursuant to section 27(3)(b)(ii), the following information must be submitted with the substantive application lodged for the project:

    a. an assessment of the relevant transport and three waters infrastructure, including but not limited to:
        - the existing condition and capacity of that infrastructure
        - any upgrades, improvements or new infrastructure required in connection with the project
        - any funding required to carry out those upgrades, improvements or new infrastructure, including who will provide that funding
        - information on any discussions held, and any agreements made, between the applicant and relevant infrastructure providers in relation to those matters.

    b. an integrated transport assessment, including but not limited to:
        - the project's effects on the local and state highway transport network, including the Kāpiti Expressway (State Highway 1)
        - the effects of the project on relevant surrounding intersections and interchanges
        - traffic safety and network performance effects
        - any transport mitigation measures proposed to address the effects of the project.

4. In relation to a substantive application for the project, pursuant to section 27(3)(b)(iii), the panel must invite comments from Puketapu ki Paraparaumu Trust, in addition to those specified in section 53.

Other matters

Under section 16(2)(c) of the Act, the Minister directs any panel (or panel convenor) to consult the Ātiawa ki Whakarongotai Charitable Trust (the Trust), and any other relevant iwi authorities, on the appointment of the panel, in accordance with the relevant Mana Whakahono ā Rohe.

The Mana Whakahono ā Rohe between the Trust and Greater Wellington Regional Council is included in the section 18 report for the project under Attachment 4.

Under section 28 of the Act, the Secretary for the Environment must also give written notice of decisions made by the Minister on an accepted referral application to the parties specified in Appendix 1 of this letter.

If you have any queries about this notice of decisions, please email *referral@fasttrack.govt.nz* and include the name of the lead contact – Ashiley Sycamore.

If you have any queries about the substantive process, please email *contact@fasttrack.govt.nz* or phone 0800 FASTRK (0800 225 537).

Yours sincerely



Stephanie Frame
Acting General Manager – Investment Strategy and Operations

Appendix 1: Section 28 – Notice of Minister's decision on accepted referral application

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Section 28(1)(a) – The applicant	New Central Park Limited

Section 28(1)(ii) – Anyone invited to comment on the application	
Relevant local authorities	Kāpiti Coast District Council Greater Wellington Regional Council
Relevant portfolio Ministers	Minister for the Environment Minister for Māori Crown Relations: Te Arawhiti Minister for Māori Development Minister of Conservation Minister for Arts, Culture and Heritage Associate Minister of Housing
Relevant administering agencies	Department of Conservation Heritage New Zealand Pouhere Taonga
The Māori groups under s17(d)	Te Rūnanga o Toa Rangatira Inc Muaūpoko Tribal Authority Inc Ātiawa ki Whakarongotai Charitable Trust Te Rūnanga o Raukawa Incorporated Puketapu ki Paraparaumu Trust Ngā Hapū o Ōtaki
Any other persons under s17(5)	Chief Executive of NZ Transport Agency Waka Kotahi Minister for Regional Development Minister for Economic Growth

Section 28(2) – Other parties for an accepted referral application	
The Panel Convener	Including all the information received by the Minister as required by section 28(4).
Any iwi authorities or Treaty settlement entities (other than those that must be notified as identified above) that the Minister considers have an interest in the matter	No additional iwi authorities or Treaty settlement entities have been identified beyond those listed above.
Environmental Protection Authority (EPA)	Including all the information received by the Minister as required by section 28(4).
Relevant administering agencies	As identified above.