



FTAA-2606-1252: Amended notice of decisions on an accepted referral application

Date:	16 September 2026	Priority:	High	Tracking number:	26-BRF-02746
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To	Action sought	Response by
Hon Chris Bishop Minister for Infrastructure	Agree to the recommendations in this briefing	18 September 2026

Action for Minister's Office staff

Return the signed briefing to: ftareferrals@mfe.govt.nz

Appendices

1. Draft notice of decisions letter – New Central Park – Amended

Contact for discussion

Name	Position	Telephone	1st contact
Stephanie Frame	Acting General Manager	s 9(2)(a)	☐
Max Gander-Cooper	Acting Manager	s 9(2)(a)	☒
Ashiley Sycamore	Author	s 9(2)(a)	☐



Purpose

1. This briefing provides you with information on a request from the applicant for the New Central Park project (the project) to amend the project description contained in the notice of decisions (NOD) letter issued following your decision to accept the referral application and refer the project under the Fast-track Approvals Act 2024 (the Act).
2. This briefing seeks your agreement to reissue an amended NOD to update the project description at the applicant's request.

Key points

3. On 6 September 2026, you accepted the referral application for the project (FTAA-2606-1252) under 26-BRF-02298, and a NOD was subsequently issued to the applicant on 7 September 2026.
4. Following receipt of the NOD, the applicant contacted officials requesting amendments to the project description contained in the NOD.
5. The current NOD describes the primary development area as comprising 77 and 109 Kāpiti Road, and 1 Brett Ambler Way, and refers to an approximately 28-hectare site. The applicant considers that this description may create uncertainty regarding the extent of the project site, as the project also encompasses approximately 8 hectares of Kāpiti Coast District Council-owned land adjoining or in the immediate vicinity of the primary development area.
6. The applicant notes that the Council-owned land includes 1 Brett Ambler Way and considers that, when this land is taken into account, the current description of the project site as an approximately 28-hectare site may not adequately reflect the full extent of the project area. The applicant is concerned that this could create uncertainty regarding the scope of the project at the substantive application stage.
7. The applicant has also requested minor amendments to the wording describing the location and associated physical works.
8. We note that, prior to the Stage 2 briefing being provided to your office, officials supplied the applicant with a draft copy of the project description and invited comment. Although the applicant provided feedback on the draft description, the concerns outlined in this briefing were not raised at that stage.
9. Officials have reviewed the applicant's requested amendments. We consider that they are consistent with the project location as set out in the referral application material and clarify the description of the project site rather than substantively altering the project that was accepted and referred.
10. Officials do not consider the proposed amendments would materially affect your original referral decisions.
11. We therefore recommend that the NOD be amended and reissued to incorporate the applicant's requested wording. No other changes to the NOD are proposed.
12. If you agree with the recommendations below, officials will reissue the amended NOD to the applicant and provide copies to the parties specified under section 28 of the Act, as well as publish the amended NOD on the Fast-track website.



Recommendations

13. We recommend you:

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| a. agree that the notice of decisions letter for the New Central Park project be amended and reissued to update the project description as requested by the applicant (refer to Appendix 1). | Yes / No |
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| b. agree that the Ministry for Cities, Environment, Regions and Transport will provide your amended notice of decisions to the parties below and publish it on the Fast-track website: | Yes / No |
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| i. the applicant | |
| i. anyone invited to comment on the application | |
| ii. the panel convener | |
| iii. the Environmental Protection Authority (EPA). | |

Max Gander-Cooper
Acting Manager, Fast-track Operations
16/09/2026

Hon Chris Bishop
Minister of Infrastructure
___ / ___ / 2026



Appendix 1: Draft Notice of Decisions – FTAA-2606-1252 – New Central Park – Amended