



Ref: PRE25217

11997100

Rory Smeaton

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Dan Smyth
Development Manager
Classic Developments
Ground Flood, 10A Norrie Street
Porirua City Centre, Porirua
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13 November 2025

Kia ora Dan

Notice under section 30(3) of the Fast-track Approvals Act 2024

Thank you for your letter dated 29 October 2025 notifying Porirua City Council that you intend to lodge a substantive application for resource consents under the Fast-track Approvals Act 2024 (FTAA) for the Mt Welcome, Pukerua Bay, Porirua. We understand that the letter is your notice to us under section 30(2) of the FTAA.

Information requested

You requested that Porirua City Council, in accordance with Section 30 of the Act, provide written notice advising either:

- Whether there is any existing resource consent to which section 124C(1)(c) or section 165ZI of the Resource Management Act 1991 would apply if the approval were to be applied for as a resource consent under that Act; or
- That there are no existing resource consents of that kind.

Additional information sought

Your letter did not contain any information on the site of the proposed activities, or a description of those activities. Further information was provided to us in an email from Mr Torrey McDonnell on 10 November 2025, confirming the site and the proposed works. We understand the site for the purposes of the section 30 request is as shown in Appendix A and includes:

- Lot 1 DP 608433, Lot 1000 DP 608433 (34 Muri Road);
- Lot 1 DP 534864 (422 SH59);
- Lot 2 DP 534864 (422A SH59);
- Lot 2 DP 89102 (422B SH59);
- Part Lot 1 DP 89102 (422A SH59); and
- Road Reserve (SH59 corridor adjacent to the site).

We note that the site as described above differs from that set out in the listing of the project in Schedule 2 of the Fast-track Approvals Act 2024, which states the 'Approximate geographical location' as '422A and 422B State Highway 59, Pukerua Bay, Porirua'. The listing therefore does not include 422 State Highway 59, legally described as Lot 1 DP 534864.

Based on the information that was provided by Mr McDonnell, we understand that the proposed works include:

- 949 residential allotments sized between 316m² to 2386m² (to enable 949 future dwellings) with an average lot size of close to 523m²;
- A commercial centre;
- Associated infrastructure including wastewater (including wastewater storage facilities), stormwater, water reticulation, roading, and pedestrian and cycling trails;
- Earthworks to establish the required finished surface levels for building platforms, roading, parks and drainage;
- Landscaping; and
- New intersection with State Highway 59.

Response to request

Porirua City Council does not issue resource consents under sections 12, 13, 14 or 15 of the Resource Management Act 1991. As such, Porirua City Council is not aware of any existing resource consent to which section 124C(1)(c) or section 165ZI of the Resource Management Act 1991 would apply in relation to the site.

For completeness, the resource consents that Porirua City Council have issued for the land identified in Appendix A are set out below.

PCC Ref.	Activity	Location	Date Issued
RC3423	Three lot subdivision	422 State Highway One, Pukerua Bay (Being Lots 2 and 3 DP 44495, Pukerua 4 South Block and Pt 1a/831)	8 July 2003
RC4420	Boundary adjustment	422 State Highway 1 (Being Lots 2 and 3 DP 89102)	31 May 2006
RC5093	Rural shed	422A State Highway 1 (Lot 1 DP 89102)	29 November 2007
RC5533	Farm building	422 State Highway 1 (Being Lot 3 DP 89102)	15 June 2009
RC5625	Extensions to an existing dwelling	422A State Highway 1, Pukerua Bay (Being Pt Lot 1 DP 89102)	12 October 2009
RC5795	Farm building	422 State Highway 1 (Being Lot 3 DP 89102)	13 May 2010
RC7739	Two lot subdivision	422 State Highway 1 (Being Lot 3 DP 89102)	17 April 2019

Additionally, it is noted that State Highway 59 is designated under the Porirua District Plan 2025.

Conclusion

This letter provides the notice to you under section 30 of the Fast-track Approvals Act 2024. Should you have any questions about this notice, please contact Rory Smeaton on 04 237 1504.

Ngā mihi



Derek Kerite

Manager Resource Consents & Monitoring
Kaiwhakahaere Whakaaetanga Rawa me te Aroturuki

PUKERUA BAY

MURI BLOCK

THE SITE

SKAIFE BLOCK

WHENUA TAPU

OFF-SITE WW UPGRADES

AKE ROAD

PAPARANGI DRIVE

STATE HIGHWAY 98

NORTH CANTON ROAD BRIDGE

STATE HIGHWAY 98

MT WELCOME

ENVELOPE
WWW.ENVELOPE-ENG.CO.NZ

REV	NOTES	BY	DATE
01	ISSUED FOR RESOURCE CONSENT	PMJ	04/05/2020
02	ISSUED LIFT LAYOUT	PMJ	06/08/2020
03	OFF-SITE WORK AREAS ADDED	PMJ	08/08/2020

PROJECT:
**CLASSIC DEVELOPMENTS LIMITED
MT WELCOME
PUKERUA BAY, PORIRUA**

TITLE:
SITE LOCATION PLAN

ENVELOPE
WWW.ENVELOPE-ENG.CO.NZ

DESIGNED: PMJ	DRAWN: PMJ
CHECKED: RAD	PLOT DATE: 05-10-2020
SCALE AS: 1:5000	SCALE AB: 1:10000
STATUS: RESOURCE CONSENT	
PROJECT No:	DRAWING No:
1753-02	1200
REVISION:	R03

By email

05 November 2025

File No: PRE250049

100 Cuba Street
Te Aro, Wellington 6011
PO Box 11646
Manners Street
Wellington 6142
T 04 384 5708
F 04 385 6960

Pukerua Property Group Limited Partnership
C/o William Dorset
Classic Developments
Ground Flood, 10A Norrie Street
Porirua City Centre, Porirua
By email: William.dorset@classicdevelopments.co.nz

Tēnā koe William

Notice under section 30(3) of the Fast-track Approvals Act 2024

Thank you for your letter dated 29 October 2025 notifying Wellington Regional Council that you intend to lodge a substantive application for resource consents under the Fast-track Approvals Act 2024 (FTAA) for the Mt Welcome, Pukerua Bay, Porirua project at 422A and 422B State Highway 59, Pukerua Bay, Porirua 5026. We understand that this letter is your notice to us under section 30(2) of the FTAA. Thank you also for your correspondence to date, setting out the activities for which you will be seeking regional resource consents through your substantive application.

Section 30(3) of the FTAA requires that Wellington Regional Council, by written notice, advise you:

(a) of any existing resource consent to which section 124C(1)(c) or 165ZI of the Resource Management Act 1991 would apply if the approval were to be applied for as a resource consent under that Act; or

(b) that there are no existing resource consents of that kind.

Attachment 1 sets out our understanding, based on your notice, of the site for which you will be seeking resource consents through your substantive application.

Attachment 2 sets out the existing resource consents that have been considered pursuant to section 30(3) of the RTAA.

The table below advises you of whether either section 30(3)(a) or section 30(3)(b) of the FTAA applies in relation to each of the activities that you have advised us in your notice that you will seek resource consent(s) for:

Proposed activity	Regional rule or NES regulation	Activity status	Part of FTAA section 30(3) that applies to the proposed activity
Stormwater discharges and development of impervious surfaces			
The discharge of stormwater from a new urban subdivision and redeveloped state highway into water, or onto or into land where it may enter a surface water body or coastal water, including through an existing local authority or state highway stormwater network.	NRP Rule R50	Restricted discretionary	Section 30(3)(b)
The use of land for the creation of new impervious surfaces and the associated discharge of stormwater into water, or onto or into land where it may enter a surface waterbody or coastal water, including via an existing local authority stormwater network.	NRP-PC1 Rule P.R10	Discretionary	Section 30(3)(b)
Discharges from contaminated land			
The discharge of water or contaminants into water, or onto or into land where it may enter water, associated with discharges from contaminated land.	NRP Rule R94	Discretionary	Section 30(3)(b)
Earthworks and vegetation clearance			
The use of land, and the associated discharge of sediment into water or onto or into land where it may enter water from earthworks, and vegetation clearance on erosion prone land.	NRP Rule R107	Discretionary	Section 30(3)(b)

Proposed activity	Regional rule or NES regulation	Activity status	Part of FTAA section 30(3) that applies to the proposed activity
Earthworks, and the associated discharge of sediment into surface water or coastal water or onto or into land where it may enter a surface water body or coastal water, including via a stormwater network.	NRP-PC1 Rule P.R24	Non-complying	Section 30(3)(b)
Activities in and adjacent to natural wetlands			
The placement of structures, discharge of water or contaminants, the clearance of indigenous wetland vegetation, and activities that breach Rule R114 in a natural wetland.	NRP Rule R117	Discretionary	Section 30(3)(b)
The take, use, damming and diversion of water into, or within or from a natural wetland, land disturbance including excavation and deposition, and reclamation of a natural wetland.	NRP Rule R118	Non-complying	Section 30(3)(b)
Vegetation clearance, earthworks and land disturbance within, and within a 10m setback from a natural inland wetland; land disturbance outside a 10m but within a 100m setback to a natural inland wetland; the taking, use, damming, and diversion of water within, or within a 100m setback from a natural inland wetland; and the discharge of water into water within, or within a 100m setback from a natural inland wetland, for the purpose of constructing urban development.	NES-F Regulation 45C	Restricted Discretionary	Section 30(3)(b)
Streamworks (including culverts, piping, reclamation, and associated damming and diversion)			
All other uses of beds of lakes and rivers that would otherwise contravene section 13(1) or 13(2) of the RMA and any associated	NRP Rule 145	Discretionary	Section 30(3)(b)

Proposed activity	Regional rule or NES regulation	Activity status	Part of FTAA section 30(3) that applies to the proposed activity
activities under sections 14 or 15 of the RMA in, on, under or over river and lake beds, except for reclamation, damming and diverting of water, associated with the placement of culverts.			
The placement, use, alteration, extension, or reconstruction of a culvert in, on, over, or under the bed of any river.	NES-F Regulation 71	Discretionary	Section 30(3)(b)
Reclamation associated with piping of a river outside of a site identified in Schedule A1 (outstanding rivers) or Schedule C (mana whenua).	NRP Rule 143 NES-F Regulation 57	Discretionary	Section 30(3)(b)
The damming and diversion of water within or from a river for the purpose of reclaiming natural wetlands, placement of culverts and piping of rivers.	NRP Rule R147	Discretionary	Section 30(3)(b)
Abbreviations NRP: Operative Natural Resources Plan for the Wellington Region 2023 NRP-PC1: Plan Change 1 to the NRP NES-F – Resource Management (National Environmental Standards for Freshwater) Regulations 2020			

Should you have any questions about this notice, please contact Andrew Banks on 021 415 671.

Ngā mihi



Richard Percy

Team Leader

Environmental Regulation

Copy: Dan Smyth - dan.smyth@classicdevelopments.co.nz and Torrey McDonnell – torrey@incite.co.nz

Encl: Attachment 1 – Proposed application site
Attachment 2 – Existing resource consents



Figure 2: Mt Welcome, Pukerua Bay, Porirua proposed development, Lucas block (excluding SH59 roundabout connection). Source: 1753-02-1000-Scheme-DRAFT-2025-10-29

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Attachment 2 – Existing resource consents

Note: the existing resource consents identified in this table have been identified based on the information contained in the notice provided by the authorised person for the Mt Welcome, Pukerua Bay, Porirua project on 29 October 2025.

Consent reference	Consent holder	Activities for which consent was granted	RMA sections under which consent was granted	Purpose for which consent was granted	Commence-ment date	Expiry date	Comments
WGN070239 [26042]	Aaron Havill	Land Use Consent – Bores	Section 9	To construct a bore.	24 May 2007	24 May 2009	Expired. Located on site (at or near 1757948.5454168).
WGN970061 [4470]	Gray-Carrad Partnership or The Hole in One Golf Company	Land Use Consent – River Crossing	Section 13	To remove an existing culvert, and construct a culvert and silt trap.	29 October 1996	29 October 2031	Located on State Highway 59 near the proposed roundabout connection works (at or near 1758081.5454383).
WGN020040 [21502] [21902]	Porirua City Council	Land Use Consent – River Crossing	Section 13	To place and maintain two culverts in Taupo Stream and to place rock riprap protection downstream of the culverts.	19 September 2001	19 September 2036	Located on the western side of State Highway 59 near the proposed roundabout connection works (at or near 1758084.5454484).
WGN020161 [21912]	Porirua City Council	Land Use Consent – River Crossing	Section 13	To install and maintain two culverts and sections of rock riprap in Taupo Stream.	28 March 2002	28 March 2037	Located on the western side of State Highway 59, near the proposed roundabout connection works (at or near 1757975.5454380).

