

ENVELOPE

MT WELCOME, PUKERUA BAY, PORIRUA

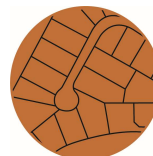
Porirua City Council planning report comments – response schedule

PROJECT	Mt Welcome, Pukerua Bay, Porirua	ENVELOPE REF	1753-02
APPLICATION	FTAA-2603-1181	DATE	31 July 2026
COMMENTS	Comments on FTAA-2603-1181 – Mt Welcome, Pukerua Bay, Porirua. Planning report on behalf of Porirua City Council, prepared by Rory McLaren Smeaton (Principal Policy Planner, Porirua City Council), 31 July 2026.		
PREPARED BY	Envelope Engineering Limited		

Note that the responses are either supported by further detail, or accepted and incorporated into the design and the reports. A summary of the changes is provided in the memorandum.

§6.4 – Subdivision design

REF	MATTER RAISED	SOURCE	ENVELOPE RESPONSE
6.4-2	Order of development staging – conditions tied to stage numbers Proposed condition 69 allows staging in any order provided certain criteria are met. The planning report considers this risks allotments being created ahead of the infrastructure, open space or transport connections needed to support them, and notes at least one condition (wastewater bulk main upgrades) was tied to a stage number rather than a metric such as lot count. Required: either a fixed sequenced order of development, or infrastructure-triggering conditions expressed by a metric (e.g. cumulative lots created) rather than stage number.	§6.4.1.2, p.21	Infrastructure isn't tied to a specific stage number – it's tied to allotment numbers. If the cumulative number of allotments created within a stage triggers an infrastructure requirement, that infrastructure will be delivered in that stage, whether it's stage 3 or stage 10. So the conditions are already set up around lot count, not stage number
6.4-3	Retention wetland delivery out of sequence with the catchments they serve The planning report identifies that Retention Wetland B (Stage 5A) serves a catchment that includes Stage 1 allotments; Retention Wetland D (Stage 10) serves part of Stage 5B; and Retention Wetlands C and E are programmed as the last stages (20 and 21) despite serving much earlier development. Required: review and revise the subdivision, earthworks and infrastructure staging plans so stormwater infrastructure required for each stage is delivered, operational and vested in that stage or an earlier one.	§6.4.1.3, pp.21-22	This duplicates the matter raised by Tiaki Wai.



REF	MATTER RAISED	SOURCE	ENVELOPE RESPONSE
6.4-5	Southern boundary transport connections and the Civil Infrastructure Report's assessment The planning report considers the subdivision design precludes two of the three Structure Plan transport connections to the southern boundary (near Roads 26 and 10), and disputes the basis for the Civil Infrastructure Report's statement (§8.10) that only the central alignment is technically viable due to steep topography and ecological constraints within the Skaife Block. Two specific issues are raised with the Civil Infrastructure Report: (1) it states the Skaife Block 'remains zoned rural, with no current development plans', whereas the planning report's own zoning maps show the block is zoned Future Urban Zone, Rural Lifestyle Zone and General Rural Zone, with approximately 62.3 ha (22.3%) zoned FUZ adjoining SH59 – the same error is repeated in Appendix 8 (Structure Plan Assessment); and (2) it compares the site's overall cut/fill depths (approximately 21 m cut / 24 m fill) against the 10–15 m of relief at the connection points, which the planning report reads as an unsubstantiated basis for ruling out the connections, as no topographical survey or ecological assessment of the adjoining Skaife Block land has been provided. Required: correct the zoning statement in the Civil Infrastructure Report and Appendix 8; and either substantiate the topographical/ecological basis for excluding the eastern and western connections with survey and ecological evidence, or amend the report so the design does not preclude them.	§6.4.3.1, §6.4.3.1.1, §6.4.3.1.2, §6.4.3.1.3, pp.22–24	Updated Report
6.4-7	Retention wetland embankments proposed within land vesting to Porirua City Retention wetland embankments are shown partly within land proposed to vest to Porirua City, which the planning report notes it will not accept as it no longer owns or manages stormwater assets; it recommends an advice note confirming Porirua City is under no obligation to accept such allotments or connections. Required: correct the vesting party for all land containing stormwater infrastructure from Porirua City to Tiaki Wai.	§6.4.4.1, p.26	The vesting party will be corrected from Porirua City to Tiaki Wai, and we'll update the scheme plans to reflect this before consent.
6.4-8	Three waters assets shown as drainage reserve, or within road and recreation reserve The scheme plan shows stormwater infrastructure allotments as 'drainage reserve' on the basis that assets vest to Porirua City; since assets now vest to Tiaki Wai, the planning report considers these need to be freehold fee simple titles. It also notes three waters assets located within road reserve (e.g. the Road 02 raingarden) or recreation reserve need their own separate allotments, with access easements over recreation reserve where not already covered by a drainage easement.	§6.4.4.2, §6.4.4.2.1, §6.4.4.3, §6.4.4.3.1, pp.26–27	The vesting party will be corrected from Porirua City to Tiaki Wai, and we'll update the scheme plans to reflect this before consent.



REF	MATTER RAISED	SOURCE	ENVELOPE RESPONSE
	Required: reclassify drainage-reserve allotments as freehold fee simple to Tiaki Wai; create separate allotments for three waters assets currently shown within road or recreation reserve; confirm access easements over recreation reserve.		
6.4-9	Overland flow paths over private land (Lot 5003) not protected by easement Stormwater discharge points within Lot 5003 (private land) will create overland flow; the planning report considers easements are needed over these flow paths to protect them from future earthworks, buildings or structures. Required: identify and register easements over all overland flow paths crossing Lot 5003.	§6.4.4.4, p.27	This duplicates the matter raised by Tiaki Wai.
6.4-10	No water or wastewater connections provided to park and reserve allotments The planning report notes the application's own compliance assessment records non-compliance with SUB-S4, SUB-S5 and SUB-S6 for reserve allotments, and that the detailed drainage plans confirm no stormwater or wastewater connections are proposed to parks or reserves, notwithstanding that the MLUDS anticipates public toilets and the draft CODS (§8.11.1) requires a water connection sized for a drinking fountain at each park. Required: provide water and wastewater connections to all park and reserve allotments, sized to the draft CODS and the facilities anticipated in the MLUDS.	§6.4.4.5, p.27	Servicing hasn't yet been extended to reserve allotments because the MLUDS facilities were indicative. A simple connection can be added at detailed design once the facilities' scope and location are confirmed.
6.4-11	Infrastructure allotments potentially undersized (Lots 1300, 1400) and raingarden access The planning report considers Lot 1300 (wastewater storage facility) may not be large enough for the required storage volume (discussed further at §6.14.6), and that Lot 1400 (bulk watermain pump station) does not meet the Infrastructure chapter's 2 m boundary setback as shown. It also records Tiaki Wai's position that raingardens are undersized and lack adequate maintenance access. Required: confirm the Lot 1300 area against the storage volume once wastewater optioneering is complete; resize or relocate Lot 1400 to achieve the 2 m setback; resolve raingarden sizing/access per the Tiaki Wai schedule.	§6.4.5.2, p.28	We're working with tank suppliers on different configurations for Lot 1300 and believe the lot is suitable for the required storage, with options to also provide storage across other pump station locations if needed. On the Lot 1400 2 m boundary setback, we can adjust the pump station layout to comply at detailed design if required. Raingarden sizing methodology will be confirmed with Tiaki Wai

§6.5 – Infrastructure and servicing

Three waters matters in this section substantially duplicate points already raised directly with us by Tiaki Wai and are cross-referenced accordingly rather than re-drafted. Electricity and telecommunications servicing (§6.5.2) is a genuinely new matter not otherwise covered and is answered in full.



REF	MATTER RAISED	SOURCE	ENVELOPE RESPONSE
6.5-2	Water supply – pressures, reservoir capacity, bulk main capacity, conservation The planning report records Tiaki Wai's technical position that water conservation measures are not incorporated; some lots will have non-compliant water pressures; the Applicant's assumed Pukerua Bay reservoir capacity does not match its actual capacity; and GWRC Bulk Main capacity constraints have not been considered. PCC supports Tiaki Wai's proposed additional conditions on these matters.	§6.5.1.2, p.30	This duplicates the matter raised by Tiaki Wai.
6.5-3	Wastewater modelling, cumulative effects and pumped-system optioneering The planning report records Tiaki Wai's position that the wastewater modelling cannot be relied on to demonstrate no increase in overflows; that cumulative effects on Te Awarua-o-Porirua Harbour, Taupō Stream and Kakaho Stream are not appropriately addressed; and that no optioneering report has been provided to justify the extent of pumped systems. This is noted as of particular concern given Te Wai Ora o Pāirua – the Porirua Harbour Accord.	§6.5.1.3, p.31	This duplicates the matter raised by Tiaki Wai.
6.5-4	Stormwater treatment and hydrological control – options assessment, raingarden sizing, imperviousness The planning report records Tiaki Wai's list of fundamental stormwater issues: no options assessment; raingarden sizing below guideline; no retention component (extended detention only); unassessed cumulative effects; Schedule 29 SIA issues; inadequate raingarden maintenance provision; unclear public/private delineation at JOALs; inconsistent imperviousness assumptions; missing zinc/copper controls; and a need for mana whenua input.	§6.5.1.4.1, pp.31-32	This duplicates the matter raised by Tiaki Wai.
6.5-5	Retention wetlands – combined ecological/stormwater function, staging, safety in design The planning report records Tiaki Wai's fundamental concerns that the retention wetlands combine ecological mitigation and stormwater management in a way it does not support; that wetlands A, C and E are staged after the residential development they serve; that no options or safety-in-design assessment has been provided; that maintenance requirements and pre-treatment are inadequate; that Rain Garden 01 sits within Wetland B's flood management area; and that Wetland D is a constructed (not natural) wetland that is not engineering-supported.	§6.5.1.4.2, pp.31-32	This duplicates the matter raised by Tiaki Wai.



REF	MATTER RAISED	SOURCE	ENVELOPE RESPONSE
6.5-6	Stormwater outlets within reserves, Lot 5003 and the southern boundary The planning report considers discharge within reserves is inappropriate given erosion/instability risk and conflicts with the draft CODS §8.5.1 restriction on infrastructure within reserve land; that outlets within Lot 5003 will create overland flow onto land the Applicant will not own, with easement widths not shown and easements incorrectly proposed to Porirua City rather than Tiaki Wai; and that the southern boundary (Skaife Block) outlet discharges without passing through any retention wetland, with hydraulic neutrality at that point unclear. Required: confirm treatment/hydraulic-neutrality provision for the southern boundary outlet; define easement widths and correct the easement grantee to Tiaki Wai; address reserve-discharge erosion risk consistent with CODS §8.5.1.	§6.5.1.5.1, pp.32–33	This duplicates the matter raised by Tiaki Wai.
6.5-7	SUB-S7 – electricity and telecommunications servicing not demonstrated The planning report considers the application does not demonstrate compliance with SUB-S7: no plans are provided for electricity or telecommunications networks (only a generic ‘service trench’ note); clause 4 (connections to allotment boundaries) has not been assessed; and clause 5 (land set aside for network infrastructure, transformers and ancillary services, with network-operator confirmation of sufficiency) has been omitted entirely. It also notes Wellington Electricity has identified that network reinforcement will be required, with no information yet on the scope of upgrades. Required: provide electricity and telecommunications servicing plans identifying trench/duct routes and connections to each allotment boundary (clause 4); identify land set aside for transformers and ancillary network infrastructure with written confirmation of sufficiency from the relevant network operator(s) (clause 5); confirm the scope of Wellington Electricity’s required network reinforcement.	§6.5.2, pp.33–34	Road cross-sections and standard trench details already demonstrate that there is space within the road corridor for utility trenches and connections to every allotment, this isn’t a design gap, it’s information that hasn’t yet been consolidated into a single servicing plan, and excessive information for this scale. We’re working with Wellington Electricity on a high-level network assessment and servicing strategy for the development; that work is ongoing and will be resolved through detailed design, consistent with how electricity and telecommunications servicing is normally sequenced at this stage of a project.

§6.6 – Parks and reserves

Parks and reserves matters are predominantly landscape and ecology issues for other consultants (planting species, play equipment, lighting, CPTED, track design and gradients, fencing). The items below are limited to the stormwater and three-waters access matters with a civil engineering dimension.



REF	MATTER RAISED	SOURCE	ENVELOPE RESPONSE
6.6-1	Stormwater management and scour control within open space not detailed The Parks team's review notes it is unclear what stormwater management is proposed for the open space network, and that management of scour where stormwater discharges flow down steep faces within reserves has not been sufficiently detailed. Required: identify discharge points, energy dissipation/scour protection measures and any required batter or channel treatment within reserves on the drainage plans.	§6.6.1.1, p.34	Discharge points are already shown on the stormwater plans. Scour protection and energy dissipation at each outlet will be detailed at detailed design stage, in accordance with the Stormwater Management Plan. Separating this detail out to the stage-level detailed design phase also helps keep the information focused and relevant to each smaller area, rather than trying to resolve it all upfront.
6.6-2	Drainage reserves doubling as track entrances – ongoing access for Tiaki Wai The Parks team notes some proposed drainage reserves also function as trailhead/track entrances into wider reserve, and that as these will be managed by Tiaki Wai rather than Council, ongoing access for asset management needs to be provided for.	§6.6.1.3, p.35	This is the same access-easement matter addressed at §6.4-8 above and in the Tiaki Wai schedule (item 18) – access for Tiaki Wai over recreation reserve to reach drainage assets. We will ensure the easement schedule being prepared in response to that matter also covers any drainage reserve doubling as a track entrance, so Tiaki Wai's access is not inadvertently blocked by track infrastructure.

§6.9 – Natural hazards

Flood modelling matters duplicate points already raised directly with us by Tiaki Wai and are cross-referenced accordingly. The geotechnical matter is for the project geotechnical engineer (ENGEO) to resolve with Council's reviewer (Tonkin and Taylor); we note it below for completeness but it is not an Envelope civil design item.

REF	MATTER RAISED	SOURCE	ENVELOPE RESPONSE
6.9-1	Flood model and stormwater management plan revision required The planning report records that detailed flooding comments will be provided by Tiaki Wai and should be read alongside its own; that Figure 8 of the draft SMP, described as 'draft' flood mapping, appears to in fact be the operative PDP mapping; and that Tiaki Wai does not consider the current SMP demonstrates the development's effect on the wider flood hazard area, particularly existing flooding downstream of Taupō Swamp.	§6.9.1, pp.41-42	We will correct the Figure 8 label so it is clear whether it reproduces the operative PDP flood hazard mapping or a revised model output. The substantive flood modelling and downstream (Taupō Swamp) effects matters are the same as Tiaki Wai's F7 (flood modelling) and F8 (cumulative flood hazard effects); our commitment to revise the flood model and SMP before consent, as recorded there, applies equally to PCC's comments.



§6.14 – Construction management and earthworks effects

Construction management matters with a civil engineering or three waters servicing dimension. The Construction Noise and Vibration Management Plan (§6.14.2) is an acoustics matter and general public communication (§6.14.5) is a communications matter; neither is addressed here as they fall outside Envelope's discipline.

REF	MATTER RAISED	SOURCE	ENVELOPE RESPONSE
6.14-1	Overarching ECMP not separately conditioned The planning report considers the draft ECMP provides a suitable overarching framework, but notes there is no condition requiring certification of the overarching ECMP itself – only of Stage-Specific ECMPs – and recommends the overarching ECMP be certified first, with each Stage-Specific ECMP required to be consistent with it. Required: an additional condition requiring certification of the overarching ECMP, with Stage-Specific ECMPs to be consistent with it.	§6.14.1, p.46	This duplicates the matter raised by GWRC.
6.14-2	Site/stage-specific CTMPs and complaints procedure The planning report notes no draft CTMP has been provided despite condition 22 referring to a 'final' CTMP, and recommends site- or stage-specific CTMPs (given the 10–15 year build-out with residents living alongside ongoing construction) plus a complaints procedure within the CTMP. Required: an initial overarching CTMP setting out principles/procedures, with stage- or site-specific CTMPs providing construction detail, including a complaints procedure.	§6.14.3, p.47	This duplicates the matter raised by GWRC.
6.14-3	ESCP certification – GWRC to lead, PCC to review beforehand The planning report recommends GWRC take the lead in certifying ESCPs given the scale of earthworks, with ESCPs provided to PCC for review and comment before GWRC certification, and the final certified ESCP then provided to PCC – the approach used for Plimmerton Farm Stage One. Required: amended conditions reflecting the GWRC-lead, PCC-review certification sequence.	§6.14.4, p.47	We don't support this. GWRC is the consent authority for earthworks and erosion and sediment control and should be the sole certifier of ESCPs, adding a PCC review step beforehand just creates a second approval loop for the same document, with more room for conflicting feedback and delay, for no real benefit. Happy for ESCPs to go to PCC for information once GWRC has certified them, but not as a pre-certification gate.
6.14-4	Constructability of the wastewater storage facility on Lot 1300 The planning report has significant concerns about constructing the wastewater storage facility (up to approximately 5.4 m below ground level) on Lot 1300 given the facility is in Stage 1, but the trigger for reviewing storage need is much later (potentially Stage 12), meaning construction is likely to occur with residents already living adjacent, including on Lot 4 which directly abuts Lot 1300; and the allotment is constrained by a Stage 1	§6.14.6, p.48	Construction methodology and detail will be confirmed at detailed design once the final configuration is known. We've already engaged suppliers for the pump stations and have concept designs and a methodology in place, with storage planned to be delivered progressively, coming online in stages, or when triggered by demand, rather than as a single Stage 1 structure



REF	MATTER RAISED	SOURCE	ENVELOPE RESPONSE
	wastewater pipe along the northeast boundary and a Stage 5A stormwater pipe bisecting the allotment carrying the retention wetland discharge. Required: a construction management plan specific to the wastewater storage tank addressing sequencing relative to adjacent occupation and the co-located pipework.		
6.14-5	SH59 corridor works and continuous public access to Ara Harakeke Significant works are proposed within the SH59 corridor (new intersection, bulk wastewater main upgrade, new water supply pipe); the planning report considers the draft ECMP's treatment of NZTA guidelines is relatively light and recommends stage-specific ECMPs and CTMPs address SH59 corridor matters and be provided to NZTA for review before certification. It also notes the bulk wastewater main upgrade runs within the well-used Ara Harakeke pathway and that continuous public access needs to be maintained, which is only lightly addressed at present. Required: stage-specific ECMP/CTMP content addressing NZTA guideline matters, provided to NZTA for review before council certification; a specific pedestrian management plan maintaining continuous Ara Harakeke access during the bulk main works.	§6.14.7, pp.49-50	Agreed. We will expand the SH59-corridor content of the relevant Stage-Specific ECMP/CTMPs to address the NZTA guideline matters referenced in the draft ECMP, and route these through NZTA for review ahead of council certification. For the Ara Harakeke bulk wastewater main works, we agree a specific pedestrian management plan is needed to keep the pathway open throughout construction rather than relying on the general ECMP access provisions, and will prepare this once the bulk main construction methodology is confirmed.

