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Introduction

This consultation summary has been prepared in support of the Substantive Application (Application) for Mt Welcome. Section 29 of the Fast Track Approvals Act (FTAA) requires that the applicant consult with the persons and groups referred to in s11 of the FTAA prior to lodging the Substantive Application.

The purpose of this Consultation Summary Report is to provide an overview of the consultation undertaken by the Applicant, Pukerua Property Group Limited Partnership (PPGLP), prior to lodging this Substantive Application.

During the development of the proposal, PPGLP and its representatives have undertaken consultation with Relevant Local Authorities, Mana Whenua, Administering Agencies, and potentially affected landowners.

The objective of this consultation was to discuss the proposal and infrastructure proposed to service the development, understand any issues with the development as proposed as well as the information requirements needed for the application. This consultation meets the requirements of section 11 and 29 of the FTAA.

Consultation and engagement has been carried out through a number of online and in-person meetings and workshops, emails, and written correspondence. The details of the consultation undertaken, including how feedback received during the consultation was addressed, are set out below.

Local Authorities

Porirua District Council (PCC)

PCC is a local authority for the purposes of section 11 and 29 of the FTAA.

By way of background, Pukerua Property Group LP had significant engagement with PCC as part of Variation 1 process to rezone the site through the recent District Plan Review (2022-2023). As part of these processes, regular meetings were held with PCC leadership and Council officers which resulted in the Northern Growth Development Area and associated Structure Plan.

Subsequent to this, PCC provided a letter of support in respect of the Fast Track listing application in 2024[1].

A number of meetings and workshops were held with PCC staff as part of the development of the proposal and substantive application.

Table 1 below gives an overview of consultation undertaken with PCC as part of the preparation of the Substantive Application.

[1] Available here: https://environment.govt.nz/acts-and-regulations/acts/fast-track-approvals/fast-track-projects/mt-welcome-pukerua-bay-porirua/

Table 1: Summary of engagement

Date	Meeting	Meeting summary
10 June 2025	Initial meeting	The Applicant provided a project overview, discussed timeframes, process and key issues to work through (three waters, transport, parks).
19 June 2025	Site visit	An initial site visit was held so that various PCC staff could visit the site to get orientated and better understand the proposal.
18 July 2025	Earthworks meeting	This workshop covered earthworks approach including stormwater management through retention wetlands, batter slope design, materials and permeability, embankment design requirements, geotechnical considerations, and the inclusion of management plans in the application.
18 July 2025	Three waters meeting	This workshop covered wastewater reticulation and pump station design, potable water connections through the Muri Block reservoir, and stormwater management via rain gardens and retention wetlands. Discussions centred on minimising the number of pump stations, confirming use of low-pressure sewer systems for small catchments, and ensuring coordination with Wellington Water's modelling and infrastructure plans.
24 July 2025	Parks meeting	This workshop covered the size and configuration of neighbourhood and community reserves, the balance between active and passive recreation, and integration of parks with stormwater and ecological areas. Connectivity of tracks, trails, and shared paths was also reviewed, including alignment with the structure plan and potential links to both Muri Block and Plimmerton Farm.
25 July 2025	Transport meeting	This workshop focused on the proposed roading design for the Mt Welcome development. Key topics included the current status of the roading layout for various stages of the development, integration with NZTA's preferred SH59 roundabout design, and considerations for active transport and future bus services. Council raised concerns about connectivity, particularly to southern neighbouring blocks and across SH59 to a shared path. The applicant highlighted terrain and ecological challenges but committed to exploring connections further.
8 Sep 2025	Plans shared	Civils plans shared with PCC, as well as Master Plan and Landscape Urban Design Strategy, and design methodology statements for earthworks, roading and three waters.
10 Sep 2025	General workshop	This workshop included updates on engagement with key stakeholders to date (e.g. NZTA, Greater Wellington Regional Council, Ngāti Toa Rangatira), roading design and connectivity challenges, stormwater and wastewater infrastructure, ecological and park planning, and the structure and content of the upcoming resource consent application. Council raised concerns around compliance with the District Plan, particularly regarding road widths, cul-de-sacs, and southern connectivity. The applicant responded with technical justifications and committed to providing further assessments and Documentation. Next steps agreed to include follow-up meetings, draft condition reviews, and further engagement with stakeholders.

17 Sep 2025	Public transport workshop	This workshop focused on public transport integration within the proposed development, both PCC and GWRC staff were in attendance. The applicant presented the transport design, including active modes and bus-enabled roads. GWRC and Metlink emphasized that public transport services are not guaranteed due to budget constraints and low demand in similar developments. However, they supported future-proofing infrastructure to allow for potential services. Discussions also addressed connectivity challenges to the southern block and Pukerua Bay, with the applicant citing ecological and topographical constraints for the southern connections.
18 Sep 2025	Written feedback provided on plans	PCC provided a written summary of key concerns and expectations regarding the Mt Welcome development attached as part of **Attachment 1**. The feedback highlights the need for alignment with the Proposed District Plan and Structure Plan, particularly regarding infrastructure capacity, transport connectivity, and ecological considerations. Officers emphasised that assessments must account for the full development potential under zoning rules and that inconsistencies with the Structure Plan could trigger restrictive planning policies. The Council also raised concerns about road design compliance, ecological buffers, and the timing of key infrastructure like the SH59 roundabout.
23 Sep 2025	Parks workshop	This workshop focused on the proposed reserves, landscaping, and open space network within the development. The applicant presented the masterplan, highlighting the location and design of neighbourhood parks, ecological areas, and trail networks. Council raised concerns about park accessibility, active recreation provision, reserve classifications, and alignment with the structure plan and District Plan requirements. The discussion also covered infrastructure sizing, walkability, surveillance, and landscape treatment.
1 Oct 2025	Written feedback provided on earthworks plans	PCC provided initial geotechnical and engineering review comments from Tonkin + Taylor which are attached in **Attachment 1**. The review identifies several areas requiring further investigation or clarification, particularly regarding geotechnical site investigations, slope stability, earthworks feasibility, drainage, and environmental impacts. Key concerns include site investigation coverage, potential encroachment onto neighbouring properties, extent of detailed geological and groundwater modelling, and the need for more robust assessments of geotechnical risks and mitigation strategies. The reviewer emphasizes the importance of addressing these issues to ensure the development's feasibility, safety, and compliance with regulatory requirements.
9 Oct 2025	Roundabout workshop	This meeting between NZTA, PCC and the Applicant focused on the SH59 roundabout design, pedestrian connectivity, and integration with growth planning for the Northern Growth Area. Key topics included the need for a dual-lane roundabout, challenges with providing safe pedestrian access across SH59, and the timing and design of a temporary intersection. NZTA emphasized that speed limit reductions on SH59 require urbanisation and

		that strategic planning for SH59 must align with PCC's broader NGA masterplan. The Applicant confirmed the inclusion of both temporary and permanent intersection designs in the Application and committed to sharing modelling data with NZTA.
24 Oct 2025	Plans and technical reports shared	Concerns were raised by Council about the amount of information provided prior to lodgement and the timeframes not allowing for review. As a result, the Applicant delayed the lodgement date by three weeks to provide time for Council to review and provide feedback on more material and for the feedback to be incorporated into the Proposal where appropriate. The following draft Documents were shared with PCC for comment: • Updated plans including scheme plan • Infrastructure Report • Ecological Assessment • Master Plan and Landscape Urban Design Strategy • Erosion and Sediment Control Plan • Memo outlining details of the SH59 intersection • Hydrological Assessment
29 Oct 2025	Rule assessment and transport report shared and s30 notice	The Applicant shared the rules assessment (attached to the Substantive Application as Appendix 4) and draft Integrated Transport Assessment (ITA) for review, as well as a notice under section 30 of the FTAA with regard to existing consents relevant to the Proposal. PCC provided a response to the s30 notice which is attached as Appendix 3 to the Substantive Application.
29 Oct 2025	Rules assessment shared	The Applicant shared Appendix 5 for review. PCC reviewed the document and outlined a few suggested amendments and identified additional rules for consideration.
5 Nov 2025	Site visit	An additional site visit was held with PCC planning, urban design and ecology experts.
11 Nov 2025	Proposed conditions of consent shared	The Applicant shared a set of proposed conditions of consent outlining how certain matters would be addressed pre, during and post consent, including certification of management plans. PCC did not provide detailed feedback on the proposed conditions, but did support comments made by GWRC including: • Ensuring that conditions for management plans are clear and enforceable; and • Opposing a 15 year lapse period for consents.
15 Dec 2025	General discussion	The Applicant met with Council to discuss the proposal overall, including remaining concerns with regard to scope and completeness. Agreed to hold a further workshop on draft conditions, and to meet with Ngāti Toa and NZTA on the future form and function of SH59 adjacent to the Site.
17 Dec 2025	Roundabout discussion	Te Rūnanga o Toa hosted a hui with the Applicant, Council and NZTA to discuss the future form and function of SH59 adjacent to the Site. The various positions of the parties were discussed, with Ngāti Toa, PCC and the Applicant envisaging a future urbanisation of the SH59 corridor which could include smaller intersections with reduced a footprint that could

		allow for greater multi modal connectivity across the corridor. NZTA noted that strategic planning was underway across the regional network.

PCC provided the following written feedback which is provided in **Attachment 1** to this Appendix:

- Preliminary general comments (18 September 2025);
- Geotechnical and engineering review comments from Tonkin + Taylor (2 October 2025);
- Letter from PCC and GWRC regarding consultation process (23 October 2025);
- Urban Design Review Memo #1 (12 November 2025);
- Mt Welcome Consent Review – Terrestrial Ecology (14 November 2025);
- Feedback on draft conditions of consent (14 November 2025); and
- Feedback on draft conditions of consent (5 March 2026).

In addition, minutes from the nine meetings/workshops are provided in **Attachment 1** to this Appendix.

Table 2 below provides a summary of pre-application feedback from PCC and how the proposal and/or application responded to matters raised by Council.

Table 2: Summary of pre-application feedback and Applicant's response

Item	Council feedback item	Applicant response
1	Roading network does not comply with the Structure plan	The applicant initially shared draft plans that did not provide for roading connections to the south, citing steep terrain, ecological constraints, and the presence of wetlands as reasons for not providing connections. After discussion with PCC, a future connection was provided through the upper terrace which is the least constrained of the three "fingers" of the development. This is shown on the lodged plans as a bus-enabled collector road. With regard to a missing east-west connection, the applicant is limited by landownership to provide a roading connection, but the development does not preclude this in the future. A full assessment of the proposal against the structure plan is included as Appendix 8 with rationale for any and all departures.
2	Development needs to be future proofed for a bus route	The applicant confirmed that collector roads are designed to be bus-enabled. While the exact alignment is flexible, the intent is to ensure a north-south bus route is feasible through the site. In addition, the collector road has sufficient berm to accommodate future in-lane bus stops which is the likely configuration for bus stops based on engagement with Metlink.

3	Timing and certainty of SH59 roundabout construction	Council raised concerns about the timing for construction of the SH59 intersection. In addition to meetings with NZTA on this matter (outlined later in this Appendix), a specific workshop was held with PCC and NZTA to discuss the proposal which informed the design of an interim intersection and associated proposed conditions of consent in Appendix 7 which requires an appropriate interim intersection to be in place for stage 1, then a permanent intersection in the form of a roundabout to be constructed prior to the trigger outlined in the ITA report and conditions of consent in Appendix 7.
4	Pedestrian/cyclist access across SH59 to Ara Harakeke	Council seeks that access be provided from the site across SH59 to this pathway. The applicant confirmed that a connection to the shared path on the western side of SH59 is not currently included due to NZTA's preference for a dual-lane roundabout, which limits safe crossing options. However, a future connection is not precluded with footpaths provided to the location indicated on the Structure Plan for a future connection (noting the Structure Plan does not specifically require a crossing be provided).
5	Servicing assessments must account for 3 dwellings per lot	Council seeks that all technical assessments account for the District Plan's Medium Density Residential Standards including that three units per allotment are a permitted activity. However, this level of development is not possible due to proposed infrastructure sizing, as such all assessments have assessed the proposed 949 residential allotments with infrastructure to support 949 dwellings. A proposed condition of consent in Appendix 7 limits each lot to one dwelling by way of consent notice.
6	Ecological buffers and corridors around SNAs required	Landscaping and ecological buffer zones have been provided for in collaboration with ecology and landscape experts in the Scheme Plan and the Landscape and Ecology Plan. These buffer areas comply with PDP requirements including legal protection in perpetuity.
7	Road and JOAL cross-sections non-compliant with PDP	The ITA provides justification for the proposed cross-sections with regard to cul-de-sacs. There are deviations from PDP requirements due to topographical constraints, these are outlined in the ITA as well as the Assessment of Environmental Effects in Section 15 of the Substantive Application.
8	Arterial road required for developments >800 units	The current plans do not include an arterial road. The ITA provides justification for the proposed approach to roading hierarchy. As the One Network Road Classification defines Arterial Roads as "linking regionally significant places, industries, ports or airports" which does not apply in this case. Instead, the definition of Collector Road as being "locally important roads

		that provide a primary distributor/collector function, linking significant local economic areas or population areas" is interpreted as more appropriate. It is assessed that the proposed Collector Road cross section is capable of accommodating demands associated with the 949 lots at the Site as well as traffic from the Muri Block land to the north in a safe and appropriate manner. It is also noted that the policy DEV-NG-P2.4.c of the Northern Growth Development Area Chapter of the District Plan requires that indicative bus routes be classified as Collector Roads.
9	Parks sizing, location, function	The application provides a sufficient area of park land per dwelling and meets PCC walking catchment guidelines (refer walking catchment map on page 37 of the Master Plan and Landscape and Urban Design Strategy). The proposed approach provides a destination neighbourhood reserve by the neighbourhood centre with play, recreation, and community facilities, plus three parks offering 3,000m² or greater flat, flexible open spaces. The parks are integrated with tracks and trails to wetlands and ecological areas.
10	Stormwater management	The development adopts a water-sensitive urban design and treatment-train approach. Stormwater will be managed through centralised rain gardens and retention wetlands, minimising the use of on-lot devices and reducing operation and maintenance costs.
11	Wastewater: number of pump stations and use of low-pressure systems	The applicant aims to minimise the number of pump stations to reduce costs and maintenance. Low-pressure systems are proposed for smaller catchments.
12	Bulk wastewater trunk main capacity and upgrades required	Modelling identified critical points in the trunk main causing surcharging. Targeted capacity upgrades are proposed along key sections of the SH59 bulk main to address existing network constraints identified through hydraulic modelling. The applicant proposes three staged wastewater main upgrades aligned with lot staging totalling approximately 395m of pipe capacity improvement. Proposed conditions of consent in Appendix 7 provide appropriate triggers for upgrades to ensure there is capacity in the network in advance of lots being connected.
13	Water supply and reservoir coordination with Muri Block	The applicant confirmed that there will be suitable potable water supply from existing and proposed reservoirs as outlined in the Infrastructure Report. Proposed conditions of consent in Appendix 7 provide appropriate triggers for upgrades to ensure there is capacity in the network in advance of lots being connected.

14	Earthworks: slope stability, embankments, and geotechnical impacts need to be addressed	A Geotechnical Assessment sets out geotechnical risks and recommended mitigations including the placement of structures, design of cut and full batters, erosion and sediment control, and geotechnical monitoring during works. These matters outlined in the Geotechnical Assessment have informed the civil plans, Earthworks Construction Management Plan and proposed conditions of consent which are set out in **Appendix 7** of the Substantive Application.
15	Erosion and sediment control (ESC) approval	The earthworks methodology is set out in the Infrastructure Report and includes the use of erosion and sediment control measures in accordance with GWRC guidelines. Proposed conditions of consent which are set out in **Appendix 7** of this Substantive Application require final Earthworks Construction Management Plan and Erosion and Sediment Control Plans be certified by PCC and GWRC prior to works starting for each earthworks stage.
16	Insufficient engagement on draft plans and technical Documents prior to lodgement	Whilst the Applicant considers significant engagement has occurred with regard to workshopping issues, as well as sharing methodologies and various iterations of draft plans, the Applicant decided in good faith to delay lodgement to allow additional time for review of final drafts of plans and technical documents, lodgement timeframe was extended by three weeks from the originally planned lodgement date of 31 October 2025 to 21 November 2025.
17	Completeness of rules assessment	Council provided a review of the draft rules assessment attached to this Substantive Application in **Appendix 4**. This feedback informed the final rules assessment as lodged.
18	Urban design feedback	Council provided a memo on various urban design matters on 12 November 2025, the key recommendations are set out below in turn with the Applicant's response: **Street Connectivity** • Connect cul-de-sac heads (recommendation S1) - The designs were updated to include a pedestrian connection based on previous PCC feedback to provide a pedestrian connection. • Extend street to connect with street to the north (recommendation S2) - Designs have not included Road 6 street extension per S2 as best practice transport design is it limit the number of four-way intersections. Furthermore, a roundabout at the S2 location would negatively impact the roading hierarchy with the collector road roundabout circa 50m up the road. • Change status of 'local street' to 'collector road' (recommendation S3) - This is now shown as a collector road on plans.

		Future connections • Future-proof cul-de-sac ends for potential extensions (recommendation FC1, FC2, FC3, FC4 and FC5) – with regard to these recommendations, the Applicant considers: – FC1 to FC2 - limited benefit creating a short loop that might encourage "rat running" traffic. Material earthworks would be required to create connection in the future which would have ecological constraints. – FC2 - reserve area vested with PCC who can change to road reserve if required in the future. – FC3 - topographical and ecological constraints. As above for FC1 and FC2 connection with regard to ecology and earthworks. – FC4 - reserve area vested with PCC who can change to road reserve if required in the future. – FC5 - topographical and ecological constraints. **Park Location** • Relocate one park from the site boundary to a more central location for better accessibility and amenity (recommendation P1) - Initial plans shared with PCC had a sufficient quantity of parks in line with Structure Plan, and a sufficient area of flat park area per dwelling based on PCC standards. The park at the end of the Lucas Block was added in response to PCC feedback to ensure that there is park within a 600m walking catchment of all dwellings (refer walking catchments on page 37 of the Master Plan and Landscape and Urban Design Statement). **Walking trail extension** • Link Upper and Lower terraces with a short branch extension of the proposed trail (recommendation W1) – There is already a connection point provided between dwellings further up the road. Do not see a benefit in providing such a short loop. **Medium Density Housing** • Consider strategy to facilitate multi-unit housing (of more than 3 units per lot) in the area within a reasonable walkable catchment of the local centre (recommendation MUH1) - The Applicant is proposing one dwelling per lot based on the sizing of infrastructure and their understanding of market demand.

19	Terrestrial biodiversity	Council provided a memo on terrestrial ecology matters on 14 November 2025. The key matters are set out below in turn with the Ecologist's response: • Vegetation mapping is incomplete – the Ecologist disagrees and considers that the Ecological Assessment appropriately sets out where features of ecological importance are. • Clarify extent of each vegetation type that will be lost – the Ecologist has updated an error identified in the text with regard to 1000m^2 versus 1400m^2 of clearance. All other vegetation that will be required to be cleared are pastures and shelterbelts, or otherwise not of sufficient value to require an offset. • Identification of fauna incomplete – The Ecologist disagrees and considers as outlined in the Ecological Assessment: that there is no potential for bat roost in the shelterbelts; lizard habitats have been identified which are in low abundance and in poor quality habitat; and nearly all bird fauna was exotic and farm/rural landscape. • Offsetting ratio incorrect – The Ecologist considers that a 3:1 ratio is commonly used as part of seral broadleaf forest offsets. The SNA vegetation to be cleared is not intact, full of weed species, and in relatively poor condition. A 3:1 ratio is appropriate and reflective of the time lag to recover a similar vegetation. • Clarify relative extent of habitat loss and habitat gain for different fauna types – The Ecologist considers that these matters are covered in the Ecological Assessment. Areas of lizard habitat affected are identified, there are not bats and no bat habitat lost; there is no terrestrial bird habitat lost (other than the farm shelterbelts and pastures dominated by exotic birds). • Bird list required – The Ecologist considers this has been provided as part of the Ecological Assessment and that there is a protocol offered as a proposed condition of consent with regard to native species nest checks in the SNA prior to clearance, an additional condition was added to the Wildlife Approval to require a bird management plan be implemented by a suitably qualified ornithologist. • Ecological management plan required – the Ecologist considers that there is a robust set of management plans, and the matters raised are reflected already in the terrestrial offset plan or else surplus to requirement.

20	Proposed conditions of consent	PCC were provided with the opportunity to review a draft condition set and feedback has informed the proposed conditions in Appendix 7 as follows: • Management plans - The conditions have been drafted so that management plans follow the procedural pattern requested by Council. Each management plan has an articulated outcome, and the consent holder is required to undertake works in accordance with the plan. To avoid duplication and reduce the length of the conditions, the proposed conditions set out this pattern up front of the condition set rather than being repeated for each condition relating to a management plan. • Lapse date - While the Applicant's intent is to start construction in the next earthworks season should the approvals be granted; a 15 year lapse is the sought date due to the overall programme extending out over 15 years. The rationale for the lapse date is set out in further detail in Section 7.12 of the Substantive Application.
21	Additional information	At a 15 December meeting, PCC raised various aspects of the proposal where they considered additional information was required, in response the Applicant made the following changes: • Civils plans updated to include: SH59 cross sections, pre and post development stormwater modelling, plans of SED areas; • Scheme plans updated to show: an easement for accessing stream offsetting area on Lucas Block, updates to staging with regard to superlots, schedules of lots not complying with District Plan rules; • AEE updated to show: work completed since November 2025, contextual information on changes to FTAA (including listing scope), reference added to SH59 being a Limited Access Road, assessment added for relevant national policy statements promulgated in December 2025; • Proposed conditions updated to include: additional requirements for a Landscape and Ecology Management Plan to support implementation of the Landscape and Ecology Plans, additional requirements for wetland bunds including consideration of liquefaction and lateral spread and design water levels, additional conditions with regard to roading engineering approval and safe system audit; and

		• Additional engagement undertaken with the property to the west of SH59, letter of support from 34 Muri.

In addition to the above, Envelope Engineering undertook specific engagement with Wellington Water between July and October 2025 regarding wastewater servicing for the Mt Welcome development.

Initial discussions with WWL's Land Development and Modelling Teams focused on confirming network constraints, model parameters, and upgrade staging for the shared SH59 trunk main servicing Mt Welcome and Muri Road.

Key outcomes of this engagement include:

- Support of staged upgrades allowing early development while progressively addressing downstream constraints;
- Combined wastewater solution of bulk main upgrades and onsite storage;
- Confirmation of 2018 base scenario for assessing development effects;
- Baseflow rate: 0.1 L/s per ha (greenfield assumption);
- Domestic flow: 200 L/person/day;
- Pump capacities: PS13 = 68 L/s; PS8 = 62 L/s (+ 37 L/s cross-connection); and
- Use of the simplified Northern Growth Area model (v2024.5) for design alignment.

As outlined in Table 2 above, proposed conditions of consent in Appendix 7 provide appropriate triggers for upgrades to three waters infrastructure to ensure there is capacity in the network in advance of lots being connected to it.

Greater Wellington Regional Council (GWRC)

GWRC is a local authority for the purposes of section 11 and 29 of the FTAA.

For context, as with PCC, Pukerua Property Group LP undertook a significant amount of consultation with GWRC as part of the Variation 1 process.

A number of meetings/workshops were held with GWRC staff and advisors as part of the development of the proposal and substantive application. The table below outlines consultation undertaken with GWRC as part of the preparation of the Substantive Application.

Table 3: Summary of engagement

Date	Meeting	Topics covered
28 May 2025	Initial meeting	The Applicant provided a project overview, discussed timeframes, process and key issues to work through (earthworks, ecology, stormwater, public transport)
4 Aug 2025	Briefing of advisor team and site visit	GWRC expert briefing and site visit to get orientated and better understand proposal, included following disciplines: planning, ecology,

		hydrology, stormwater, erosion and sediment control, public transport, and regional transport.
12 Aug 2025	Letter from GWRC	GWRC provided initial comments in a letter which is attached to this Appendix as **Attachment 2**. The matters covered include regulatory planning, wetland and stream ecology, wetland hydrology and retention wetlands, stormwater discharges, erosion and sediment control and public transport/regional transport.
3 Sep 2025	Ecology workshop	This workshop focused on ecological matters including wetland classification, proposed wetland filling and enhancement, stream reclamation, fish passage, and stormwater retention strategies. The Applicant presented updated ecological mapping and confirmed that retention wetlands are not part of the stormwater treatment train.
4 Sep 2025	Erosion and sediment control workshop	This workshop focused on the erosion and sediment control (ESC) strategy for the development. The Applicant presented an ESC design philosophy and proposed a two-tiered approach: an overarching ESC plan outlining principles and methodology, and detailed stage-specific ESC plans to be certified by GWRC. GWRC emphasized the importance of practical implementation, realistic timeframes, and consideration of cumulative environmental effects. Key topics included discharge management, wetland construction sequencing, contaminated soils, winter earthworks, and monitoring protocols. There was agreement to provide both the rule assessment and draft conditions for GWRC review to ensure a comprehensive application.
5 Sep 2025	Stormwater workshop	This workshop focused on the proposed stormwater management strategy. The Applicant presented the stormwater design, including raingardens, retention wetlands, and attenuation measures. Discussions covered treatment standards, hydrological modelling, ecological considerations, and construction-phase erosion and sediment control. GWRC raised questions about compliance with Natural Resources Plan, infiltration potential, fish passage, and maintenance responsibilities.
17 Sep 2025	Roundabout workshop	This workshop focused on the ecological and stormwater implications of the proposed SH59 roundabout. Key topics included the culverting of 110m of stream, potential impacts on wetlands, existing fish passage issues due to a perched downstream culvert, and stormwater treatment challenges. The Applicant outlined design constraints and mitigation strategies, including the proposed offsetting approach and maintaining hydraulic neutrality. GWRC raised concerns about cumulative effects, treatment adequacy, and the need for detailed modelling and sequencing. The meeting concluded with agreed next steps including a site visit.
29 Sep 2025	Public transport workshop	This workshop focused on public transport integration within the proposed development, both PCC and GWRC staff were in attendance. The Applicant presented the transport design, including active modes

		and bus-enabled roads. GWRC and Metlink emphasized that public transport services are not guaranteed due to budget constraints and low demand in similar developments. However, they supported future-proofing infrastructure to allow for potential services. Discussions also addressed connectivity challenges to the southern block and Pukerua Bay, with the Applicant citing ecological and topographical constraints. The importance of aligning with the Northern Growth Area and ensuring flexibility for future services was acknowledged.
13 Oct 2025	Roundabout and ecology site visit	A site visit was undertaken to the location of the proposed roundabout to the east of SH59. In attendance for GWRC were planning, earthworks, ecology and hydrology experts. In attendance for the Applicant were planning, ecology and engineering experts. Two representatives from Te Rūnanga o Toa Rangatira also attended. Afterwards, the ecological and hydrology experts carried on to the sites where ecological offsetting is proposed within Mt Welcome.
24 Oct 2025	Plans and technical reports shared	Concerns were raised by Council about the amount of information provided prior to lodgement and the timeframes not allowing for review. As a result, the Applicant delayed the lodgement date by three weeks to provide time for Council to review and provide feedback on more material and for the feedback to be incorporated into the Proposal where appropriate. The following draft Documents were shared with GWRC for comment: • Updated plans including scheme plan • Infrastructure Report • Ecological Assessment • Master Plan and Landscape Urban Design Strategy • Erosion and Sediment Control Plan • Hydrological Assessment
29 Oct 2025	Rule assessment and transport report shared and s30 notice	The Applicant shared the rules assessment (attached to the Substantive Application as Appendix 4) and draft Integrated Transport Assessment (ITA) for review, as well as a notice under section 30 of the FTAA with regard to existing consents relevant to the Proposal. GWRC provided a response to the s30 notice which is attached as Appendix 3 to the Substantive Application.
11 Nov 2025	Proposed conditions of consent shared	The Applicant shared a set of proposed conditions of consent outlining how certain matters would be addressed pre, during and post consent, including certification of management plans. The feedback was as follows: • The conditions for the regional consents address some, but not all, of the matters that we expect would need to be addressed by the regional resource consent conditions (a list was provided and is included in **Attachment 2**). • To provide for the efficient administration of the consents, please ensure that the conditions identify each of the regional

		consents that are being sought, the specific conditions that relate to them, and the duration of the consent.
		• It is important that the conditions for management plans are clear and enforceable. In general, management plan conditions should follow a pattern as follows:
		  – A condition requiring the management plan to be submitted to the Council for certification before the works that are the subject of the management plan commence. We also support conditions that require engagement with mana whenua on the development of the management plan.
		  – A condition setting the objective(s) of the management plan;
		  – A condition setting the contents of the management plan and the requirements that must be achieved by the management plan;
		  – A condition requiring that works that are the subject of the management plan do not commence until the management is certified by the Council as being in accordance with the conditions;
		  – A condition that requires works authorised by the consent to be undertaken in accordance with the management plan.
		• A 15-year lapse period is highly unusual. This means that the consent could be granted but works need not commence for more than a decade, resulting in a high degree of uncertainty for resource users and the community. It also casts doubt on when (if ever) the benefits of the project would be realised. GWRC consider a lapse period of 2 to 5 years would be reasonable for a consent of this type.
		• Conservation covenants under section 77 of the Reserves Act may no longer provide sufficient ongoing protection for offsetting areas, as conservation covenants can now be revoked under the Fast-track Approvals Act. Consider whether alternative forms of legal protection would be more appropriate to provide ongoing protection for offsetting.
		• Ensure that interpretations and definitions are used consistently throughout the conditions, and that important terms are defined.
		• If a condition regarding management plan amendments without re-certification is to be included, clearer requirements around acceptable changes that do not require re-certification are required.

		Note that GWRC indicated that this feedback was high level having not seen as assessments of effects, as such, the comments cannot be seen to address all the matters for which conditions may be necessary.
18 Dec 2025	General discussion	The Applicant met with Council to discuss the proposal overall, including remaining concerns with regard to scope and completeness. Agreed to hold a further workshop on draft conditions and ecology.
30 Jan 2025	Further feedback on proposed conditions of consent	Council provided commentary on the draft conditions, as well as a set of conditions with Council's preferred wording and format. Some key changes sought included: • Addition of a regional resource consent matrix setting out the relevant rules applied for and the relating conditions; • Amendments to general conditions including mana whenua conditions; • Addition of an Accidental Discovery Protocol; • Addition of a requirement to record, investigate and potentially remediate any alleged adverse effects in the catchment from members of the public; • Addition of standards from the NRP into consent conditions such as discharge quality standards; • Inclusion of bench testing condition to determine if chemical treatment is required; • Incorporation of Winter Works ESCP into the Stage-Specific ESCP to reduce number of management plans; • Addition of more conditions relating to contaminated site management and remediation; • Support in principle for addition of Landscape and Ecology Management plan that would be a combined management plan for various works as opposed to multiple management plans that could otherwise be required; • Addition of delineation and exclusion of works from wetlands, and freshwater fish rescue from wetlands; • Amendments to planting maintenance and performance targets to require all plantings maintained for 15 years; • Addition of a condition relating to the maximum impervious surface authorised; • Additional conditions setting out areas of wetland and streams to be reclaimed and offset; • Seeking that legal protection of offsetting areas be in regional consent conditions in addition to the PCC conditions, the offsetting is required as part of a consent for reclamation under a regional rule and the NES-F, so Council considers that this needs to be enforceable under a regional consent.

GWRC provided the following written feedback which is provided in **Attachment 2** to this Appendix:

- Comments on preliminary designs - *20250812 Mount Welcome GW Preliminary Pre-ap Feedback* (12 August 2025);
- Letter from PCC and GWRC regarding consultation process (23 October 2025);
- Comments on the draft Erosion and Sediment Control Plan - *20251029 Mount Welcome ESC Memo* (31 October 2025);
- Comments on management of wetlands and streams - *20251103 GWRC-001-MEM-2025-MtWelcomePeerReviewWetlandsStreams* (3 November 2025);
- Comments on stormwater discharges - *20251103 - Mt Welcome Technical Review Comments – Stormwater* (3 November 2025);
- PRE250049 20251113 Matters to be addressed by regional consent conditions; and
- Feedback on proposed conditions, email dated 13 November 2025; and
- Feedback on proposed conditions, email dated 30 January 2026.

In addition, minutes from the seven meetings/workshops are also provided in **Attachment 2** to this Appendix.

Table 4 below provides a summary of key issues discussed with GWRC and how the proposal and/or application responded to matters raised.

Table 4: Summary of pre-application feedback and Applicant's response

Item	GWRC feedback item	Applicant response
1	Desire to work towards a comprehensive application and front foot potential issues, desire for topic-based workshops and early access to draft information	The Applicant agreed to ongoing engagement and committed to sharing draft materials such as design philosophy statements, shapefiles, and modelling data. Topic-based workshops were held to try and resolve issues prior to lodgement. The Applicant acknowledged the need for complete application and has prepared a full assessment of regional consents required under the Natural Resources Plan, Plan Change 1, National Environmental Standards for Freshwater, and other relevant regulations.
2	Need to future proof public transport	The main collector road from SH59 to Muri Block has been designed to accommodate buses whilst site also has multi modal links to public transport. In addition, the collector road has sufficient berm to accommodate future in-lane bus stops which is the likely configuration for bus stops based on engagement with Metlink.
3	Robust earthworks management required, including erosion and sediment controls ESC	The earthworks methodology is set out in the Infrastructure Report and includes the use of erosion and sediment control measures in accordance with GWRC guidelines. Proposed conditions of consent which are set out in **Appendix 7** of this

	plans must address staging, stabilisation, monitoring, and cumulative effects	application require a final stage-specific Earthworks Construction Management Plan and Erosion and Sediment Control Plan be certified by PCC and GWRC prior to earthworks starting for each stage.
4	Winter earthworks and secondary earthworks (e.g. house building)	The Application addresses potential effects associated with winter earthworks including secondary earthworks such as trenching for services to houses. The proposed conditions limit the earthworks during winter months to a maximum of 3000m² of land being unstabilised at any one time, as well as the certification of a Winter Works Erosion and Sediment Control Plan by GWRC.
5	Ecology and offsetting	The application has an Ecological Assessment including wetland and stream delineation including current condition. The Ecological Assessment steps through the effects management hierarchy to address potential adverse effects of proposed works and makes recommendations about the required offsetting where wetlands and streams are reclaimed. These recommendations have guided the planting areas that are set out in Landscape and Ecology Plans and the proposed conditions of consent that require certification of the final Landscape and Ecology Plan by GWRC.
6	Hydrological impacts on wetlands and downstream environments	Hydrological modelling has been undertaken to assess pre and post-development catchment changes and to ensure retention wetlands are appropriately located and designed. Hydrological control will be managed through centralised retention wetlands and bunding, with no reliance on infiltration or on-site tanks. Raingardens will be lined and designed for treatment only due to geotechnical constraints. Proposed conditions of consent require ongoing hydrological monitoring.
7	Financial contributions for residual stormwater contaminants	The Applicant is aware that GWRC will seek financial contributions under Plan Change 1. They are aware that Schedule 30 outlines the calculation method and timing.
8	Improved pedestrian and cycle connections to Pukerua Bay Village	Improved pedestrian and cycling links are part of the proposal, including a shared path on collector roads through the development to the north and south.
9	Insufficient engagement on draft plans and technical Documents prior to lodgement	Whilst the Applicant considers significant engagement has occurred with regard to workshopping issues, as well as sharing methodologies and various iterations of draft plans, the Applicant decided in good faith to delay lodgement to allow additional time for review of final drafts of plans and technical documents, the lodgement timeframe was extended by three weeks from the originally planned lodgement date of 31 October 2025 to 21 November 2025.

10	Need for robust proposed conditions of consent	GWRC were provided with the opportunity to review a draft condition set and feedback has informed the proposed conditions in Appendix 7 as follows: • Additional conditions (list provided) – The proposed conditions have been updated to include additional matters including: – Conditions relating to: site audits, sediment treatment device monitoring, monitoring response triggers and reporting, decommissioning of erosion and sediment controls, detailed design certification, provision of as-built plans, inspections and maintenance reporting, contaminated soil remediation reporting, controls on temporary diversion, and controls on erosion and scour. – Requirements for GWRC certification of additional management plans including an Earthworks and Construction Management Plan and Stream works Construction Management Plan. • Management plans - The conditions have been drafted so that management plans follow the procedural pattern requested by Council. Each management plan has an articulated outcome, and the consent holder is required to undertake works in accordance with the plan. To avoid duplication and reduce the length of the conditions, the proposed conditions set out this pattern up front of the condition set rather than being repeated for each condition relating to a management plan. • Lapse date - While the Applicant's intent is to start construction in the next earthworks season should the approvals be granted, a 15 year lapse is sought date due to works extending out over 15 years. The rationale for the lapse date is set out in further detail in section 7.12 of the Substantive Application. • Specify consents sought – Headings have been amended to algin with consents sought. • Conservation covenants – these have been retained as a legal protection mechanism for offsetting areas, unsure how they would be revoked after consent granted as they will be placed on titles. Further, offsetting areas are largely on land to be vested in PCC

		as reserves rather than being held in private ownership. • Definitions – important terms have been defined. • Re-certification – it is proposed that material changes be provided to Council for certification.
11	Additional feedback on draft conditions	The proposed conditions were amended as follows: • Addition of a regional resource consent matrix; • Inclusion of bench testing condition to determine if chemical treatment is required; • Incorporation of Winter Works ESCP into the Stage-Specific ESCP to reduce number of management plans; • Addition of a Landscape and Ecology Management Plan that sets out actions required to achieve the outcomes sought by the Landscape and Ecology Plans; • Addition of pre-commencement meeting conditions; • Clarification that the project hydrologist undertakes hydrological monitoring. There were various changes that were sought but not made in Appendix 7. Most of these relate to duplication of requirements in other conditions, or repetition within the drafting of the conditions. Changes sought but not made included: • Addition of an Accidental Discovery Protocol – this is proposed under the Archaeological Authority rather than the resource consent; • Requirement to record, investigate and potentially remediate any alleged adverse effects in the catchment from members of the public – this is considered to be onerous considering the size of the catchments and the number of active developments within them which may or may not be contributing to the existing baseline of contaminant loads into receiving environments which a member of the public may allege are attributed to a particular site; • Addition of standards from the NRP into consent conditions – this is unnecessary duplication of regulation that applies anyway; • Addition of more conditions relating to contaminated site management and remediation – this is largely regulated by PCC under the NES-CS; • Amendments to planting maintenance and performance targets to require all plantings maintained for 15 years – this is considered to be

		onerous, three years is standard practice for planting maintenance conditions; • Legal protection for offsetting areas – it is considered that these areas are already set aside as covenant areas and/or reserve to be vested which provides sufficient legal protection.

Relevant Administering Agencies

Ministry for the Environment (MfE)

The Applicant wrote the Chief Executive James Palmer on 21 August 2025 with an overview of the project and an offer to meet and discuss the proposal. Other than an automated response received the same day, MfE did not officially respond to this offer or otherwise provide any feedback on the proposal.

Department of Conservation (DoC)

The Applicant wrote the Chief Executive Penny Nelson on 20 August 2025 with an overview of the project and an offer to meet and discuss the proposal.

The offer was taken up by Ministry officials. Several meetings were held as outlined in Table 5 below.

Table 5: Summary of engagement

Date	Meeting	Topics covered
9 Sep 2025	Meeting	The Applicant provided a project overview, discussed timeframes, process and key issues to work through. DoC representatives discussed their consultation process and input before the planned late-October lodgement. They highlighted the need for a Wildlife Permit for potential lizard relocation. Additional discussions covered freshwater fish relocation, potential fisheries regulations, and DoC's interest in water quality impacts on Taupō Swamp. DoC requested more information on ecological assessments and management plans, and supported a workshop-style engagement approach similar to that used with local councils.
3 Oct 2025	Meeting	The discussion focused primarily on fish passage and management in waterways on site. Dr Vaughan Keesing from BlueGreen Ecology presented findings from eDNA and spotlighting surveys in the Taupō catchment, noting that some results may reflect historical rather than current presence of fish due to lack of downstream fish passage, Dr Keesing also noted that streams in the Kakaho currently have fish. He confirmed the intention to relocate any fish downstream of works but within the same catchment, as there is no suitable habitat upstream. DoC representatives clarified that the Ministry for Primary Industries (MPI) typically approves relocations within the same catchment, while DoC is involved if relocation is to public conservation land or areas without existing populations. The need for sediment control was emphasised as well as the use of qualified personnel for fish transfer, and compliance with standard conditions such as pest management and habitat suitability.
14 Oct 2025	Shared methodology statements	DoC requested further information relating to discharges and erosion and sediment control measures, in order to review potential effects on the freshwater values on the site. The Applicant provided design

		methodology statements for earthworks and stormwater management.
24 Oct 2025	Technical reports shared	The Applicant shared the following Documents with DoC for review: • Draft Ecological Assessment • Wildlife Approval Assessment • Lizard Management Plan DoC provided written feedback on the overall proposal on 3 November 2025.

DoC provided the following written feedback which is provided in **Attachment 3** to this Appendix:

- Pre-lodgement summary for Applicant (3 November 2025).

Table 6 below provides a summary of key issues discussed and how the proposal and/or application responded to matters raised by DoC.

Table 6: Summary of key issues raised and response

Item	Key issues raised	Response
1	Specific information is required as part of a wildlife approval application including use of qualified personnel for fish transfer, and compliance with standard conditions such as pest management and habitat suitability	This information requirement has informed the application, specifically the Ecological Assessment which includes a Fish Management Plan (FMP), and the proposed conditions of consent that require adherence to the FMP.
2	Desire for further engagement pre-lodgement on discharges and erosion and sediment management	The Applicant provided design methodology statements for earthworks and stormwater management, as well as Draft Ecology Assessment, Draft Lizard Management Plan and Draft Wildlife Approval Assessment.
3	DoC raised concerns about insufficient habitat surveys, lack of assessment of adjacent lizard populations, and short pest control duration. They recommended a staged management approach and stronger rationale for expected impacts. DoC considers that there is no consideration for triggers for unexpectedly high values as a result of the proposed management	A formal survey was undertaken on 24 September 2025 to estimate the type and number of lizards potentially present within the site. This assessment was based on the quality of the known habitats for the species in the area, and the size/ shape of the habitats. The identified habitats we have recorded are very conservative, with many comprising thin strips of grass adjacent to pine hedges or small patches of agapanthus, all of which could quite easily not be inhabited by any lizards due to their poor habitat quality, and small and isolated spatial context. On average, the patches of habitat are 340m^2 - a rectangular plot of land that measures approximately 17 m x by 20 m. When inhabited,

		fragmented areas of this size tend to only hold a few animals. The ecologist estimates of 20-30 lizards being present within the site is based on reasonable assumptions. A much more conservative estimate of 100 northern grass skink and 1-5 lizards of any other species will still be appropriately managed following the requirements in the LMP. With regard to triggers, in Section 3.1 of the LMP there is a trigger for adaptive management, as follows: *Additional log stacks surrounded by predator control will be created for every 10 lizards that are captured (i.e., 20 lizards = 2 log stacks, >30 lizards = 3 log stacks) – a sliding scale of management relative to the effect to lizards.*
4	DoC raised issues with regard to the staged approach for lizard management over 15 years, and consider that the Lizard Management Plan does not appear to address change in habitat value over this time scale	The LMP includes a single salvage event prior to the first site clearance. Following this, there will be no suitable habitat for lizards to colonise within the site during the construction period. Once restoration and landscape planting and green spaces develop within the site, lizards will slowly return to the areas that provide suitable habitat. This process is expected to take many years due to the lack of habitat in the surrounding environment, and lizards being relatively poor at dispersing. The areas of restoration and landscape planting and green spaces that develop into potential habitat will not be developed. The change in habitat value over 15 years will be positive (i.e., much better than the current state).
5	Engagement with Treaty Partners - DOC encouraged the Applicant to engage directly with relevant Māori groups as required by section 29 of the Act.	This has occurred as outlined below in this Appendix.
6	Potential Resource Management Act (RMA) considerations and effects - DOC considers that the Ecological values, effects and effects management does not consider Policy 31 of the Operative Natural Resources Plan (NRP).	Policy 31 is addressed in Appendix 6 objectives and policies assessment. The Ecological Assessment assesses potential adverse ecological effects against the effects mitigation hierarchy that is set out in Policy 31. The Assessment has identified actual and potential adverse effects and has sought to avoid, minimise, remedy and

		offset those effects. This has informed the design of the development, as well as the Landscape and Ecology plan and proposed conditions of consent. The Ecological Assessment considers that the result once the hierarchy is applied is an ecological gain.
7	Freshwater - DOC noted that while stream reclamation was largely avoided, the offsetting approach did not meet NPSFM standards due to non-like-for-like habitat replacement. Concerns were raised about culverting impacts, lack of robust fish and macroinvertebrate data, and the need for improved freshwater monitoring and fish passage compliance.	The Ecological Assessment outlines the offsetting approach which aligns with the NES-F and NPS-FM, noting that once the effects management hierarchy has been applied the ecological effects associated with the development is less than minor, the offsetting approach has been applied regardless and the outcome is a net positive environmental result.
8	Terrestrial Ecology - DOC noted the proposal does not give effect to Policy 31 of the NRP. Effects on SNA 027 are not fully assessed, and offsetting uses a generic 3:1 ratio rather than a model aligned with Schedule G2. DoC considers that monitoring should be included as a consent condition.	The Ecological Assessment assesses potential adverse ecological effects against the effects mitigation hierarchy that is set out in Policy 31. The Assessment has identified actual and potential adverse effects and has sought to avoid, minimise, remedy and offset those effects. Monitoring of ecological planting is proposed as a condition of consent with oversight from PCC and GWRC within their respective jurisdictions. There is also cultural monitoring proposed.
9	Consent conditions - DoC recommended enforceable conditions that include relevant management plans, freshwater monitoring, and fish passage compliance to ensure environmental effects are appropriately managed.	Such conditions are proposed in Appendix 7 requiring certification and compliance with management plans including a FMP and NES-F reporting requirements for culverts.
9	Lizards - DoC identified risks to adjacent lizard populations from domestic cats and insufficient survey data. They recommended a staged management approach and adherence to compensation principles under the NPS-IB.	This feedback was considered by the ecologist who advises that the change in land use from rural to residential is expected to change the composition of predators in the local area by reducing the number of mustelids, hedgehogs and rodents, and increasing the number of domestic cats. This change is not likely to have any meaningful change on the local lizard population. The surrounding environment to the north is pine forest, to the east and south is

		intensively grazed, high production pasture, and to the west State Highway 59, all of which has no/ negligible suitable habitat for lizards. The only area of lizard habitat potentially affected by the change in predator dynamics is SNA029 to the east of the site. To avoid/ minimise effects, a vegetated buffer and predator control is proposed around the margins. The overall ecological effect of the change in predator composition is negligible or positive.
10	Wetlands – DoC found the wetland surveys and photos helpful but recommended clearer mapping and considers that offsetting does not meet NPSFM standards due to non-like-for-like habitat replacement.	The Ecological Assessment complies with best practice with regard to delineation of wetlands and applies an offsetting approach which aligns with the NES-F and NPS-FM, noting that once the effects management hierarchy has been applied the ecological effects associated with the development are less than minor, the offsetting approach has been applied regardless and the outcome is a net positive environmental result.
11	Fish Surveys - DoC advised further fish sampling and wider eDNA surveys. They emphasized that eDNA signal strength is not a proxy for abundance and recommended kicknet or Surber sampling for macroinvertebrates.	The Ecological Assessment outlines fish values on site as well as fish management during works, these recommendations are reflected in the proposed conditions of consent in **Appendix 7**.

Heritage New Zealand Pouhere Taonga (HNZPT)

The Applicant wrote the Chief Executive Andrew Coleman on 19 August 2025 with an overview of the project and an offer to meet and discuss the proposal.

The offer was taken up by NZHPT representatives and a meeting was held on 10 September 2025.

The Applicant provided a project overview, discussed timeframes, process and key issues to work through. Engagement with Ngāti Toa was highlighted, including hui, a Cultural Values Assessment (CVA), and a forthcoming supplementary letter.

Key discussion points included: archaeological value on and nearby the site, historic value of buildings, and the inclusion of an archaeological authority in the fast-track consent application.

With regard to the latter, discussions covered long-term archaeological management, including a proposed 10-year authority duration, training protocols, and a site-specific Archaeological Management Plan.

The table below provides a summary of key issues discussed and how the proposal and/or application responded to matters raised by NZHPT.

Table 7: Summary of key issues raised and response

Item	Key issues raised	Response
1	Engagement with Mana Whenua	Applicant confirmed ongoing engagement with Te Rūnanga o Toa Rangatira including hui, site visits to potential archaeological sites, and consideration of CVA and feedback.
2	Request to share Archaeological Assessment for comment	This was agreed to, and the draft archaeological assessment was shared with HNZPT on 14 October 2025 for comment. HNZPT responded on 12 November 2025 confirming that the Archaeological Assessment was high quality and there were no comments or concerns.
3	Demolition of pre-1900 buildings	Monitoring and recording requirements for both options have been met.

Ministry for Culture and Heritage

The Applicant wrote the Chief Executive Leauanae Laulu Mac Leauanae on 19 August 2025 with an overview of the project and an offer to meet and discuss the proposal.

MCH responded on 20 August 2025 that they defer to NZHPT on fast track applications, and that no further engagement with MCH was necessary.

Relevant Iwi Authorities

Ngāti Toa Rangatira

Ngāti Toa Rangatira are mana whenua in Porirua. Te Rūnanga o Toa Rangatira is the mandated iwi authority for Ngāti Toa Rangatira under the RMA and the trustee of the Ngāti Toa Post Settlement Governance Entity (the Toa Rangatira Trust).

Te Rūnanga o Toa Rangatira (Te Rūnanga) is the relevant iwi authority for the purposes of section 11 and 29 of the FTAA.

A number of hui and site visits were held with Te Rūnanga as part of the development of the proposal and substantive application. The table below outlines consultation as part of the preparation of the Substantive Application:

Table 8: Summary of engagement

Date	Meeting	Topics covered
10 June 2025	Initial meeting	The Applicant provided a project overview, discussed timeframes, process and key issues to work through. DoC representatives discussed their consultation process and input before the planned late-October lodgement.
19 June 2025	Site visit	An initial site visit was undertaken to provide orientation of key site features, visit included a walk over of the Lower Terrace area, and nearby waterways.
25 Sept 2025	Hui	Update on progress in response to further information sought relating to structure plan compliance, stormwater management, ecology and works in waterways. Methodology statements provided for earthworks, erosion and sediment control, roading and access, stormwater, wastewater and potable water supply.
13 Oct 2025	Site visit	Further site visit to discuss key areas of interest including the proposed intersection with State Highway 59 and the culverting of stream required, as well as the approach to ecology and archaeology within the SH59 corridor and Site. The Applicant's planning, ecology, archaeology and engineering experts were in attendance.
24 Oct 2025	Plans and technical Documents shared for review	The Applicant pushed out the lodgement date by two weeks to provide time for Te Rūnanga to review additional information. The following draft Documents were shared for comment: • Updated draft plans including scheme plan • Ecological Assessment • Archaeological Assessment • Site Access Strategy Memo • Erosion and Sediment Control Plan • Hydrological Assessment

5 Nov 2025	Letter from Te Rūnanga	Te Rūnanga provided a letter (**Attachment 6**) outlining their views and recommendations with regard to the development these are summarised as follows: • Cultural values of waterways • Mana Whenua principles in urban development • Key concerns including: – Oppose piping of Taupō Stream – Avoid using waterways for stormwater retention – Offsetting is unacceptable – Protection of archaeological sites The letter noted that Te Rūnanga appreciates the engagement throughout this process and will continue to work with the Applicant to ensure that the cultural values and aspirations of Ngāti Toa Rangatira are understood and the best outcomes for the taiao are achieved.
11 Nov 2025	Hui	A hui was held to discuss outstanding concerns and best management approaches. Also discussed input Te Rūnanga would like to have through construction via proposed conditions of consent.
11 Nov 2025	Proposed conditions of consent shared	The Applicant shared a set of proposed conditions of consent outlining how certain matters would be addressed pre, during and post consent. The feedback on the draft conditions was as follows: • Support condition 34 for Tīmatanga Ceremony • Support condition 35 for cultural induction • Support condition 43 for hydrological monitoring intervals • Support condition 47 for landscape and ecology monitoring reports • Support condition 48 for freshwater fish passage • Support condition 49 for culvert installation information required • Request for additional monitoring within condition 45 • Request invite to complete lizard relocation within conditions 31 and 32 • Request for additional time to review management plans • Request additional conditions for Te Rūnanga o Toa Rangatira Kaitiakitanga and Cultural Engagement • Request additional conditions for Accidental Discovery Protocol • Request additional condition for Te Rūnanga o Toa Rangatira Involvement in Reserve and Street Naming
17 Dec 2025	Hui	General project update and discussion of outstanding concerns and best management approaches.
17 Dec 2025	Roundabout discussion	Te Rūnanga o Toa hosted a hui with the Applicant, Council and NZTA to discuss the future form and function of SH59 adjacent to the Site. The various positions of the parties were discussed, with Ngāti Toa, PCC and the Applicant envisaging a future urbanisation of the SH59 corridor which could include smaller intersections with reduced a footprint that could

		allow for greater multi modal connectivity across the corridor. NZTA noted that strategic planning was underway across the regional network.

Te Rūnanga provided the following written feedback which is provided in **Attachment 6** to this Appendix:

- Letter dated 19 September 2025;
- Letter dated 5 November 2025; and
- Feedback on proposed conditions of consent (13 November 2025); and
- Feedback on proposed conditions of consent (27 January 2026).

Table 9 below provides a summary of key issues discussed and how the proposal and/or application responded to matters raised by Te Rūnanga.

Table 9: Summary of key issues raised and response

Item	Key issues raised	Response
1	Structure plan compliance - particularly regarding road design and public transport impacts. Te Rūnanga strongly encourage ensuring that the Mt Welcome development aligns with the Northern Growth Area Structure Plan.	The development has been designed to align closely with the Northern Growth Area Structure Plan, including ecological buffers, freshwater management areas, site access, track and road layout and public transport integration. There are several areas in which the development is not in accordance with specific mapped features, these are outlined in Appendix 8 with an assessment of options considered and the rationale for the preferred option.
2	Oppose piping of Taupō Stream - the need for suitable access to the site is acknowledged, but any reclamation of Taupō Stream is not supported. Strongly encourage that alternative access options are fully explored in order to avoid reclamation/stream piping. This is particularly important given that existing culverts associated with State Highway 59 already create significant barriers to fish passage within Taupō Stream, further impacting its ecological health and mauri.	Opposition is noted and the cultural effects associated have been highlighted in the Application. Alternatives were considered for the site access that could avoid the culverting of the stream however: • There is no other practicable location that provides access to the site other than where the intersection is proposed (which is the area indicated in the Structure Plan) • The intersection is required by NZTA to be a dual-lane roundabout due to the operating speed of the corridor • There is insufficient space in the corridor to construct a roundabout while avoiding the stream entirely

		• There is no space in the corridor to realign the stream so that it avoids the new roundabout There is therefore an operational and functional need for a culvert, noting that this must comply with the NES-F and NRP with regard to enabling fish passage, and addressing effects through the effects management hierarchy. An offset is proposed as outlined in the Ecological Assessment.
3	Avoid using waterways for stormwater retention - concerned with proposed works to turn waterways into stormwater retention wetlands. 'In-line' stormwater management within the bed of a stream or wetland does not reflect good urban development practice. Aspiration is for waterways to be protected, enhanced and restored. The cultural values associated with Taupō, Waimapihi and Te Kakaho streams and wetlands indicate a need to enhance fish passage, indigenous vegetation, water quality and access for whānau to reconnect through whakapapa, to practice traditional activities and to uphold kaitiakitanga and manaakitanga.	The approach and methodology to stormwater management is outlined in the Stormwater Management Plan. The proposal is consistent with this principle from a stormwater treatment perspective. The proposed stormwater system adopts a treatment-train and water-sensitive design philosophy with centralised raingardens treating road and allotment runoff before it discharges to gullies. However, the proposal is to use gullies for stormwater retention. While it is noted that this approach is not supported by Ngāti Toa, it is consistent with national/regional policy direction for stormwater management and the use of Water Sensitive Urban Design and nature-based solutions. The proposed approach provides for hydraulic neutrality, and results in less than minor hydrological effects on receiving waterbodies as outlined in the Hydrological Assessment. The proposal as designed will enhance freshwater and terrestrial biodiversity as sought by Ngāti Toa, including through extensive planting and retirement of farming practices. The vesting of waterways on site as reserve will allow for public access and customary practices which did not previously exist (note that customary harvesting is a permitted activity in these areas under the District Plan).
4	Offsetting is unacceptable - opposed to the proposed offsetting approach which includes significant alterations to streams and wetlands. Offsetting is an approach that does not uphold Te Mana o Te Wai from a mātauranga Māori perspective	While it is noted that this approach is not supported by Ngāti Toa, the proposed offsetting approach is consistent with national/regional policy direction. While offsetting is strictly not required for wetland loss proposed, it is being applied as it will result in net positive ecological

	and does not account for cultural or spiritual values. Support the enhancement of streams through riparian planting and the removal of stock from riparian margins, many aspects of the development would still cause significant, negative impacts on waterways. Expectation is that any offsetting must result in ecological outcomes that are at least equivalent to, and ideally exceed, the existing ecologically values of the affected environments. Strong preference is for alterations to waterways to be avoided wherever possible, unless any changes provide clear ecological benefits, such as restoring them to their natural state or enhancing habitat and water quality. The intrinsic values of waterways must be recognised, protected, and enhanced, as they are taonga.	outcomes. The proposed conditions of consent provide for Ngāti Toa involvement during construction.
5	Protection of archaeological sites - damage to recorded archaeological sites should be avoided in the design of any development at Mt Welcome. If damage to sites is unavoidable, Ngāti Toa Rangatira will direct the tikanga and kawa associated with disturbance of any sites. In addition to the recorded archaeological sites, the woolshed is of importance to Ngāti Toa Rangatira. It is a marker of the presence of the iwi on the landscape as outlined in the Mt Welcome CVA. In particular, the woolshed contains shearers' graffiti/ branding, some of which are the names of Ngāti Toa Rangatira whānau. We request the opportunity to preserve these features in some form, recognising their historical and cultural significance to whānau. Te Rūnanga o Toa Rangatira supports the opportunity identified in the	During early engagement, Te Rūnanga recommended Heritage & Archaeology Services Ltd as a technical expert to undertake an Archaeological Assessment. This consultancy was engagement and produced an Assessment that was shared with Te Rūnanga. A site visit was subsequently taken to visit potential pre-19000 sites as well as historic buildings. Heritage & Archaeology Services Ltd have prepared an Archaeological Management Plan which informs the proposed Archaeological Authority. This sets out procedures to ensure Ngāti Toa are involved in and have oversight of works in these areas. The Applicant has had discussions about appropriate ways to record and preserve elements of the woolshed and will continue these discussions through to works commencing. The panels with shearers' graffiti for instance could be retained and gifted to Ngāti Toa.

	archaeological assessment for interpretation such as signage in future reserves on the site to provide information about the significance of archaeological sites if they are found. Particularly given the significance of the surrounding area, including Taupō Swamp for food and resource harvesting.	The vesting of waterways on site as reserve will allow for public access and customary practices which did not previously exist (note that customary harvesting is a permitted activity in these areas under the District Plan).
6	Proposed conditions of consent	Te Rūnanga were provided with several opportunities to review draft proposed conditions of consent and their feedback has informed the proposed conditions in Appendix 7. Te Rūnanga indicated in 27 January 2026 that they support most conditions. Outstanding matters are as follows (noting condition numbering has subsequently changed in response to other feedback from councils): • Iwi and kaitiaki monitoring of earthworks – condition 48 has been amended to provide for cultural monitoring of earthworks in streams and wetlands associated with restoration and offsetting. • Iwi oversight over winter earthworks plan – this plan has been incorporated into Stage-Specific Erosion and Sediment Control Plan which Te Rūnanga has oversight of by way of regional condition 10. • Accidental Discovery Protocol – This is regulated by the Archaeological Authority, consent condition provided to make link between the two. • Te Rūnanga o Toa Rangatira Involvement in Reserve and Street Naming – condition 82 added.

Muaūpoko Tribal Authority

Muaūpoko was identified as an “affected Māori group” by the Ministry for the Environment as part of their assessment of the original application to be listed in the FTAA.

The Applicant wrote to Muaūpoko on 15 August 2025 with an overview of the project and an offer to meet and discuss the proposal. Muaūpoko did not respond to this offer or otherwise provide any feedback on the proposal.

Affected Persons

Waka Kotahi New Zealand Transport Agency (NZTA)

NZTA was identified as an affected person as the manager of the adjacent State Highway network where there is a proposed new intersection to the development. Minutes from these workshops are attached to this Appendix as **Attachment 7**.

Table 10: Summary of engagement

Date	Meeting	Topics covered
28 May 2025	Initial meeting	Applicant provided project overview, discussed timeframes, process and key issues to work through including SH59 access and wider network impacts.
5 Aug 2025	Meeting	Shared concept intersection design of roundabout with two lanes, discussed future form and function of SH59 and the Northern Growth Area including potential changes to speed limits.
25 Sep 2025	Memo provided to NZTA	Stantec prepared and shared a memo with NZTA to provide an overview of the traffic investigations undertaken to date, and associated access strategy for the development (memo attached as **Attachment 7**). This memo included an options assessment for intersection design, and concepts for both an interim right turn bay intersection and a 100kph roundabout design for the longer term.
7 Oct 2025	Meeting	This meeting focused on the temporary intersection design, traffic modelling, and connectivity to the shared path. NZTA raised concerns about the current speed environment, particularly the southern approach and potential safety risks. The feasibility of a temporary intersection was discussed, with NZTA requiring further modelling data. The implications of urbanising the corridor were discussed, including speed limit changes, road classification, and funding timelines, which could upwards of three years. The Applicant expressed a preference for a staged approach to intersection construction to allow time for consensus to be obtained on the final design, form and function of SH59 corridor, and to support active transport connectivity. NZTA emphasized the need for a construction traffic management plan and noted that any speed reduction would require justification and support from the speed team.
9 Oct 2025	Meeting	This meeting between NZTA, PCC and the Applicant focused on the SH59 roundabout design, pedestrian connectivity, and integration with growth planning for the Northern Growth Area. Key topics included the need for a dual-lane roundabout, challenges with providing safe pedestrian access across SH59, and the timing and design of a temporary intersection. NZTA emphasized that speed limit reductions on SH59 require urbanisation and that strategic planning for SH59 must align with PCC's broader NGA masterplan.

		The Applicant confirmed the inclusion of both temporary and permanent intersection designs in the Substantive Application and committed to sharing modelling data with NZTA.
29 Oct 2025	Draft ITA shared	The Applicant shared the draft Integrated Transport Assessment (ITA) for NZTA review. NZTA responded on 4 November with initial feedback focused on: • Road classification and strategic context (ONF vs ONRC) • Staging and occupation prior to the final access solution • Interim T-intersection safety and thresholds • Safe pedestrian & cycle crossing of SH59 • Public transport integration and gradients • Trip generation and modelling inputs • Final access concept – roundabout form and performance • Road Safety Audits & design controls • CTMP & TTM expectations • Possible conditions of consent (or consent notices, where appropriate)
10 Nov 2025	Meeting	A meeting was held to discuss the feedback provided by NZTA and for the Applicant to provide further clarification on the assumptions underlying the project. Most importantly that the development is proposed to be limited by way of consent notice to 949 units which has a bearing in the modelling for appropriateness of an interim intersection.
11 Nov 2025	Meeting	A follow up meeting was held with the wider NZTA team to discuss technical areas within feedback provided. The feedback and discussion points from this meeting has further informed the recommendations in the final ITA.
17 Dec 2025	Roundabout discussion	Te Rūnanga o Toa hosted a hui with the Applicant, Council and NZTA to discuss the future form and function of SH59 adjacent to the Site. The various positions of the parties were discussed, with Ngāti Toa, PCC and the Applicant envisaging a future urbanisation of the SH59 corridor which could include smaller intersections with reduced a footprint that could allow for greater multi modal connectivity across the corridor. NZTA noted that strategic planning was underway across the regional network.

The following documents are provided in **Attachment 7** to this Appendix:

- Memo from Stantec to NZTA (25 September 2025); and
- Minutes from five meetings/workshops.

The above feedback informed the proposed design of the roading network as outlined in the Integrated Transport Assessment and Civil Infrastructure Assessment. It also informed the Assessment of Environmental Effects and proposed conditions of consent in Appendix 7.

Landowners

The application site is in multiple ownership as shown in **Figure 1** below.

Figure 1: Ownership within application site

Earthworks are proposed on the boundary that straddles the [redacted] development to the north. The Applicant has engaged with Pukerua Holdings Ltd, including with a letter sent on 20 August 2025 with an overview of the project and an offer to meet and discuss the proposal.

A meeting was held on 3 September 2025 and the Applicant is working collaboratively with Pukerua Holdings Ltd on a Deed of Cooperation Agreement for the funding of joint infrastructure within the Northern Growth Area. A letter outlining landowner agreement to undertake earthworks at [redacted] is attached as **Attachment 8.**

The portion of the application site not to be used for urban development is proposed to be subdivided off as a balance allotment. This will remain in the ownership of the original landowner for Mt Welcome, the Mt Welcome Family Trust Limited. The Applicant has engaged with Mt Welcome Family Trust Limited, including with a letter sent on 20 August 2025 with an overview of the project. The Applicant has a commercial agreement in place with the Mt Welcome Family Trust Limited for the purchase of their land and continues to work collaboratively with the landowner. A letter outlining landowner agreement to undertake the proposed works at [redacted] is attached as **Attachment 8.**

Adjacent properties

There are five sites identified as being adjacent to the development as shown in **Figure 2** below (exclusive of sites listed above which form part of the application site). These are listed in the table below with their address and a record on engagement.

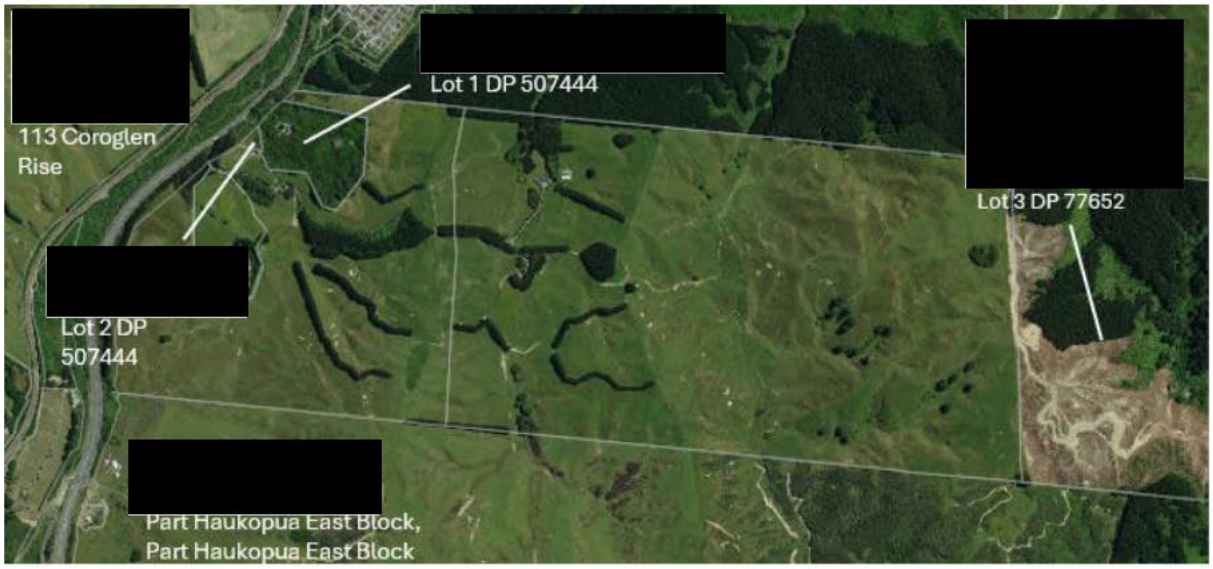


Figure 2: Adjacent landowners

Table 11: Engagement of adjacent landowners

Landowner	Address	Record of engagement
[redacted]	[redacted]	• Letter sent on 20 August 2025 to [redacted] and 4 September 2025 to [redacted] with an overview of the project and an offer to meet and discuss the proposal. Followed up 15 October 2025 on offer to meet and discuss proposal. • Meeting held 22 October 2025.
[redacted]	[redacted]	• Letter sent on 20 August 2025 with an overview of the project and an offer to meet and discuss the proposal. • Several discussions were held including a meeting held on 20 October 2025 with [redacted] to talk through the plans. • Feedback is outlined in the table below.
[redacted]	[redacted]	• Letter sent on 20 August 2025 with an overview of the project and an offer to meet and discuss the proposal. • Applicant had phone call with owner 27/08/2025. Open day details provided in a follow up email where further discussion were held.
[redacted]	[redacted]	• Letter sent on 15 October 2025 with an overview of the project and an offer to meet and discuss the proposal. • No response from landowners.

[redacted]	[redacted]	• Letter sent on 23 January 2026 with an overview of the project and an offer to meet and discuss the proposal. • There were follow up emails discussing the proposal with no specific concerns raised. The owners noted that the farm is leased to another party for farming but not residentially occupied by them. • On 17 February 2026, a meeting was held with [redacted] and his planning consultant, [redacted]. They noted the intention to develop [redacted] site in the future and indicated an interest in the wider transport network and wider wastewater network. [redacted] noted that he would like to be kept informed on these matters.

Table 12 below provides a summary of key issues discussed and how the proposal and/or application responded to matters raised by adjacent landowners.

Table 12: Summary of key issues raised and response

Key issues raised	Response
[redacted] raised concerns with fencing, silt runoff and the water supply easement	• Noted request for fencing covenant, but confirmed fencing not required along boundary as adjacent land is either reserve land or road reserve to vest with PCC. • Willingness to surrender water supply easement, subject to a separate agreement being prepared. • Confirmed silt control measures will be in place during construction. • Agreed to continue to work together in good faith.
[redacted] raised concerns about fencing costs and reverse sensitivity issues on shared boundary	• Confirmed fencing will be constructed by build partners and that no financial contribution will be required. Fencing construction responsibility covenant placed on relevant titles. • Confirmed no complaints covenants put on relevant titles with regard to existing rural activities.

Potentially visually affected properties

There are three properties located on Coroglen Rise and Airlie Road that have been identified as being potentially adversely affected in the Landscape and Visual Assessment attached as **Appendix 21**. These properties are:

- 250 Airlee Road
- 76 Coroglen Rise
- 102 Coroglen Rise

A letter was sent to all these properties with an overview of the project, visualisations taken from the Landscape and Visual Effects Assessment and an offer to meet to discuss the proposal.

[redacted] from 102 Coroglen Rise responded to the letter requesting a meeting but did not respond to the meeting invite or follow up invitation from the Applicant.

No responses were received from 250 Airlee Road or 76 Coroglen Rise.

Figure 3: Locations of visually affected properties

Other engagement

Local community

An open community drop-in session was held in Pukerua Bay on 4 September 2025. This was widely advertised including through the Plimmerton and Pukerua Bay residents' associations. Councillors from the Pāuatahanui Ward were also invited.

Approximately 40 people attended the event. The following are some key themes from the feedback.

- Concerns regarding capacity within existing school and healthcare facilities. Questions were raised about where new residents from both Mt Welcome and the wider Northern Growth Area would receive both schooling and medical services.

- The community was interested in both the construction and post-construction impact on the local natural environment including streams, wetlands, and the Taupō Swamp. Questions about the construction methodology, erosion and sediment controls, and overall impact from contaminants and increased impervious area were raised and discussed with the development team.

- Through discussions on the concerns for the natural environment, local community members were supportive of a net positive result being proposed for the natural environment through the "treatment train" approach to contaminants within stormwater, achievement of hydraulic neutrality, enhanced wetlands, and the improved water quality being discharged from the development into the receiving environment such as the Taupō Swamp.

- Post completion of the Transmission Gully, the local community has noticed the significant decrease in traffic and commuter time along SH59 (formerly SH1). Concerns with traffic generation from both the Mt Welcome development and wider NGA were flagged. The local community encouraged the use of active modes and public transport by the new residents to reduce the impact on SH59.

Table 13 below provides a summary of key issues discussed and how the proposal and application responded to matters raised.

Table 13: Summary of key issues raised and response

Key issues raised	Response
Concerns for capacity within existing school and healthcare facilities	The Applicant has engaged with the Ministry for Education (MoE) around schooling capacity as outlined below. Letter from MoE in **Attachment 9**.
Concerns with potential impact on natural environment from development	The technical assessments supporting the application demonstrate that the development will result in a net positive result for the natural environment through the "treatment train" approach to contaminants within stormwater, achievement of hydraulic neutrality, enhanced

	wetlands, and the improved water quality being discharged from the development into the receiving environment such as the Taupō Swamp.
Concerns with traffic generation from Mt Welcome and wider Northern Growth Area developments	Feedback has informed the Transport Assessment, within this Assessment. All effects associated with the development have been appropriately addressed, and there will be provision for multi modal transport options to Pukerua Bay.

KiwiRail

KiwiRail was identified as a potentially interested stakeholder due to the proximity of the site to the North Island Main Trunk Railway line.

The Applicant wrote to KiwiRail on 15 August 2025 with an overview of the project and an offer to meet and discuss the proposal. KiwiRail responded on 15 August 2025 requesting a concept plan that they could review, with some follow up communications by email.

Table 14 below provides a summary of key issues discussed and how the application responded to matters raised.

Table 14: Summary of key issues raised and response

Key issues raised	Response
Stormwater management is important to KiwiRail. If not managed appropriately, there is concern that downstream assets can be impacted by intensification	The stormwater management approach is outlined in the Civil Infrastructure Report. The development is hydraulically neutral and there will not be an increase in flood risk to KiwiRail assets from the development.
Ara Harakeke Shared Path - application should make it clear that the access track is not within the rail corridor nor is there a planned access/shared path within the corridor at this location	There is no shared path shown in plans within rail corridor. All plans updated to ensure this is clear.
Recommendation to engage Greater Wellington Regional Council/Metlink as they operate the majority of passenger services within the Wellington Region	GWRC and Metlink were engaged with as outlined earlier in this appendix. Their feedback has informed the proposed design which includes future proofing for public transport.

Ministry of Education (MoE)

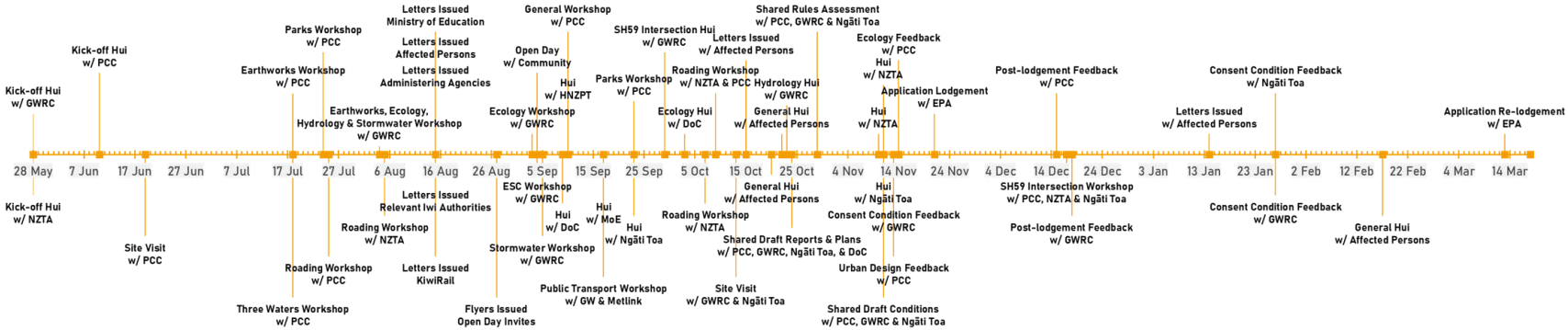
MoE was identified as a potentially interested stakeholder as the population increase created as a result of this development, as well as neighbouring developments, would have an indirect impact on future education planning in the area.

The Applicant wrote to MoE on 15 August 2025 with an overview of the project and an offer to meet and discuss the proposal.

The Applicant met with MoE on 17 September 2025. The Applicant gave a project overview, discussed timeframes, process and key issues to work through. The Applicant also relayed community feedback from the community drop in session with regard to the capacity of local schools to provide for planned growth in the area. MoE acknowledged community concerns about school capacity and confirmed they are assessing potential upgrades at local schools. If upgrades are not feasible, new school sites may be considered.

MoE provided a letter dated 7 October 2025 outlining their future plans for schooling in the area (**Attachment 10**), including “up to two new primary schools and one secondary school may be needed in the catchment if the anticipated residential growth for the Northern Growth Area is realised”.

Timeline of engagement



Attachment 1: Feedback from PCC

- Preliminary general comments (18 September 2025);
- Geotechnical and engineering review comments from Tonkin + Taylor (2 October 2025);
- Letter from PCC and GWRC regarding consultation process (23 October 2025);
- Urban Design Review Memo #1 (12 November 2025);
- Mt Welcome Consent Review – Terrestrial Ecology (14 November 2025);
- Feedback on proposed conditions of consent (14 November 2025);
- Feedback on draft conditions of consent (5 March 2026); and
- Minutes from seven meetings/workshops.

Torrey McDonnell

From: Rory Smeaton [redacted]
Sent: Thursday, 18 September 2025 9:30 am
To: Torrey McDonnell; William Dorset
Cc: Dylan Cliff; Matt Hoffman; Karthik Aale; Helen Oram; Alex Kitson; Whittaker, Jamie; Brad Dobson; Dan Smyth; Aaron Miller
Subject: Mt Welcome - follow-up on meeting on 10 September 2025

Categories: Useful link

Kia ora koutou,

Thanks for the meeting last week Mt Welcome team. It was good to be able to see some more detailed plans of the proposal and have a free and frank discussion with you on these.

I have talked with officers across Council and thought it would be helpful to provide a current view of some of the more important aspects of the Mt Welcome development that we have identified at this stage in the process, from a Porirua City officers' perspective.

1. The proposed development, as shown in the information provided to date, includes 953 vacant allotments intended for residential development. The Proposed Porirua District Plan enables up to three residential units on a single allotment within the Medium Density Residential Zone. To take this into account, all assessments for servicing of these allotments need to consider demand from three residential units per vacant residential allotment proposed; this includes roading, three waters, parks and reserves etc.

2. The proposed roading connection to SH59 via a roundabout and a lowering of the speed limit on that road is supported in principle. However, Porirua City has some concerns regarding the timing of the construction of the roundabout in relation to the development of the site itself and the current lack of detail as to when this would occur. Additionally, provision for pedestrians and cyclists to safely access Ara Harakeke walkway on the western side of SH59 is sought. We would like to have a meeting with you and NZTA in order to discuss these matters in more detail.

3. As discussed, the Structure Plan in the 'DEV - NG - Northern Growth Development Area' chapter of the Proposed Porirua District Plan is intended to guide the development in the Northern Growth Development Area along with the associated provisions in the chapter. The Structure Plan includes three 'transport connections' and four 'walkway connections' along the southern boundary. The expectation set by the Structure Plan is that each of these transport and walkway connections will be provided for through the development of the site. Correspondence on an earlier proposed subdivision of the site identified that a proposed subdivision that is inconsistent with the Structure Plan, by compromising the ability to achieve one of the intended transport connections, would likely trigger the 'avoid' policy under DEV-NG-P4.

4. The Structure Plan also identifies a north-south aligned road that connects to the southern boundary as an 'Indicative bus route'. We agree that there is some flexibility as to which road provides for the north-south bus route linkage; however, the clear intended outcome set by the Structure Plan is to have a north-south bus route through the site. A proposed subdivision that does not provide for this would likely trigger the 'avoid' policy under DEV-NG-P4.

5. The Structure Plan identifies two east-west road alignments within the area of the proposed development, linking the so-called 'Upper Terrace' and the 'Lucas Block'. The expectation set by the Structure Plan is that the proposed development will include both east-west road linkages. Again, a proposed subdivision that does not provide for this would likely trigger the 'avoid' policy under DEV-NG-P4.

6. The current plans (based on the roading plans provided) do not currently appear to provide for the required buffer areas or ecological corridors required around SNAs adjoining the site. This might be clarified when we can see the proposed scheme plan and ecological assessment.

7. It appears that none of the proposed road and JOAL cross-sections meet the requirements of the PDP in terms of road design (in the INF chapter) or, for the JOALs, access design (in the TR chapter), despite the statements made in the 'Roading Methodology Statement'. Again, the rational for this might be clarified once we can review the Integrated Transport Assessment for the proposal.

8. The roading cross-sections do not appear to include an arterial road. As the proposed development will exceed 800 residential units, the PDP technically requires an arterial road to service the development (see INF-Table 1, classification criteria - residential units). Further discussion on this would be useful.

The assessment of the proposal to date has been based on the limited information provided. This has significantly restricted our ability to understand the proposal in full. For example, we have not been able to make any assessment of, or provide any comments on, the ecological aspects of the proposal. Reassessment of the proposed development will likely occur once more detailed information is provided.

Please also note that our 'Technical processing/advice' fees for resource consents are charged at $233 per hour (https://poriruacity.govt.nz/services/current-fees-and-charges/). We will be providing an invoice for the pre-application advice on this proposal.

Ngā mihi,

Rory

Rory Smeaton MNZPI
Principal Policy Planner
Kaihanga Mahere Kaupapahere Matua

Mob: [redacted]
Phn: [redacted]

poriruacity

poriruacity.govt.nz

Disclaimer

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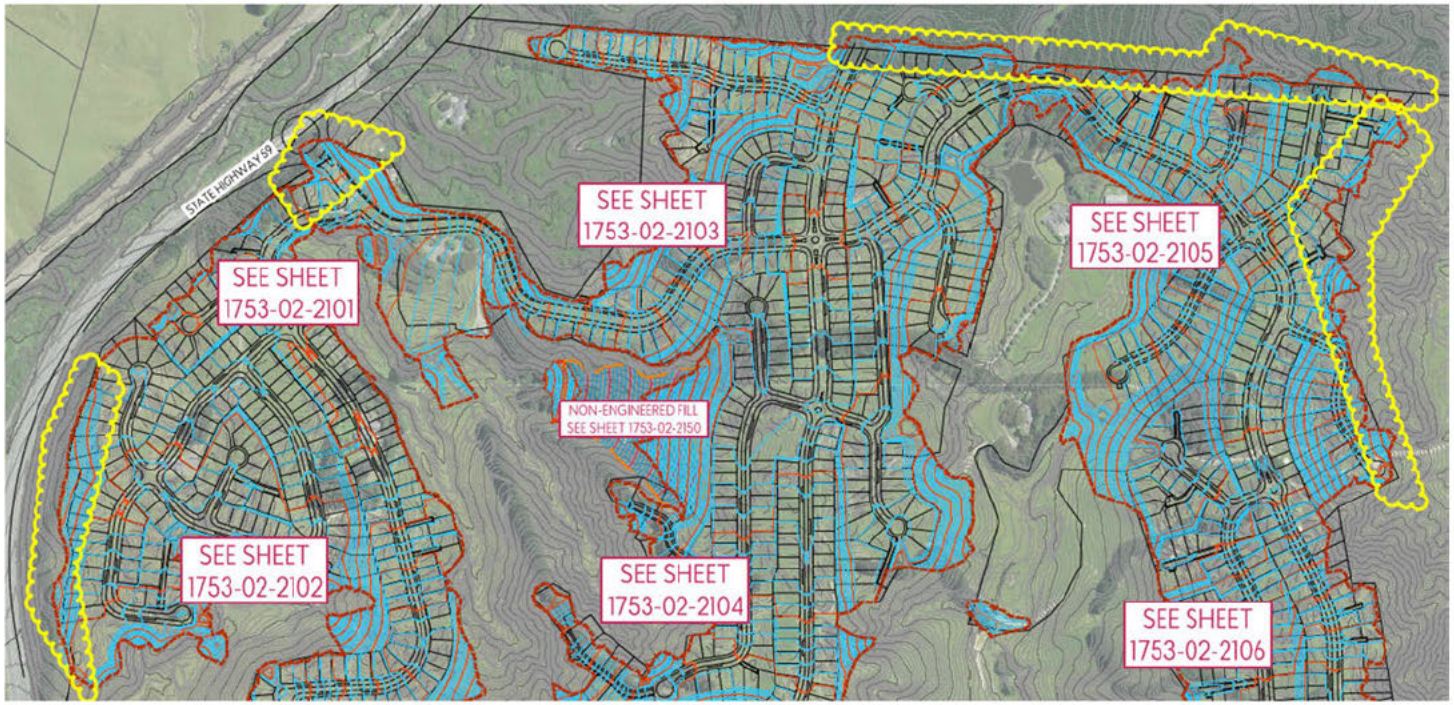
Mount Welcome – Initial Review Comments **Reviewer: Razel Ramilo (Tonkin + Taylor)** **Date: 1 October 2025**

	Item	Review comments
1	Drawings 1753-02-2100 Rev P8	 The earthworks areas highlighted in yellow appear to extend into the neighbouring property boundary. Please confirm whether approval or consent has been obtained from the adjoining landowner for any proposed works outside the development site boundary. For areas where approval or consent has not been obtained, the applicant needs to demonstrate that the works can be undertaken without affecting the adjoining land.

	Item	Review comments
2	ENGEO 2022 Report - Site investigation	The number and spacing of intrusive investigation points presented in the Preliminary Geotechnical Investigation Report (2022) appear to be insufficient in identifying the anticipated variation in subsurface conditions across the project site (noting this is consistent with ENGEO's recommendation for further intrusive investigations as part of the next stage). The investigation points cover only the western portion of the site and very limited investigations have been undertaken on the eastern portion. Within the eastern area, the reported test locations are limited to the Rakaia Terrane, with no investigation of the Holocene river deposits. The concept design should be informed by an appropriate level of site-specific investigation across the entire development area. Intrusive investigations (e.g., boreholes or test pits) and supporting laboratory test results should be incorporated to develop a ground model, including groundwater conditions, subsurface soil and rock stratigraphy, known or suspected areas of weak ground or uncontrolled fill, and any evidence of slope movement or instability. The final number and spacing of intrusive investigation points will depend on anticipated variation in subsurface condition, and phase of the project. As a guide, MBIE Module 2 Table 2.1 suggests that for more than 10 hectares of land development, the minimum cumulative number of investigation locations is 26 plus additional 1 per 0.5 hectares of site area in excess of 10 hectares. The recommended minimum extent is for all land where 'hard' development is proposed including buildings, roads and services.
3	ENGEO 2022 Report - Geological plan, ground and groundwater model	A geological plan should be provided identifying the extent of surficial soils including dune sand, loess, colluvium, uncontrolled fill, and alluvial deposits. Please add an overlay of the proposed development (i.e., proposed contours, and slope gradient). This information is necessary to enable Council to understand the potential effects of the works. Please also provide an accompanying ground and groundwater model sections for critical areas.
4	ENGEO 2022 Report - Geotechnical risk	The geotechnical report shall identify site-specific geotechnical hazards and assess their potential risks to the proposed development, existing infrastructure, and adjacent properties. For each identified hazard, the geotechnical assessment shall: • Characterise the nature and extent of the hazard • Assess the associated risks (considering likelihood and consequences) • Outline preliminary mitigation options or risk reduction strategies • Identify any implications for site layout, staging, construction approach, or development feasibility

	Item	Review comments
5	ENGEO 2022 Report - Slope stability and mitigations	Please indicate on plan the location, type, and extent of the proposed mitigation measures including any earth structures and surface/subsurface drainage measures if needed. Please also provide concept level geotechnical design sections for the slope mitigation measures. Where applicable, concept design shall also consider any anticipated temporary works (e.g., temporary cuts or working platforms) required to safely achieve the proposed earthworks and within the project property boundary. These shall be assessed as part of the overall site stability and constructability review.
6	ENGEO 2022 Report – concept design analysis	Where earthwork requires mitigation measures, please provide the concept level analysis, and results to confirm feasibility of the proposed mitigation measure. This includes but not limited to liquefaction assessment, slope stability analysis, seismic displacement, settlement, etc. An assessment of the global slope stability may be required in some situations e.g. along the western boundary above SH59.
7	ENGEO 2022 Report - Earthworks	The geotechnical assessment must provide high-level commentary on the feasibility of proposed cut, fill, and slope stability mitigation measures, including but not limited to: • Expected cut/fill volumes and locations • Suitability of on-site material for reuse • Requirements for engineered fill or ground improvement • Management of stormwater, erosion, and sediment during construction
8	Bulk fill material	Please advise whether the general bulk fill materials proposed for the embankment are expected to contain a high proportion of silt or clay, and outline any conditioning requirements if applicable. Please confirm whether the slope stability analysis has considered the potential increase in pore water pressure or saturation of the fill embankment due to surface water infiltration.
9	Non-engineered fill/unsuitable material	Please outline the actions or remedial options available for areas containing non-engineered fill materials, weak ground, or unsuitable materials if undercutting proves to be impractical or unachievable due to high groundwater table for example.

	Item	Review comments
10	Fill slope foundation condition	Please provide information on fill slope foundation conditions and fill drainage particularly where very thick fills are to be placed that contain surface water/ groundwater seepages; and any long-term maintenance requirements for subsoil drainage.
11	Subsoil and surface drainage	Please provide the design details of subsurface drains where fill slopes are proposed over gullies or within areas of significant fill depth.The details and discharge location of subsoil drains outlets should also be provided.
12	Surface water and ground seepage/infiltration	Please provide details on the measures proposed for managing surface water and groundwater seepage or infiltration, which could potentially cause cut and fill batter erosion and internal instability through infiltration into the soil.
13	Temporary stockpiles/surplus fill zone	There is an overall cut and fill imbalance. Please confirm whether all the excess cut material will be placed in the 'surplus fill zone' or will there be some unsuitable materials intended to be disposed of. Please consider a stability assessment for the surplus fill zone.
14	Loess	Please comment on the erodibility of loess soils identified to mantle the natural slopes and within engineered or landscape fill areas if utilised for filling. Comment on the impact of the potential sediment generated from the erosion of these loess soils on the proposed stormwater systems and how this will be managed.
15	Liquefaction risk	Please provide information on any liquefaction risks and their consequences (lateral spreading) along the retention wetland.
16	Existing stream/water features/Natural drainage, and overland flow paths	Some fill embankments will permanently disrupt existing streams, water features, and natural drainage. What mitigation measures are in place to ensure that these overland flow paths remain uninterrupted after filling?
17	Subgrade settlement	Please identify appropriate contingency measures that can be put in place to address any potential adverse issues that may arise due to subgrade settlement.

	Item	Review comments
18	Stormwater pipes discharge outlets	The discharge locations of the stormwater pipes are specified on the drawings; however, details of the discharge outlets are not provided. If the drainage discharges into the gully, please confirm whether an assessment of erodibility has been undertaken and outline or provide any details of the proposed mitigation measures.

Pukerua Property Group Limited Partnership
C/o William Dorset
Classic Developments
Ground Floor, 10A Norrie Street
Porirua City Centre, Porirua

By email: [redacted]

23 October 2025

Kia ora William

Mt Welcome Fast-track consent pre-application consultation

Pukerua Property Group Limited Partnership (PPG) through its representatives have been consulting with Greater Wellington Regional Council (Greater Wellington) and Porirua City Council (Porirua City) officers since March 2025 (with Greater Wellington) and June 2025 (with Porirua City) on the proposed Mt Welcome development. Mt Welcome is a listed project under Schedule 2 of the Fast-track Approvals Act 2024 (the Act) and we understand that an application is intended to be lodged by the end of October 2025.

The Act establishes a process through which projects can be approved in a more efficient manner than under normal processes. The Act also requires that applicants consult with a range of parties, including local authorities, before lodging an application.

Pre-application consultation allows for the applicant and relevant parties to work together to identify and resolve issues, as much as possible, prior to the substantive application being lodged, resulting in a more efficient fast-track approvals process. We acknowledge that it can be a time and resource intensive process to develop plans and compile information so that it can be shared and easily understood by consultation parties, and we appreciate the effort that has been put into meeting with us to discuss the proposal to date. However, we consider that effective pre-application consultation requires constructive engagement based on the provision of sufficient information, adequate time, and an open mind to change the proposal in response to feedback. The Fast-track Panel Convener, through their Practice and Procedure Guidance Note, has also set a clear expectation that participants in the process are proactive in their approach to engagement.

Our concerns
We have several concerns with the pre-application consultation undertaken to date. These include:

- **Insufficient information about the proposal.** While PPG have met with both councils on several occasions to discuss the proposal, very little information has been shared with us. The lack of information means that we have been unable to establish a clear understanding of the proposal, and as a result we consider that we have not been able to provide you with meaningful feedback on the proposal.
- **Only seeking 'high-level' feedback.** We are also concerned with the expectation that council officers and our technical advisors provide 'high-level' comments through verbal responses during meetings, with little or no provision of information to allow us to consider the potential issues in advance. While these meetings have assisted us with a high-level understanding of the proposal, on their own they are not a sufficient basis for us to consider and provide meaningful feedback on a project of this scale and complexity.
- **Significant late-stage design development.** Based on the information that has been shared with us, it appears that the design of fundamental aspects of the proposal is not yet resolved (an

example of this is the design of transport infrastructure connections between the development and State Highway 59). We are concerned that late-stage design development of fundamental aspects of the proposal risks an inadequate assessment of effects, insufficient consideration of reasonable alternatives, and an increased risk that the approvals sought for the proposal may not be able to be implemented because of unresolved technical issues or practical constraints.

One of the key purposes of pre-application consultation is for applicants and local authorities to work together to identify and narrow down or resolve the range of issues associated with a project before a substantive application is lodged. However, for the reasons set out above, we consider that we have not been enabled to achieve this outcome yet. Overall, we are concerned that this will lead to a substantive application that does not sufficiently address the complexity of the proposal, and a fast-track process that is inefficient and time-consuming for all participants.

Next steps
Greater Wellington and Porirua City would like to continue to engage constructively with you on the development of your substantive application. This would include: you providing us with sufficient information (such as draft design documentation and draft assessments of effects) to enable us to give you meaningful feedback in advance of lodging the application; us providing you with notices required under section 30 of the Act (after you request them); and once the application has been lodged and accepted, continuing to work with you to narrow down and resolve outstanding issues in advance of the establishment of the expert panel.

While we understand you intend to lodge your application by the end of October, we encourage you to take the time necessary to develop a substantive application that is thorough, well-resolved, and addresses the complexity of the proposal.

We hope that by raising these concerns with you we will be able to address the issues and work together to ensure that the fast-track process is as efficient as possible going forward.

We look forward to hearing from you on these matters and working together in a collaborative manner.

Ngā mihi

Rory Smeaton
Principal Policy Planner
Kaihanga Mahere Kaupapahere Matua
Porirua City Council

Andrew Banks
Kaitohutohu Matua | Senior Resource Advisor
Environmental Regulation
Greater Wellington Regional Council

Urban Design Review Memo #1

To Rory Smeaton, Porirua City Council

Copy to Matt Wenden, McIndoe Urban Ltd

From Graeme McIndoe, McIndoe Urban Ltd

Date 12 November 2025

Subject **Mt Welcome Master Plan + Landscape Urban Design Strategy and Draft Conditions of Consent**

SCOPE

1. This memo:
   a. records initial review of the Masterplan "Final Draft – 31.10.25";
   b. references the DEV-NG-Northern Growth Development Area in the Porirua District Plan;
   c. follows site visit and on-site discussions on Wednesday 5 November;
   d. is informed by review of the minutes of preapplication meetings; and
   e. includes response to the draft Conditions of Consent received 12 November 2025.

POSITIVES

2. The plan is from an urban design perspective inherently positive with features including those below. Noting recommendations for refinement identified below must also be considered, positives relating to the plan as a whole include:
   a. General (but not complete) compliance with the Northern Growth Area Structure Plan;
   b. General distribution and nature of parks and reserves, particularly provision of large flat areas, and for kickabout and play;
   c. The proposed trail system;
   d. A generally permeable block system with a generally suitably interconnected street system; and
   e. Some connections to adjoining future growth areas.

3. Positives relating to matters of detail include:
   a. Low and open front fence treatments;
   b. Trail and boardwalk treatments; and
   c. Provision for recreational cycling off-road: 'Secondary entry/exits to other developments' drawing shows the collector road with a cycle lane both sides of the carriageway and a 'shared path connection' (page 23). Reference to the 'Collector Road' makes it clear that the shared path is for 'pedestrians, children on bikes, and other micromobility users" (page 24). While this may be a potential double-up on cycle provision it also is highly positive in providing amenity for these other users.

4. Provisionally, and from an urban design perspective, it would appear that integration with landform is good. Proposed contour variation which has some relation to the original landform is maintained along with existing valleys, wetlands and watercourses. Given the District Plan intention to develop intensive housing in this setting which inherently necessitates significant contour modification, the design appears in principle suitably responsive to the underlying landform.

5. There is also potential with identified minor refinements and adjustments as recommended in this memo to achieve an optimal urban design outcome that would in my opinion satisfy the urban design requirements of the District Plan.

URBAN STRUCTURE, ACTIVITY AND PUBLIC REALM DESIGN

Major recommendations on structure and plan

6. These matters relate to refinements of small parts of a large and comprehensive plan that is otherwise, from an urban design perspective, sound. Refer to Attachment 1 for mark-up on the plan of major recommendations referring to:
   a. Connecting cul-de-sac heads (Rec. S1 and S2);
   b. Extending Collector Road with cycle lanes as well as bus capability south to the boundary with the Scaife Block (Rec. S3);
   c. Future-proofing termination of cul-de-sacs at site boundaries to allow, if required, for future extension to areas which may become urban development (Rec. FC1 – FC4);
   d. Relocating one of the proposed parks from the site boundary end of a cul-de-sac closer to the centre of the urban area that it serves for optimal accessibility and amenity, and value add to more residential lots around (Rec. P1);
   e. Adding a short branch to the proposed walking trail system to connect the lower and Upper terraces (Rec. W1); and
   f. Integrating a strategy to facilitate multi-unit housing (of up to a 3 units per lot) in the area within a reasonable pedshed of the local centre. (Rec. MUH1).

   (Refer to the attachment to this memo , pages Sk1 – Sk3, 12 Nov. 2025.)

7. **Provision for Medium Density Housing**: The District Plan anticipates medium density housing in the Northern Growth Development Area. That is not described in the masterplan and is actively precluded with proposed Consent Notice Development Density Condition 100.
   a. In informal discussion on site a justification was given that the infrastructure may not have the capacity to accommodate more than the detached housing development shown. It should be questioned if and how this gives effect to the District Plan expectations including:
      Policy DEV-NG-P3 Appropriate development, 1 (e) The need for adequate, coordinated and integrated infrastructure to meet the planned urban needs of the area;
   b. However, I consider there is justification for not providing for extensive medium density housing right across the site given that one of the criteria for successful medium-unit housing neighbourhoods is access to a primary school, which the Structure Plan does not provide for. That notwithstanding, I consider that means of accommodating multi-unit housing, certainly within 400-600m walking distance from the proposed centre should be investigated. Therefore, it is recommended that:

- appropriate locations close to the local centre are identified for integrating/providing for lots or a density suitable for multi-unit development; and
- services infrastructure is future-proofed to provide capacity for any future medium density residential in such locations.

8. **Centre Design** (page 33). This is noted as indicative only. If that is the case and this building form and layout is not part of the current consent, then its removal and substitution with a more high-level diagrammatic approach should be considered. That is because the layout as shown, while showing merit in its architectural form, presents site planning flaws including:
   a. The supermarket appears to have multiple 'active edges' (shopfronts). That is unlikely in a supermarket with most facades being necessarily closed, and active edges only at the entrance frontage.
   b. It is unclear how the supermarket will be serviced.
   c. Carparking is to the rear of the supermarket, but that is needed by the front door (or at least readily accessed from that door).
   d. Supporting commercial units appear to show active edges to their rear. The ability to activate multiple edges is unlikely.

   The status of this and if and how it is included in the masterplan should be clarified.

9. **Coordination with development to the north**. Relationship to the structure of the proposed urban area to the north (if available) should be shown on a plan to allow assessment of proposed structure with certainty that coordinated boundary conditions and links are achieved.

10. **Footpath at SH59 entry** (page 22). The main entry/exit from SH59 has a footpath only on the north side. What is the wider footpath network, and should there be a footpath on both sides of the street?

11. **Typical intersections/roundabouts**. All roundabouts are on Collector Roads, so this drawing on page 27 should show how the cycle lanes are integrated into the intersection.

12. **Trail Network** (page 31). This is generally positive:
   a. Three connections are shown to the south, more or less in the Structure Plan locations.
   b. Connections in the centre and to the east are not provided. The logic for that is that the Mt Welcome Family Trust land is not to be developed at this time and compensating for lack of trails across that part of the site now, provision for future trail connection is made. That trail extension potential will be enhanced should the cul-de-sac ends be designed to allow future street connections (Recs FC1-FC3).
   c. Depending on the layout of the Muri Block to the north and the public walkway system within that, consideration might be given to a walkway/trail connection into that. Such a link might be located midway between the street connections close to the point where the collector road arcs close to the boundary. (This would be at the north-east corner of the Upper Terrace block identified on the masterplan at page 14.)

13. **Street lights** (page 53). A particular type 'Milford Column – Nox Luminaire' is shown. The type chosen should be consistent with the approach for the same types of public street in other current local developments, recognising that this is

part of a wider urban area with new development to both the south at Plimmerton Farm and north at the Muri Block. Consistency is desirable for aesthetic coherence and simplicity of operation and maintenance.

14. **Play structures** (page 55). Shows a range of play structures, noting these elements are indicative. Precisely what and how many amenities and elements will be provided should be clarified. This should be consistent with PCC Parks and Reserves expectations for each type of park.

15. **Street trees**. Street trees species are indicated at page 56 however their spacing which measures generally at 50-60m on the plans (at pages 15-17) is too wide to be effective in establishing a sense of place or the effect, where required, of a tree lined street.
    a. Further design attention and full description is essential here.
    b. Trees might in places be down to 10m spacing however might also relate to lot spacing so could be 15-20m. Some streets may have trees along one side, and others may have no trees. However any configuration should be developed as an aesthetically coherent and comprehensive whole-of neighbourhood streetscape plan.
    c. There should be a specificity on selection of species for trees in each street with consideration of their spacing and scale to achieve an intended streetscape effect. That is because allowing a choice allows unplanned variation and can be predicted to lead to an uncoordinated and weak outcome, particularly as the project is to be developed in multiple stages.
    d. To address this a street tree plan should be produced with precise locations and tree species shown, with this coordinated with lot accessways/kerb crossings and street side planting, and any low-level planting.
    e. PCC landscape architect and potentially ecologist should comment on appropriateness of species.

16. **Response to context**: Further information of the following material aspects of context should be provided:
    a. Cultural values are mentioned and there is brief mention of associated iwi on page 6. However, there is nothing in the masterplan beyond that and it is unclear how that is responded to in site planning and design.
    b. The Mt Welcome Gold Mines are as at page 6 identified as part of the historical context. Understanding that they are outside the area of proposed development, given they are highlighted, their approximate location should be shown on the context plan.
    c. Context drawings should include the existing shared use path up the side of SH59.

17. **Earthworks description**: The approach to management is noted in the masterplan at page 47 and engineering cut and fill drawings have been provided separately. It would be helpful to include (if not already provided) a plan overlaying the proposed subdivision and street system, trails and wetland retention areas on a cut and fill plan to assist with understanding the extent and design integration of earthworks.

MANAGEMENT AND IMPLEMENTATION

18. Multiple references are made to guidelines and controls These have not been sighted and I understand from inquiry at the site visit they may not yet have been produced. References are:
    - Page 3: What is the method of management and implementation of the proposed "Private Lot Landscape Design Guidelines'? (page 3)
    - Page 54: Reference to "Fencing within private lots will be subject to design guidance set out in a Residential Design Guide". Where is that design guide?
    - Page 9: refers to 'built form controls' but these are not defined.

    Observations:
    a. It is desirable that these guidelines/controls are established to achieve some the positive qualities described by the masterplan including low fences at boundaries with streets and public reserves.
    b. If these are produced, a mechanism for their implemented will be required. The draft list of proposed Conditions of Consent (11.11.25) make no apparent mention of any design guidelines or controls.

COMMENT ON DRAFT CONDITIONS OF CONSENT

19. I have been requested to review the entire set of proposed conditions from an urban design perspective and to specifically comment on proposed conditions 25 and 100-107. Responses are as below:

20. **Condition 25** Landscaping and Ecology

    Prior to the commencement of any landscape and ecological planting activities for a given subdivision stage, the Consent Holder shall submit an updated Landscape and Ecology Plan (LEP) to the Manager, Resource Consents and Monitoring for certification at least 20 days prior to works commencing. The Landscape and Ecology Plan shall be prepared by a suitably qualified and experienced landscape architect and a suitably qualified and experienced ecologist, and shall include:

    a. Detailed planting plans showing species, densities, timing and locations;
    b. Plant sourcing and pest management measures;
    c. Methods for site preparation, planting, and establishment;
    d. Ongoing maintenance and monitoring requirements;
    e. Measures to manage and control environmental weeds and pest animals; and
    f. Integration with ecological remediation and offsetting objectives, including enhancement of Significant Natural Areas (SNAs), ecological corridors, and buffer zones.

    - This would appear to relate also to street trees and landscaping. If so, it will be important that any indicative planting plans for street trees show these at an appropriate spacing. Refer to paragraph 15 'Street Trees' above.

21. In relation to Condition 25, **Condition 81** includes that:

    "Prior to approval under Section 224 of the RMA, all planting must be established in accordance with the LEP (Condition 25) and detailed engineering plan approval…"

    - However, Condition 25 does not address location and spacing of street trees nor detail of other types of streetscape planting.
        a. Further content here and or in the masterplan drawings is required; and

b. Any planting should be consistent with a comprehensive streetscape plan which precisely defines species use.

22. Consent Notices *Development Density*, **Condition 100**

The owners of all residential lots [lots xxx] shall be aware of and comply with the following on an ongoing basis:

"No more than one dwelling per lot shall be permitted to be constructed on Lots xxx, and no further subdivision of the lots is permitted.

These restrictions have been placed on the lots at the time of the subdivision creation as the potable water supply, wastewater and stormwater modelling to inform infrastructural three waters engineering designs have no surplus capacity to accommodate any additional future development growth.

Should additional development or subdivision be sought in the future above what is approved by this consent, it will first need to be demonstrated that there is additional infrastructure capacity in the network or that this is able to be provided through on-site solution(s) where there is insufficient capacity."

- This specifically precludes the multi-unit housing that the Northern Growth Area is intended to provide for.
- Medium density should be enabled around the local centre, and infrastructure (particularly underground services reticulation) sized accordingly to have the capacity to provide that enablement.

23. Consent Notices *Development Density*, **Condition 101** [Relating to condition 99 and an existing water rights easement].
    - No urban design comment as this appears to be an administrative/legal matter.

24. Consent Notices *Fencing*: **Condition 102**

The owners of Lots 400 to 416 shall be aware of and comply with the following on an ongoing basis:

"The owners of 310 State Highway 59 Pukerua Bay (Legal Desc Part Haukopua East Block, Part Haukopua East Block) shall not be responsible for the cost of erecting or maintaining any fence along a boundary shared with Lots 400 to 416.

This condition will not apply should 310 State Highway 59 Pukerua Bay (Legal Desc Part Haukopua East Block, Part Haukopua East Block be rezoned from Future Urban Zone."

- This condition is in my opinion sound. Lots 400 to 416 are on the southern boundary of the site and it is entirely reasonable in my opinion that the owners of these (in the first instance and as per the condition) are responsible for any new fencing at their boundary with the open rural land to the south.

22. Consent Notices *Fencing*: **Condition 103**

Condition 101 shall be the subject of a Consent Notice under Section 221 of the RMA registered against the new Records of Title for Lots 400 to 416 and shall be prepared by Council at the cost of the consent holder.

- No urban design comment as this appears to be an administrative/legal matter. However, 103 references another condition (101) which in turn references another condition (99). Could these layers of cross reference be combined into a single condition?

23. Consent Notices *Fencing*: **Condition 104**

The Consent Holder or future owners of residential lots directly adjoining reserves must comply with the following:

"The transferee shall be bound by a fencing covenant as defined in section 2 of the Fencing Act 1978 in favour of the transferor. Any fence along a boundary of any land vested in the Council as local purpose reserve must be maintained in perpetuity as constructed though subdivision. The Porirua City Council shall not be responsible for the cost of erecting or maintaining any fence along a boundary of any land vested in the Council as local purpose reserve."

- No urban design comment as this appears to be an administrative/legal matter.

24. Consent Notices *Fencing*: **Condition 105**

Condition 103 shall be the subject of a Consent Notice under Section 221 of the RMA registered against the new Records of Title for Lots XXX to XXX and shall be prepared by Council at the cost of the consent holder.

- No urban design comment as this appears to be an administrative/legal matter. However, 105 references 103 which references 101 which in turn references another condition (99). Could these layers of cross reference be combined into a single condition?

END

blac.

Final Draft

Masterplan_

RECOMMENDATIONS

Street connections

S1: Connect cul-de-sac heads

S2: extend street to connect with street to the north.

- *Street connections are important for legibility and providing more convenient access for all modes on the local road network.*

S3: Change status of 'local street' to 'collector road'

- *This is the main north-south connector within the site and also the main connector between the Muri Block to the north and the Scaife block to the south, and is the only part of the main network without cycle lanes. This should be extended to contribute to the whole-of-area network.*

Future Connections

FC1, FC2, FC3, FC4 and **FC5**

Ends of cul-de-sacs should be configured to allow future extension of street connections. Ensure size, shape and ownership of park at FC2 allows for connection. At FC5 provide for potential future street connection to the south.

- *Essential to future-proof for extension of residential development both within and adjacent to the site. Allows compliance with the Northern Growth Area Structure Plan.*

Park location

P1: Locate this park closer to the centre of the Lucas Block where it will be more readily accessible for residents on foot and add amenity and value to the more lots that will be close to it.

- *Also simplifies need to allow for future street connection FC4 to the south through a proposed park.*

Walking trail extension

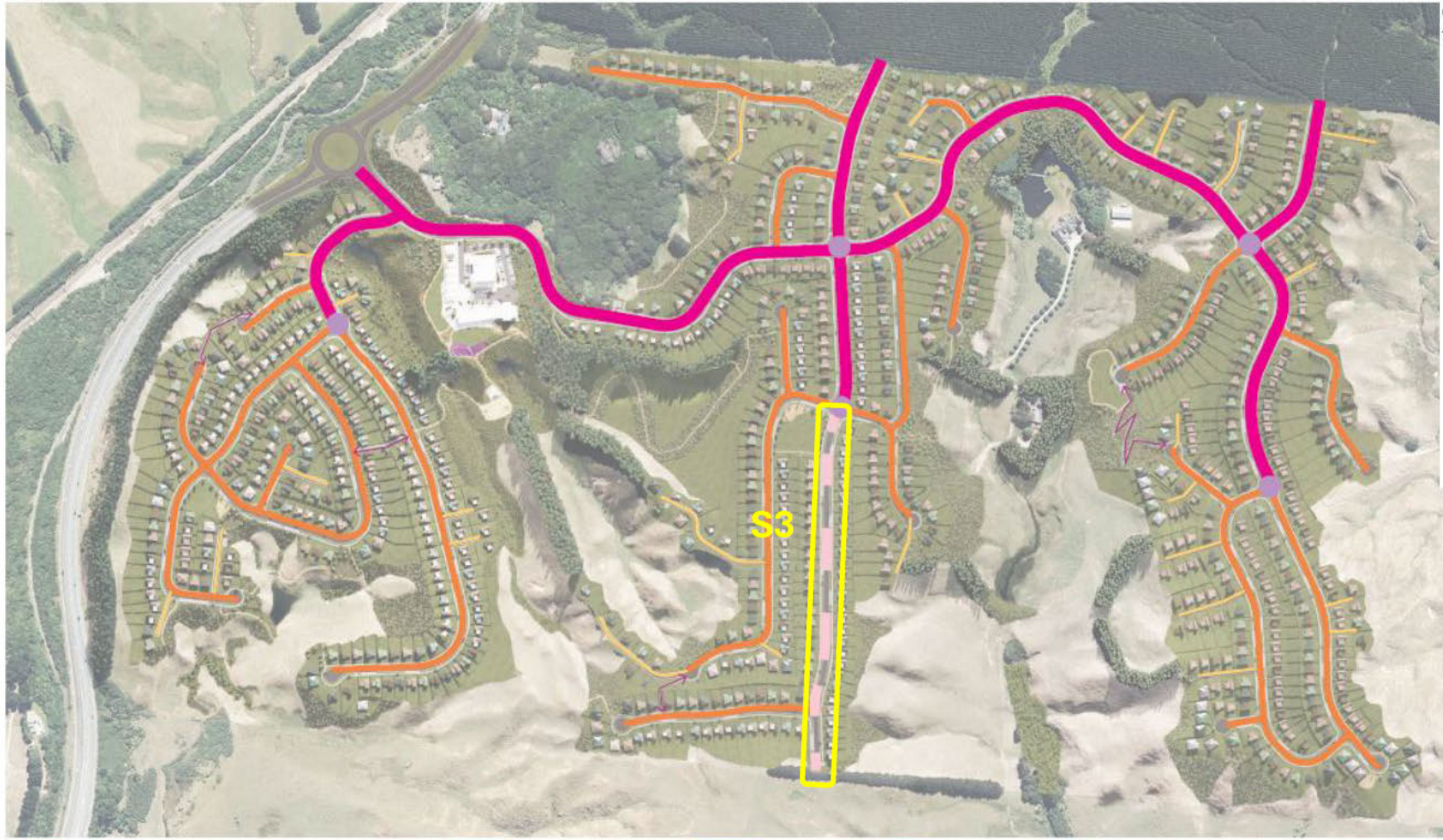
W1: Link Upper and Lower terraces with a short branch extension of the proposed trail. (Ref. Sk3.)

- *Provides for recreational circuit and enhanced connectivity for keen walkers, and is an active-mode connectivity and amenity enhancement.*

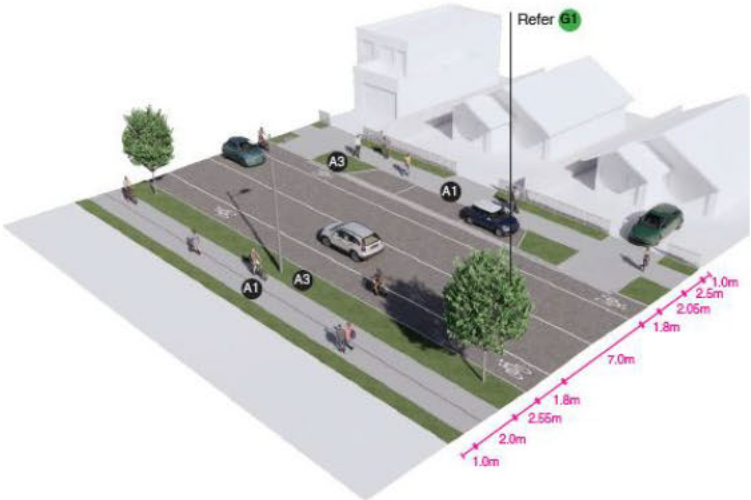
Potential for Multi-Unit Housing

MUH1: consider strategy to facilitate multi-unit housing (of more than 3 units per lot) in the area within a reasonable pedshed of the local centre.

- *Positive response to District Plan intentions and provide for housing diversity.*



Collector Roads
Types A,B + C



As noted on Sk1:

S3: Change status of 'Local Street' to 'Collector Road'

- *This is a main connector between the Muri Block to the north and the Scaife block to the south, and is the only part of the main network without cycle lanes. This should be extended to address the network.*

The Network_

As noted on Sk1:

Park location

P1: Locate this park closer to the centre of the Lucas Block where it will be more readily accessible for residents on foot and add amenity and value to the more lots that will be close to it.

- *Also simplifies need to allow for future street connection FC4 to the south through a proposed park.*

Walking trail extension

W1: Link Upper and Lower terraces with a short branch extension of the proposed trail.

- *Provides for recreational circuit and enhanced connectivity for keen walkers, and is an active-mode connectivity and amenity enhancement.*

Ecological Review and Request for Further Information for a Proposed Residential Subdivision at Mt Welcome Station, Pukerua Bay

Prepared for:	Porirua City Council	Reviewed and approved for release by:	 Sarah Budd Principal Ecologist, Auckland Ecology Team Leader and Coordinator
Author:	Nyree Fea		
Report No:	7831a		
Date:	November 2025		

1.0 Introduction

An application for resource consent is being sought by the Pukerua Property Group Partnership for a staged 950 lot residential subdivision at 422 State Highway 59 (SH59), Pukerua Bay. The proposed works include the associated earthworks, vegetation clearance, and drainage to establish infrastructure (such as roading and a new intersection with State Highway 59, building platforms, parks, and pedestrian and cycle routes). BlueGreen Ecology Limited has prepared a report on the potential ecological effects of the project.

Porirua City Council has commissioned Wildland Consultants Limited (Wildlands) to provide a technical review of the terrestrial ecology aspects of the ecological impact assessment, which is needed to ensure that the ecological information underpinning the consent application is both accurate and complete.

2.0 Scope of the Technical Review

The ecological effects assessment was reviewed to assess the:

- Appropriateness of the methods used in obtaining terrestrial ecological data and descriptions.
- Quality of the description of terrestrial ecological features and values within the site.
- Quality of the interpretation of ecological information and assessment of value.
- That the ecological impacts of development have been correctly identified and assessed.
- Appropriateness and effectiveness of the measures proposed to mitigate potential ecological effects.

This review is focused on the terrestrial ecological effects as outlined in the ecological assessment report, its appendices, and the draft Lizard Management Plan.

Resource consent will also be required from Greater Wellington Regional Council to cover additional considerations of the National Policy Statement for Freshwater Management (NPS-FM 2020). This review therefore does not consider potential effects on streams and wetland habitats.

3.0 Site Visit

Wildlands undertook a site visit with the applicant and a Porirua City Council representative on 5 November 2025 to gain experience with the site and to asess the various terrestrial habitats and ecological features for possible use by indigenous fauna. The site inspection did not include the eastern half of the site, and was restricted to the western half only of the property. The Significant Natural Area (SNA) 027 habitat on the western side of SH59 was also not inspected.

4.0 Technical Review of the Ecological Assessment

4.1 Vegetation mapping

Mapping of habitats at the site is incomplete with areas of indigenous scrub, and mature gum (*Eucalyptus* spp.) and pine (*Pinus* spp.) habitat appearing to be excluded from the relevant polygons in Figure 3. There are also parts of the site that have not been assigned a vegetation or habitat type.

The applicant should provide a figure within the report that shows the vegetation and habitat types for all areas of the site.

4.2 Indigenous vegetation removal

Following the preparation of the map requested in Section 3.1 above, the applicant must clarify the extent of each vegetation type that will be lost as a result of the proposed subdivision, including the future loss of vegetation for the development of the lots. The size of the overall property should also be provided.

For example, the proposed clearance area for the roundabout is not clear from Figure 15. Where the author describes vegetation clearance east of SH59 (p 33), the habitat types need to be clearly defined, with the corresponding areas of clearance. The author states that this should not have been designated SNA, therefore polygons for the habitat types, as determined by the author, should be provided, with boundaries for where the habitat types change.

This would be best illustrated with a figure that overlays the development footprint and the vegetation types. A table should then also be provided that clearly consolidates vegetation clearance data. This should include the vegetation that will be lost during the development of the lots, roads, and other infrastructure, plus areas lost through the disposal of fill and construction of the roundabout.

4.3 Terrestrial ecological values

The author states that there are virtually no indigenous ecological values at the site (p 36). The author is overlooking the potential for bat roosting habitat in the large pines and macrocarpa trees, ground dwelling lizards in rank grassland habitat, and arboreal lizards that could be present in the small area of SNA029 that is scheduled for clearance. There are also indigenous birds in the indigenous scrub and forest habitat that is within the construction footprint.

4.3.1 Indigenous vegetation loss

The author states in Section 5.4 that there will be approximately 1,000 m^2 of vegetation removed from SNA027 for the construction of the proposed roundabout. The author later states that 1,400 m^2 of mainly indigenous terrestrial vegetation will be cleared for installation of the roundabout at SH59 (p 41, Table 4; p 48). The discrepancy between the first figure and this figure is not explained. Furthermore, it is unclear what areas and habitat types are included in these two estimates. The author states that some habitat within SNA027 will be cleared (p 32) but is unclear whether other areas have been included in these estimates.

Using the data shown in Figure 11, we estimate that approximately 2,434 m^2 of indigenous habitat within SNA027 will be cleared. However, it appears that the author has excluded areas that were shown to be under pasture in 1995 (p 35, Figure 18). If this is the case, this might explain the final estimate of 1,400 m^2, and an explanation of this should be provided.

The author does not provide an estimation of the clearance area of indigenous vegetation to the east of SH59 (i.e. within SNA029), which they state is an area of low value, being seral broadleaf shrubland and (with some pines). The author also does not provide the area of clearance for the indigenous scrub

habitat south of SNA029 (adjacent to a pine shelterbelt alongside the main farm track). Using the data shown in Figures 2 and 11 of the ecological assessment, and based on observations during the site visit, we estimate that 0.5 hectares of indigenous scrub habitat (i.e. <30 years old) will be cleared. This includes:

- Clearance of 2,395 m^2 of indigenous-dominant scrub (<30 years old) for the SH roundabout (with a small portion being within SNA029, although the author contests that this should not qualify as SNA)

- Clearance of 2,380 m^2 of indigenous-dominant scrub (<30 years old) for development of the subdivision

Given that these areas are reported to have been planted, and given the young age of these stands, we agree that they are unlikely to meet any of the criteria in the NPS-IB (or Policy 23 (1) and (2) of the proposed Greater Wellington Regional Policy Statement). While the loss of the indigenous scrub habitat may result in only low level adverse ecological effects, greater transparency is needed to more accurately assess these effects and confirm that this is the case.

Indigenous Vegetation Offsets

The Ecological Impact Assessment states that indigenous vegetation loss will be remedied[1] through planting the small gap between SNA029 and SNA225. Without further information clearly showing the different habitat types and where clearance will occur within these habitat types, it is difficult to verify the extent of vegetation loss, and to determine if the mitigation is appropriate.

The author has stated a replacement ratio of 3:1 for the loss of indigenous forest (i.e. 4,200 m^2 of revegetation planting). In our experience, this is a very low replacement ratio for mature indigenous-dominant forest, with significant ecological values. The author should provide empirical data that supports the use of this estimate. They should also provide further details on the recipient site (i.e. what is the current habitat at the site), and an Ecological Management Plan (EMP) is needed to provide details on the methods needed to implement the offsets (i.e. plant species, planting schedule, and pest and animal control, see the EMP section below).

There is no information provided regarding the relative extent of habitat loss and habitat gain that will occur at the site for key fauna groups (e.g. bats, birds, ground-dwelling lizards, arboreal lizards). Further clarity is required to determine if the proposed actions will adequately mitigate this effect. Indigenous bats, birds and lizards use both indigenous and exotic vegetation. Arboreal geckos are known from the area, and are listed as being possibly present in SNA027 and SNA029. Clearance of indigenous forest within SNA027 will further fragment this already fragmented forest patch (and thereby fails to uphold (c-e) of Section 3.10 (2) of the NPS-IB). The author states that the proportional loss is small (i.e. proportional loss of 0.7% from SNA027 from 14 hectares to 13.9 hectares), and that this therefore means the loss is 'very minor'. Cumulative habitat loss is an important contributing factor to the decline of indigenous bats, birds, lizards, and invertebrates in New Zealand. The SNAs also buffer Taupo Stream, and will continue to do so after construction is completed (even with a small section of Taupō Stream receiving an upgrade to an existing culvert). Therefore, the magnitude of effect is not 'negligible', and should instead be considered as either low or moderate.

4.3.2 Indigenous bats

The desktop and field assessment for bats and their habitats is incomplete. Mature macrocarpa (*Hesperocyparis macrocarpa*) and pine habitat are both scheduled for removal and could provide

[1] The term 'remedied' should be replaced with 'offset', as remediation at the point of disturbance is not what is being proposed.

suitable bat roosting habitat. The authors should report on results from a search of the DOC bat database. There appear to have been two recent (within last 10 years) reports of bats within 25 kilometres of the site (a long-tailed bat (*Chalinolobus tuberculatus*) on Kapiti Island in 2017, plus an unknown bat species was detected near Porirua in 2020). As such, the possibility that they use the site cannot be ruled out. The author mention that they have relied upon "The Structure Plan Ecology Assessment: Northern Growth Area Plan Variation (Boffa Miskell 2022)", and "that bat studies were not necessary given the long absence in presence of bats in the area in the records" (p 5). This is not sufficient evidence as reports in the DOC bat database also show that survey effort across the region is patchy and incomplete.

Therefore, an acoustic bat survey, following DOC protocols for minimising the risk of felling occupied bat roosts, is required at this site immediately (within the same bat survey season) before construction commences. Given the need for an acoustic survey to occur immediately before works commence, this information may be requested as a condition of consent.

If long-tailed bats are recorded during the survey, a Bat Management Plan (BMP) will be required to be prepared and implemented. This must also be written into the consent conditions, and the BMP must include:

- Tree removal protocols in line with the Department of Conservations protocols for minimising the risk of felling occupied bat roosts (2025, or subsequent version).
- Accurate descriptions of, and quantitative estimates of the extent of loss of potential bat roosting habitat and actions to address this loss.

4.3.3 Indigenous birds

The author does not provide a list of birds that may occur at the site. They mention that there are a range of birds that "fly over or alight on the property, but none are likely to be directly or indirectly affected" by the works, with no coastal birds observed (p 36).

During the site visit, a number of indigenous birds were observed within the indigenous scrub and forest habitat on the property, and within the construction footprint (tūī (*Prosthemadera novaeseelandiae*), korimako/bellbird (*Anthornis melanura*), riroriro/grey warbler (*Gerygone igata*), and pōpukatea/whitehead (*Mohoua albicilla*) were all heard within the planted indigenous forest to the south of SNA029). Indigenous and Not Threatened birds such as these will likely be using the indigenous scrub and forest habitat at the site for both foraging and nesting, and not only transiting through. It is also possible that other rare birds occur at the site, in addition to the pīhoihoi/pipit (e.g. kārearea/falcon (*Falco novaeseelandiae ferox*), kakariki/Red-crowned parakeet (*Cyanoramphus novaezelandiae*), kākā (*Nestor meridionalis septentrionalis*), and the koekoeā/shining cuckoo (*Eudynamys taitensis*)).

The effects of indigenous scrub and forest clearance could therefore have direct effects on these species through removal of vegetation during the nesting season. It should be clearer that the author has considered all indigenous bird species that could occur at the property, as the statement that "it is unlikely that native species that would trigger the wildlife act will be nesting and so affected at vegetation felling" (p 46) is not accurate. That said, the author does state that nest checks should be included as a consent condition for the indigenous scrub or forest habitat across the entire construction footprint (p 49), which is the best approach.

4.3.4 Indigenous lizards

Results from a search of a recently updated DOC Bioweb Herpetofauna database should also be provided, including the size of the search area radius and the date for the version of the database. The

author appears to rely on results from "studies for the Northern Growth Area Structure Plan (Boffa Miskell 2022)" (p 5), and Tony Payne's expert opinion. However, an updated search of the Herpetofauna database is needed. It is noted that the species listed by the author omit details of Whitaker's skink (*Cyclodina whitakeri*, known to have recently occurred within five kilometres of the site).

It is not clear from the ecological reports provided (i.e. the Ecological Assessment, the Lizard Management Plan, and the Wildlife Approval Assessment) whether a lizard survey was undertaken. A lizard survey is required to provide an indication of how many lizards may be relocated and which species are present, to reduce risk for the applicant. The author of the Wildlife Approval Assessment states that "Native lizards have not been confirmed within the site" (p 8). If a lizard survey has been undertaken, a survey report should be provided, including search effort (number of days, number of ACOs or other equipment, spotlighting hours), where the survey was undertaken, and timing and weather conditions of the survey.

Habitats have not been mapped or adequately described and therefore it is not possible to determine whether their statement that 98.75% of the Mt Welcome project site provides no habitat for lizards (p 8, Wildlife Approval Assessment). Key questions that remain unanswered included:

- What is the size of the property?
- What is the entire amount of vegetation loss across the property, by vegetation and habitat type, including areas of rank grass?
- What areas were defined as not being lizard habitat, and what vegetation types were these?

The numbers in Table 1 (p 9, Wildlife Approval Assessment) are unrealistic. If ngahere gecko (*Mokopirirakau* "southern North Island") or barking gecko (*Naultinus punctatus*) are present, it is likely that there will be more than one individual. Similarly, it is unclear how the estimates for copper skink (*Oligosoma aeneum*) and northern grass skink (*Oligosoma polychroma*) were reached. Northern grass skink can reach high numbers (thousands per hectare) in rank grassland, and can be localised in microhabitats across a landscape. If a lizard survey has not been undertaken, and if the whole property was not assessed for lizard habitats, there is a risk of much higher numbers of northern grass skink being detected during the salvage.

4.4 Lizard Management Plan

Overall, the Lizard Management Plan (LMP) provides reasonably clear guidelines for how the effects on lizards will be managed. However, there are major information gaps. The LMP discusses a lizard survey (p 3), but describes a lizard habitat assessment, not a lizard survey. Further clarification is needed on the lizard survey.

Further contingency options should be described, e.g. for unexpectedly large numbers of lizards, unexpected species, release site failure, etc. For example, the author states that salvage could be ceased after two days have passed with no lizards being recorded (p 13). Due to variability in lizard captures, this approach is high risk, and is an insufficient target. Similarly, three nights should be the minimum needed for spotlighting (p 14). If there are high numbers of lizards, there should be a limit as to how many log piles will be placed before a contingency release site is used. Carrying capacity of the release site should also be estimated.

The author states that lizard-proof fencing is not required due to the vegetation and habitat being removed in one operation, however this depends on the methodology. If salvage is expected to occur over a week or more, lizard-proof fencing is required as lizards may attempt to return to the area from which they were salvaged during this time (due to a strong homing instinct), if they are not prevented from doing so.

The design of log stacks (p 19) is likely to also provide entry for predators such as mice, rats, and mustelids. Consideration to the spacing of the gaps within the log piles is needed to minimise access for lizard predators. Planting for lizards is also described (p 19), but only lists two plant species, only one of which is likely to benefit lizards. In addition, no planting numbers are provided. An Ecological Management Plan is needed that will detail plant numbers for each species, and the benefits of each species to the lizards being relocated (see below).

If arboreal geckos were discovered during salvage, Karehana Reserve would be an appropriate release site.

4.5 Ecological Management Plan

An Ecological Management Plan (EMP) must be provided that clearly describes the activities that will be carried out to protect and enhance the areas of indigenous scrub that will be retained as a reserve.

This EMP must include:

- A list of existing pest species as listed under the Greater Wellington Regional Pest Management Plan 2019-2039 (GWRPMP) or subsequent versions, including but not limited to pest plants, possums, rats, mustelids, and ungulates (if appropriate).
- Methodologies of control including why these methodologies are suitable for the purpose and the environment in which they are being used.
- Biosecurity measures to ensure that pest animals or pest plant propagules are not accidentally transported into or out of the site during development works.
- Timeframes for the control of pest plants and pest animals.
- Maps of where pest management will be carried out on the site, including an indicative layout of pest animal control devices.
- Details of record keeping and monitoring in terms of herbicides and vertebrate toxic agents used or other methods of control (e.g. shooting, trapping).
- Planting schedules for any planting that is to occur within the reserve.
- Site preparation and plant maintenance activities to ensure the successful establishment of indigenous plants. Plant maintenance must occur until 80% canopy closure has occurred and a minimum survival rate of the plants (being 90% of the original density through the entire planting area(s)) has been achieved.

5.0 Request for Further Information

Overall, the ecological assessments are incomplete. The following points will need to be addressed through the provision of additional information.

1. Indigenous vegetation:
    a. A clear description of the proposed works and the extent of clearance of each vegetation and habitat type is needed to quantify effects on vegetation and habitats.
    b. Vegetation and habitat type descriptions should include extents for all habitat types, including different categories for grazed and ungrazed grassland habitats.
    c. In the absence of information on extents of vegetation and habitat types, it is not possible to properly evaluate effects on indigenous fauna and flora.
    d. For offsetting the loss of indigenous vegetation, the author should provide empirical data that supports the use of the 3:1 offset ratio. They should also provide further details on the recipient site.

2. Bats:
    a. There are potential bat roosts at the site that will be affected by the proposed works (e.g. removal of mature pines, macrocarpas, etc).
    b. Results from a search of the DOC Bat Database search should be reported.
    c. An acoustic bat survey may also be required if bats have been reported within 25 kilometres of the site, and within the last ten years

3. Birds:
    a. Nest checks should be included as a consent condition for the rank grassland, indigenous scrub and indigenous forest habitats across the entire construction footprint.

4. Lizards:
    a. Results from a search of the DOC Bioweb Herpetofauna database is needed.
    b. If a lizard survey has been carried out at the site, more information is required on the trap effort, the habitats targeted, the areas covered, and the species detected (if any).
    c. If a lizard survey has not been carried out, then this will be required before construction begins.

5. Lizard Management Plan:
    a. Some minor changes are needed for the LMP, as described above in Section 4.4

6. Ecological Management Plan
    a. A draft EMP should be provided pre-construction, that clearly describes the activities that will be carried out to protect and enhance the offsetting area.

Torrey McDonnell

From: Rory Smeaton [redacted]
Sent: Friday, 14 November 2025 4:30 pm
To: Torrey McDonnell
Cc: Dan Smyth; William Dorset; Ella Jaspers; Andrew Banks
Subject: RE: Mt Welcome proposed conditions of consent

Kia ora Torrey,

Thanks for the opportunity to review the draft proposed conditions for the Mt Welcome development.

We have spent quite some time over the last couple of days working through the draft proposed conditions, and have included our technical advisors in that process. However, given the information and time provided, Porirua City Council is not in a position to provide comments at this stage.

I note that I am in agreement with the comments made by Andrew Banks for GWRC on the management plan conditions. Similarly, I also agree with Andrew in relation to the proposed lapse period condition.

We will be happy to work with you on the draft conditions when more information and time is available.

Please get in touch if you would like to discuss this further.

Ngā mihi,

Rory

Rory Smeaton MNZPI
Principal Policy Planner
Kaihanga Mahere Kaupapahere Matua

Mob: [redacted]
Phn: [redacted]

poriruacity

poriruacity.govt.nz

From: Torrey McDonnell [redacted]
Sent: Tuesday, 11 November 2025 8:57 pm
To: Rory Smeaton [redacted]; Ella Jaspers [redacted]; Andrew Banks [redacted]
Cc: Dan Smyth [redacted]; William Dorset [redacted]
Subject: [EXTERNAL] Mt Welcome proposed conditions of consent

Kia ora koutou

Please find attached proposed conditions of consent. We would appreciate feedback by COB Thursday to meet timeframes. I am free the next couple of days to discuss.

Thank you in advance for the quick turnaround on these, it is much appreciated.

Ngā mihi

Torrey McDonnell MNZPI
Principal Planner - Kaihanga Mahere Kaupapahere Matua

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Mount Welcome
Draft PCC Conditions Outline for Discussion

Land Use Consent

No.	Condition
General Accordance	
1.	That the land use development must be undertaken in general accordance with the plans listed in the schedule attached as Appendix A to this decision stamped as approved on [...] and the application as submitted, with the exception of the amendments required by the following conditions of consent. A2. Engineering Plans – prepared by A5. Streetscape Landscaping Plans – prepared by A6. Open Space Plans – prepared by A7. Track Plans – prepared by A9 – Ecology Plans – prepared by Minor alterations may be approved upon request in accordance with Condition 6 providing the development is not materially different, the scale and intensity of adverse effects will be no greater. *Advice Note: Where any conditions of consent as set out below are inconsistent with the plans approved in Condition 1, the conditions prevail.*
Monitoring Costs	
2.	The Consent Holder is liable for costs associated with the monitoring of this resource consent under Section 35(2)(d) of the RMA.
Lapse of Consent	
3.	This land use consent shall lapse 3 years after the date that consent is granted unless given effect to prior or an extension of time application under section 125 of the RMA is approved by the consent authority before the consent lapses.
Review of conditions	
4.	**Review of conditions**
Management Plans (General)	
5.	**Management Plans - General**
6.	**Updating of Plans, Reports and Management Plans**
7.	**Management Plan Review**
Cultural	
8.	**Te Rūnanga o Toa Rangatira Kaitiakitanga and Cultural Engagement**
9.	**Timatanga Ceremony**
10.	**Cultural induction**
11.	**Iwi and Kaitiaki Taonga Tuku iho Monitoring**
12.	**Kaitiaki Taonga Tuku iho Monitoring Strategy (KTTIMS)**
Stakeholder Communications	
13.	**Stakeholder Communications Plan**
Pre-commencement meeting and notification	
14.	**Pre-construction Site Meeting**
15.	**Pre-Commencement Notification and Consent Documentation**
Supervision of works	
16.	**Suitably Qualified Geotechnical Professional**
17.	**NZS4404:2010 Representative**
Roading condition survey and monitoring	
18.	**Submission of Road Pre-Condition Survey (RPCS)**
19.	**Post-Construction Road Condition Assessment**
Engineering Standards	
20.	**Engineering Standards – General**
Geotechnical	
21.	**Geotechnical - General**
22.	**Engineering Approval – Preloading/Surcharging**
23.	**Ground Instrumentation and Monitoring Plan (GIMP)**
24.	**Cut and Fill Slope Plan**
25.	**Engineered Slope Toolbox**
Engineering Approval	

No.	Condition
26.	Engineering Approval – General
27.	Engineering Approval – Geotechnical design of fill embankments and cut slopes
28.	Engineering Approval – Retention Wetland Bund Detailed Design
29.	Engineering Approval – Retaining Wall Design
30.	Engineering Approval – Connections & Mains:
31.	Engineering Approval – Documentation
32.	Engineering Approval – Water Supply Design
33.	Engineering Approval – New Public Booster Pump
34.	Wastewater Mitigation
35.	Engineering Approval – Public Stormwater Detention, Retention & Treatment Systems (Constructed Prior to s224) – Stormwater Management Plan (SMP) Certification
36.	Engineering Approval – Public Stormwater Detention, Retention & Treatment Systems (Constructed Prior to s224) – Stormwater Management Plan Design Criteria
37.	Engineering Approval – Public Stormwater Detention, Retention & Treatment Systems (Constructed Prior to s224) – Flood Modelling Report (FMR) and Design Certification
38.	Engineering Approval – Public Stormwater Detention, Retention & Treatment Systems (Constructed Prior to s224) – Flood Modelling Report and Design Criteria
39.	Engineering Approval – Public Stormwater Detention, Retention & Treatment Systems (Constructed Prior to s224) – Detailed Engineering Plans
40.	Site Flood Management Report (SFMR)
41.	Engineering Approval – Stormwater Draft Operation and Maintenance Manuals (SOMM)
42.	Engineering Approval – Private On-Lot Rainwater Harvesting Tanks
Roading Detailed Design	
43.	Roading Detailed Design Approval
44.	Roading Detailed Design Approval – SH59 Intersection
45.	Street Lighting Plan
46.	Te Rūnanga o Toa Rangatira Involvement in Reserve and Street Naming
47.	Detailed Design Stage Safe System Audit
Electricity network	
48.	Final Design Plans – Electricity Network
49.	Final Design Plans – Electrical Substation
Waste Management	
50.	Waste Management and Minimisation Plan (WMMP)
Planting Plans	
51.	Private On-Lot Landscape Planting Plans (PLLPP)
52.	Batter Planting and Mitigation Plan (BPMP)
53.	Streetscape Planting, Maintenance and Management Plan (SPMMP)
54.	Planting Seasons
Reserves	
55.	Open Space / Local Purpose Reserve Detailed Design Plans
56.	Reserve Land Landscape Planting Plan (RLLPP) (Scenic Reserve)
57.	Track Design and Maintenance
58.	Track Marking
Terrestrial Ecology	
59.	Outcomes for Terrestrial Ecology
60.	Terrestrial Revegetation Management Plan (TRMP)
61.	Terrestrial Offset Planting
62.	Terrestrial Offset Planting – Notification of completion
63.	Terrestrial Planting Outcome Monitoring
Construction Management	
64.	Construction and Environmental Management Plan (CEMP)
65.	Construction Traffic Management Plan (CTMP)
66.	Construction Management and Tree Protection Plan (CMTPP)
67.	Works restricted by CMTPP
Bird and Lizard Management	
68.	Bird and Lizard Management Plan (BLMP)
69.	Indigenous Bird Habitat Vegetation Clearance
Pest Management	
70.	Pest Management Targets

No.	Condition
71.	Pest Animal and Weed Control Management Plan (PAWCMP)
72.	Pest Animal and Weed Control
Contaminated Soils	
73.	Detailed Site Investigation
74.	Contaminated Soils Management Plan (CSMP) and a Remediation Action Plan (RAP)
Construction Activities	
75.	Accidental Discovery Protocol
76.	Construction Activity
77.	Construction Noise and Vibration Management Plan
78.	Construction activity - Mufflers
79.	Construction activity - Nominated person
80.	Construction activity - Signage
Earthworks Completion	
81.	Earthworks Completion Report (ECR)
82.	Geotechnical Slope Stability (GSS)

Subdivision Consent

No.	Condition
General	
General Accordance	
1.	That the subdivision be in general accordance with the approved plans listed in the following schedules in Appendix A: A1. Subdivision Plans – prepared by A2. Engineering Plans – prepared by A5. Streetscape Landscaping Plans – prepared by A6. Open Space Plans – prepared by A7. Track Plans – prepared by A9 – Ecology Plans – prepared by Minor alterations may be approved upon request in accordance with Condition 6 providing the development is not materially different, the scale and intensity of adverse effects will be no greater. *Advice Note: Where any conditions of consent as set out below are inconsistent with the plans approved in Condition 1, the conditions prevail.*
Monitoring	
2.	The Consent Holder is liable for costs associated with the monitoring of this resource consent under Section 35(2)(d) of the RMA.
Lapse of Consent	
3.	a) This subdivision consent shall lapse 3 years after the date that consent is granted, unless: i. A survey plan giving effect to Stage 1 is submitted to PCC for approval under Section 223 of the RMA before the consent lapses, and that plan is deposited within 3 years of the approval date in accordance with Section 224 of the RMA; or ii. An application under section 125 of the RMA is made to PCC before the consent lapses to extend the period after which the consent lapses and PCC grants an extension. b) If Stage 1 is given effect to in accordance with condition 3(a), then the balance of this subdivision consent (being all subsequent stages) shall lapse 15 years after the date that consent is granted unless: i. A survey plan for the relevant subsequent stage(s) is submitted to PCC for approval under Section 223 of the RMA before the consent lapses, and that plan is deposited within 3 years of the approval date in accordance with Section 224 of the RMA; or ii. An application under section 125 of the RMA is made to PCC before the consent lapses to extend the period after which the consent lapses and PCC grants an extension. *Advice Note: For the avoidance of doubt, if Stage 1 is not given effect to (or an extension granted) within 3 years, this consent lapses in its entirety.*
Staging	
4.	**Staging - General**
Ownership of Servicing and Assets	
5.	**Ownership of Servicing and Assets**
Management Plans	
6.	**Updating of Plans, Reports and Management Plans**
7.	**Engineering Approval and Detailed Design Conditions**
8.	**Bonds**
Prior to Section 223 Approval	
9.	**Reserves to Vest**
10.	**Easements**
11.	**Turning head easements**
Prior to certification under Section 224	
12.	**NZS4404 Schedules**
13.	**As-Builts Documentation and Certification**
14.	**As-Builts of SH59 Crossing**
Connections to Infrastructure Networks	
15.	**Connections to Infrastructure**
16.	**Undergrounding Utility Services**
Water Supply Infrastructure	
17.	**Water Supply – Connect to & Extend Potable Water Network**
Wastewater Infrastructure	

No.	Condition
18.	Existing Wastewater Network Upgrades
19.	Wastewater - Creation of a Public Wastewater Network .
20.	Private Connections to Public Wastewater Network:
21.	Wastewater Mitigation
22.	Wastewater Mitigation documentation, commissioning, and handover
Stormwater Infrastructure	
23.	Creation of a Public Stormwater Network
24.	Private Connections to Public Stormwater Network:
25.	Stormwater Detention, Retention and Treatment (Vested with Council)
26.	Management of Public Stormwater Treatment Systems
27.	Site Flood Management Report - Maximum Finished Ground Levels Plan
Electricity and Telecommunication Infrastructure	
28.	Electricity and Communication services completion certificates
29.	Broadband
Transport Infrastructure	
30.	State Highway 59 Intersection
31.	Road Formation
32.	Roading As-Built plans and data
33.	Post-Construction Safe System Audit
34.	Street Lighting
35.	Road Damage Remediation
36.	Vehicle Crossings
37.	Street berms
Fencing Adjoining Reserves	
38.	Fencing adjoining Reserves prior to s224c
Waste Management and Minimisation Plan	
39.	Waste Management and Minimisation Plan (WMMP)
Reserves	
40.	Planting Establishment
41.	Maintenance of Local Purpose Reserve Area Lots
42.	Planting As-Built Plans
Bonds	
43.	Planting Bond
44.	Bond – Reserve Lots
45.	Stormwater landscaping and / or maintenance works Bond
46.	Bonds – Release stages
Geotechnical	
47.	Earthworks Completion Report (ECR)
48.	Retention Wetland Bund Completion Report
49.	Geotechnical Slope Stability
50.	Decommissioning ESCP
51.	Re-grassing / Hydro-seeding
Residents' Association	
52.	Residents' Association
Conservation covenant	
53.	Conservation covenants
Consent Notices	
54.	Geotechnical Limitations – Subsoil Drainage
55.	Future Development of Commercial Super-Lot
56.	Consent Notice: Future Road Connections
57.	Consent Notice: Future Pedestrian Connections
58.	Consent Notice - Building Materials
59.	Consent Notice – Impervious Area
60.	Consent Notice - Private On-Lot Rainwater Harvesting Solutions (Installation)
61.	Consent Notice – Minimum Floor Levels
62.	Consent Notice – Protection of fill embankment or cut batter
63.	Consent Notice – Geotechnical Assessment for Fill Areas
64.	Consent Notice – Main Batter Planting
65.	Consent Notice – Protection Areas within Private Residential Allotments

No.	Condition
66.	Consent Notice – Private Residential Allotments Adjacent to SNAs and Scenic Reserves
67.	Consent Notice – Fencing along Scenic Reserves
68.	Fencing Covenant
69.	Consent Notice – Fencing adjoining 310 State Highway 59 Pukerua Bay
70.	Consent Notice – Private On-lot Landscaping and Fencing
71.	Consent Notice – Protection and restoration of indigenous biodiversity values
72.	Consent Notice – Protection of Significant Natural Area (SNA), Wetlands, Streams and Offsetting, Enhancement, Restoration and Compensation Areas

APPENDIX A – APPROVED PLANS

Document Series Ref	Series Name	Source	Version	Version Date

18 July 2025

Pre-application consultation with Porirua City Council regarding the three waters design at Mt Welcome

Present:	Rory Smeaton (RS) – Porirua City Council Alex Kitson (AK) – Porirua City Council Razel Ramilo (RR) – Tonkin & Taylor (on behalf of Porirua City Council) Aaron Miller (AM) – Porirua City Council Kyle Dirse (KD) – Envelope Paul James (PJ) – Envelope Adam Smith (AS) – ENGEO William Dorsett (WD) – Classic Developments Dan Smyth (DS) – Classic Developments Tom Anderson (TA) – Incite
Apologies:	NA
Minutes by:	Dan Smyth
Start time:	1.00 pm Finish time: 2.00 pm

ITEM	DESCRIPTION	RESPONSIBLE	DUE DATE
1	**Background**		
	PJ presented earthworks plans and provided wider context for the earthworks design including integration with SH59 intersection, steep terrain, ecological constraints, and geotechnical considerations.	Note	
	PJ presented the stormwater design noting that post development flows are managed within the site via retention wetlands and that bunds will be used to create enhanced wetlands.	Note	
2	**General discussion**		
	RS queried slope batters. - PJ confirmed 1/2 to 1/2.5 for batter slopes expect for specific pinch points and noted that some slopes will require geogrid	Note	
	RR queried if there will be any MSE walls? - PJ confirmed that there will not be any MSE walls	Note	
	RR queried what material will be used on site? - AS confirmed material will be site won (predominantly rock)	Note	
	RR queried if there is any low permeability material? - AS confirmed design is per standards with drainage at toe, standard procedure if water encountered, and all will be covered off within the earthworks management plans	Note	
	RS queried if cut is needed to increase volume of wetlands? - PJ noted there could be some isolated areas where unsuitable material might be encountered and that the steep terrain leads to attenuation zones being in fill areas	Note	
	RS queried if there are any issues with dam requirements? - PJ confirmed extents are well below the 20,000 cubic metre criteria for dams	Note	

	- WD queried if there are any expectations surrounding design for embankments? - RS suggested a condition for engineering approval processes - RS noted that plans will need to show sufficient room to provide confidence that a desired outcome can be achieved (noting embankment angle) - RR confirmed above approach acceptable - RR requested concept design with submission		
	RR requested geotechnical information to demonstrate development doesn't impact neighbouring properties. - PJ noted that landowners are currently coordinating on batters that go over boundaries	Note	
	RS asked what level of information that will be provided within the application? - PJ confirmed that earthworks and construction management plans will be included within the application - AM noted Plimmerton Farm example for high-level management plans that are updated as construction progresses through the stages	Note	
	RS noted that Greater Wellington will need to approve the erosion and sediment control plans.	Note	
	RR asked about the development programme. - WD confirmed target lodgement in late-October 2025 with earthworks starting in October 2026.	Note	
	RR asked if there are any liquification concerns with the site? - AS confirmed that there are no issues with liquification.	Note	
	RS recommended that application keep as close to the structure plan as possible.	Note	
3	**Next steps / other actions**		
	PJ to finalise management plans and concept plans for earthworks and erosion and sediment controls and share with RS, RR, and AM. RS to advise if any concerns and liaise with WD if further workshops are required.	PJ / RS / WD	22/08/2025
	AS to complete embankment design and send to RR for comment.	AS / AR	22/08/2025
	TA and RS to meet and discuss planning inputs.	TA / RS	22/08/2025

Meeting closed at 2.00 pm.

18 July 2025

Pre-application consultation with Porirua City Council regarding the three waters design at Mt Welcome

Present:	Rory Smeaton (RS) – Porirua City Council Alex Kitson (AK) – Porirua City Council Alister O'Callaghan (AC) – E2 Environmental (on behalf of Wellington Water) Kyle Dirse (KD) – Envelope Paul James (PJ) – Envelope William Dorsett (WD) – Classic Developments Dan Smyth (DS) – Classic Developments Tom Anderson (TA) – Incite
Apologies:	NA
Minutes by:	Dan Smyth
Start time:	10.00 am Finish time: 11.00 am

ITEM	DESCRIPTION	RESPONSIBLE	DUE DATE
1	**Background**		
	KD discussed the wider context of the Mt Welcome development as it relates to the Northern Growth Area.	Note	
2	**Wastewater design**		
	PJ presented and discussed the internal wastewater reticulation network and outlined the challenges within the design such as the steep terrain and existing contours.	Note	
	PJ noted that the majority of the network is gravity feed to localised pump stations and that the design aims to reduce the number of pump stations to manage capital expenditure and both operational and maintenance costs.	Note	
	PJ noted that the pump stations feed down to a storage tank that is then connected into the trunk main to the west of the site.	Note	
	KD noted that there is a discussion to be had with Wellington Water with respect to the smaller catchments where there are 15 to 20 lots feeding a pump station and whether these lots should be connected to a low pressure sewer system.	Note	
	AO noted review of number of pump stations will be required.	Note	
	AO noted that low pressure sewer system for less than 20 lots is a possibility if it reduces the number of pump stations required.	Note	
	AO noted that the rationale behind 20 lots is because Wellington Water have yet to decide how to move forward with the low pressure sewer technology and that there are challenges with respect to the ownership model.	Note	
	PJ confirmed that low pressure sewer isn't proposed to be used for mitigating flows or controlling peak flow times.	Note	
3	**Potable water design**		
	PJ presented and discussed the potable water design including connection to the Muri Block that creates the overall loop.	Note	

	KD discussed progress on the water reservoir currently being consented for the Muri Block.	Note	
	KD noted that the Muri Block reservoir will connect back into the Mt Welcome development and that the landowners are coordinating with respect to the shared infrastructure.	Note	
	AO noted modelling for 1,500 lots from water reservoir completed by Wellington Water.	Note	
4	**Stormwater design**		
	PJ presented and discussed the stormwater design including identifying discharge locations at the bottom of the site including re-use of existing culverts and outlets.	Note	
	PJ noted that rain gardens are being proposed for at source treatment to protect wetlands.	Note	
	PJ noted the retention wetlands being proposed for retaining flooding during peak storm events.	Note	
	AO queried size of rain gardens with respect to maintenance. - KD confirmed that they have been designed efficiently to reduce overall number of rain gardens and maintenance required and that design philosophy is to use centralised devices where possible.	Note	
	KD noted that the wetlands will be enhanced, and that species will be appropriately selected to survive intermittent flooding.	Note	
	KD noted coordination Katy Grant from PDP and ensuring the hydrology of gullies and wetlands is not negatively impacted.	Note	
	RS queried if tanks would be required for each house? - KD confirmed that stormwater from lots is managed via the retention wetlands instead of tanks. AO and RS agreed with approach. RS recommended use of a clear statement within infrastructure report to eliminate any confusion.	Note	
5	**Bulk wastewater infrastructure**		
	KD outlined current understanding for wastewater trunk main. I.e. no planned upgrades have been discussed to date. - AO confirmed limit information on timeline for upgrades.	Note	
	KD discussed internal modelling on the trunk main and noted that there are a several critical points in the line causing surcharging.	Note	
	KD noted that upgrades to 200 – 300m of the line would enable the first 500 homes within Mt Welcome.	Note	
	KD outlined the options currently available, including full upgrade, partial upgrade, storage tanks, or a combination.	Note	
	AO noted funding for Wellington Water to undertake modelling within this financial year.	Note	
6	**Next steps / other actions**		
	AO to issue pre-app advice from Wellington Water. **PMN**: Received 22/07/2025.	AO	25/07/2025
	KD to provide summary of bulk wastewater options to AO to share with Wellington Water. **PMN**: KD sent summary to AO 22/07/2025. Awaiting feedback.	KD	25/07/2025
	AO to discuss bulk wastewater infrastructure with Wellington Water and set up meeting with KD, PJ, WD, and DS to progress.	AO	25/07/2025

	AO to provide confirmation for the use of low pressure sewer systems for catchments with 20 lots or less. **PMN**: Included in pre-app notes received 22/07/2025.	AO	25/07/2025

Meeting closed at 11.00 am.

24 July 2025

Pre-application consultation with Porirua City Council Parks team for Mt Welcome

Present:	Rory Smeaton (RS) – Porirua City Council Alex Kitson (AK) – Porirua City Council Matt Hoffman (MH) – Porirua City Council Dylan Cliff (DC) – Porirua City Council Andrew Grey (AG) – Porirua City Council William Dorsett (WD) – Classic Developments Dan Smyth (DS) – Classic Developments Tom Anderson (TA) – Incite Brad Dobson (BD) – Blac
Apologies:	NA
Minutes by:	Dan Smyth
Start time:	3.30 pm Finish time: 4.30 pm

ITEM	DESCRIPTION	RESPONSIBLE	DUE DATE
1	**Current status**		
	BD presented the draft masterplan and highlighted the potential opportunities for parks, reserves, and tracks / trails.	Note	
	BD confirmed that the concept designs will generally align with the structure plan.	Note	
2	**General discussion**		
	DC noted that structure plan has three neighbourhood reserves and one community reserve adjacent to the commercial area.	Note	
	DC requested that the neighbourhood reserves have 5,000 sqm of flat, useable land. - BD noted that the current approach taken is for smaller and more dispersed reserves of equivalent areas outlined in the structure plan, but that we would consider consolidating to align with the structure plan. **PMN**: reserves consolidated to align with the structure plan noting the requirement is 3000 to 5000 sqm in the DC policy.	Note	
	DC requested that the community reserve have 10,000 sqm of flat, useable land. - BD noted that there will be a decent sized community reserve located near the town centre. **PMN**: project team unable to identify requirement for 10,000 sqm within council documents but have incorporated a significantly sized reserve adjacent to the town centre.	Note	
	DC highlighted the difference between active and passive recreation and noted that plans are potentially lacking space for active recreation.	Note	
	DC noted that development contribution policy is based off one neighbourhood park per 400 HUEs (note that 1 HUE equals 1 dwelling for the Mt Welcome development).	Note	

	BD outlined logic for a dispersed approach allowing for increased accessibility and higher usage of public spaces.	Note	
	DC identified need to consider demographics of the development such as those less able bodied.	Note	
	RS noted that pocket parks are not easy to retrofit or upgrade over time and that they should be avoided where possible.	Note	
	DC noted the commentary in the structure plan regarding an integrated view of combined stormwater and reserves.	Note	
	BD presented the passive recreation areas with tracks and trails in the gullies (confirming that they will meet the PCC guidelines) and outlined opportunities for these tracks and trails to be integrated with the wetlands and ecological areas where appropriate. - DC confirmed that integration of tracks and trails with wetlands was contemplated in the structure plan	Note	
	DC queried how tracks could be integrated with multi-use modes. I.e. constructing to a higher standard to increase functionality and accessibility to more people. - BD confirmed tracks and trails will be constructed to PCC guidelines and that connectivity to shared paths or reserves will be considered where appropriate	Note	
	AG recommended investigating connectivity of tracks and trails between cul-de-sac's as well as reserves.	Note	
	DC asked if the shared path in Plimmerton Farm carries through to Mt Welcome? - BD noted that cycle ways and footpaths are currently on street and that a separated path was being considered. Note that the cross-sections proposed currently align with those in the structure plan. **PMN**: shared path has been added to the collector road.	Note	
	DC queried if there is a connection to the shared path on the western side of SH59? - BD confirmed that there is not due to NZTA's preference for a duel lane 100 kmph roundabout	Note	
	BD identified and discussed the vested reserve areas and queried preference from Porirua City Council? - DC noted preference for ecological revegetation planting - WD noted Plimmerton Farm agreement with Ngāti Toa for undertaking management and queried if a similar arrangement could be appropriate? - DC deferred to Ngāti Toa	Note	
	RS outlined the development area rules that require a buffer around significant natural areas - WD confirmed that BD and Vaughan Keesing (ecologist) will work through landscaping for both wetlands and the buffer zone for the neighbouring QEII land	Note	
3	**Next steps / other actions**		
	BD to prepare landscape and urban design strategy and share with RS, AK, DC, MH, and AG upon completion. RS to provide feedback and liaise with WD if follow up workshop required.	BD / RS / WD	22/08/2025

Meeting closed at 4.30 pm.

25 July 2025

Pre-application consultation with Porirua City Council for roading design at Mt Welcome

Present:	Rory Smeaton (RS) – Porirua City Council Alex Kitson (AK) – Porirua City Council Karthik Aale (KA) – Porirua City Council Gowshik Murugesan (GM) – Porirua City Council William Dorsett (WD) – Classic Developments Dan Smyth (DS) – Classic Developments Jamie Whitaker (JW) – Stantec Tom Anderson (TA) – Incite Paul James (PJ) – Envelope
Apologies:	NA
Minutes by:	Dan Smyth
Start time:	12.00 pm Finish time: 12.50 pm

ITEM	DESCRIPTION	RESPONSIBLE	DUE DATE
1	**Current status**		
	JW set out background for lower terrace, upper terrace, and Lucas Block roading design.	Note	
	JW and PJ highlighted the existing terrain of the site and the challenges that it presents as it relates to the roading design.	Note	
	JW highlighted NZTA's preference for a two-lane 100 kmph roundabout intersection with SH59 from meeting held 28/05/2025.	Note	
	JW highlighted the northern connections from Mt Welcome into the Muri Block to the north and confirmed that the roading design and traffic modelling accounts for the anticipated traffic from the Muri Block.	Note	
	JW identified the various active transport modes encourages throughout Mt Welcome.	Note	
	JW noted that the collector road within Mt Welcome has been designed to accommodate a future bus service.	Note	
2	**General discussion**		
	KA queried the lack of connection to the southern blocks. - PJ highlighted the terrain on southern block and the lack of development potential on the ridge lines south of the Mt Welcome boundary	Note	
	KA noted preference for allowing for future connectivity between the sites rather than cul-de-sac's. - PJ highlighted challenges with links between gullies due to the contour / terrain and the impact that extensive earthworks would have on the freshwater management areas. - PJ noted the high-level nature of the structure plan and that designs vary when more detail is obtained and understood. - WD noted that the applicants could provide provisions for connections where / if they make sense but highlighted the	Note	

	importance of good urban design and not constructing roads that go nowhere. - RS supported KA's preference for connectivity and alignment with the structure plan.		
	RS asked if there is provision for a bus service within the site? - PJ confirmed that the north/south roads are currently local roads not designed to accommodate busses and highlighted the cul-de-sac nature of the design, - TA noted that the application doesn't preclude future bus services if Porirua City Council (PCC) decides to implement in the future - PJ re-emphasised that the collector roads are designed to accommodate bus services.	Note	
	JW highlighted the one portion of the collector road that exceeds the 1/10 limit set out in the District Plan. - PJ noted that the exceedance is required to achieve a balance with the extent of earthworks - PJ noted that the exceeding grade of 1/9 was discussed throughout the plan change process and that a grade of 1/8 was informally agreed as acceptable	Note	
	KA asked if active modes will be discouraged from the steeper grades? - PJ confirmed that the slight exceedance won't be an issue citing much steeper roads across Wellington used everyday	Note	
	KA queried the connectivity across SH59 to the shared path on the western side of the road? - JW noted NZTA's current preference for a 100 kmph two-lane roundabout that does not accommodate or encourage active connectivity to the shared path or active modes on SH59 - KA noted preference for connectivity to the shared path citing the high use nature of the path - WD noted that KA's preference aligns with that from PCC's Parks team with respect to connectivity - WD outlined preference for a lower speed environment and a speed limit change from 100 kmph to circa 60 kmph between the proposed roundabout and Pukerua Bay - KA agreed with preference for lower speed environment and offered support for discussions with NZTA	Note	
3	**Next steps / other actions**		
	JW to set up meeting with NZTA to discuss lowering speed limit and the extent of the two-lane roundabout design. **PMN**: Meeting completed 05/08/2025.	JW	30/07/2025
	PJ and JW to progress concept designs including cross-sections and share with KA and GM when complete. Further workshops to be set up post review of drawings by KA and GM.	PJ	22/08/2025
	TA to investigate provisions for southern block connections.	TA	22/08/2025

Meeting closed at 12.50 pm.

10 September 2025

Pre-application consultation with Porirua City Council for Mt Welcome

Present:	Rory Smeaton (RS) – Porirua City Council Alex Kitson (AK) – Porirua City Council Matt Hoffman (MH) – Porirua City Council Dylan Cliff (DC) – Porirua City Council Karthik Aale (KA) – Porirua City Council Alistair O'Callaghan (AO) – e2 Environmental (on behalf of Wellington Water) Kyle Dirse (KD) – Envelope Paul James (PJ) – Envelope Jamie Whittaker (JW) – Stantec William Dorset (WD) – Classic Developments Dan Smyth (DS) – Classic Developments Torrey McDonnell (TM) – Incite Brad Dobson (BD) – Blac
Apologies:	NA
Minutes by:	Dan Smyth
Start time:	2.00 pm Finish time: 4.15 pm

ITEM	DESCRIPTION	RESPONSIBLE	DUE DATE
1	**Current status**		
	TM completed introductions and set out the agenda.	Note	
	TM discussed engagement completed to date: Greater Wellington Regional Council: - TM noted initial pre-application meetings and specific workshops for various specialists. E.g. ecology, erosion and sediment controls, stormwater, public transport. - TM noted preparation and sharing of design philosophy statements and drawings to assist with review and discussion in lieu of sharing incomplete reports. NZTA: - TM noted multiple workshops completed with NZTA. - TM confirmed NZTAs preference for intersection with SH59 is a roundabout. - TM identified impact on the existing stream from the proposed roundabout. - TM outlined interim timelines / trigger points for upgrade that are being discussed with NZTA. - KA noted PCC have been unable to meet with NZTA. - JW confirmed additional traffic modelling is underway to support the proposed trigger points being discussed. - WD noted NZTA indicated in previous meeting that they may be able to accept an 80 kmph speed limit for the roundabout.	Note	

	- JW noted discussions with NZTA regarding speed limit will be on-going post lodgement of the resource consent application. - RS noted that PCC have anticipated multiple roundabouts along SH59. Ngāti Toa: - TM discussed site visit completed 04/09/2025. - TM outlined Ngāti Toa strategy to provide supplementary letter to the Cultural Impact Assessment prepared for the Northern Growth Area plan change. Department of Conservation: - TM discussed meeting completed 09/09/2025. - TM noted Wildlife Approvals will be sought within application for removal or translocation of lizards and fish if required. Heritage New Zealand Pouhere Taonga: - TM discussed meeting completed 10/09/2025. Community drop-in / open day: - TM discussed the open day completed 04/09/2025. - TM noted key issues raised by community included schooling, medical facilities, and transport. KiwiRail: - TM discussed correspondence from letter issued 15/08/2025. PCC Mayor: - TM noted meeting organised for 23/09/2025.		
	BD shared the updated 3D render of the masterplan and discussed key features of the site.	Note	
	BD identified and discussed the areas of planting for enhancement of ecological areas and identified the enhanced retention wetlands and constructed retention wetland.	Note	
	WD outlined the proposed staging with 15-20 civil stages and 6-10 earthworks seasons that will be dictated by market conditions. WD noted intention is to start at the lower western end of the site and build up the ridgelines.	Note	
	PJ shared the draft scheme plan and discussed the proposed staging further.	Note	
2	**Roading discussion**		
	RS queried the roundabout timing. - WD noted that discussions are currently on-going with NZTA with respect to a trigger point for the construction of the roundabout. - JW noted that the temporary intersection design to enable the first few stages of development is currently being finalised. - RS noted low confidence in obtaining trigger point for roundabout from NZTA.	Note	
	KA queried if the resource consent application includes dwellings. - WD confirmed application is for vacant lot subdivision.	Note	

	DC queried if the intention is for the balance lots (blue area on scheme plan) is to be vested? - WD confirmed that it is.	Note	
	KA queried if there is a connection to the southern block per the structure plan? - WD outlined various engineering and ecological constraints for why the applicant does not believe a southern connection is logical or practical. - RS noted opposition to applicant's position. - WD noted unfeasible nature of development for the southern block (specifically regarding boundary with Mt Welcome). - RS noted need for a "spine road" through the Northern Growth Area and questioned evidence provided for not providing. - WD noted collector road connection will also further increase the proposed earthworks within Mt Welcome application. - TM noted that an "options assessment" will be provided within the resource consent application to justify the applicants position on the southern connection. - WD asked if connections have to be roads or if pedestrians would suffice? RS confirmed roading required in the structure plan. - WD asked what would be the minimum that PCC would accept with respect to a southern connection? RS noted bus enabled roading connection to the south. - PJ shared aerial images and contour plans and further outlined the topographical constraints with providing a connection to the south. - RS agreed that a connection through the middle portion of the site would make the most sense.	Note	
	DC queried if there will be a connection to the shared path on the western side of SH59? - WD noted that a connection has been explored through intersection design options with NZTA. I.e. signalised intersection would provide safe pedestrian crossing environment. - JW highlighted challenges with pedestrian crossings through two-lane roundabouts in high-speed environments. - WD confirmed that construction of an under-pass or over-bridge has not been investigated.	Note	
	RS noted that the road design proposed is not compliant and would trigger higher activity status consent as they don't meet the legal road width as specified in the PDP. - JW noted carriageway widths are compliant with PDP and that the deviation is due to the shared path proposed.	Note	
	RS queried the compliance of the design with the cul-de-sac minimum lengths in the PDP. - JW noted that the cul-de-sac's are dictated by the topography of the site. - TM identified the ecological constraints that also influence the roading design and confirmed that the options assessment will cover this in more detail.	Note	

	- RS noted minimum requirement for pedestrian access if can't connect roads and need cul-de-sac's. - DS noted high overall connectivity within the design and that connections have been proposed in all logical and practical locations.		
	RS flagged challenges with understanding cross-sections for the roads and requested plans be clearer.	Note	
	RS queried if JOAL widths per number of lots are per the PDP? - JW confirmed they are. - PJ shared the turning heads at the end of longer JOALs.	Note	
	RS queried if there will be pedestrian movement within JOALs? - JW confirmed JOALs compliance with PDP.	Note	
3	**Water and wastewater discussion**		
	PJ shared and discussed the stormwater and wastewater designs including the five to six wastewater pump stations and on-lot low-pressure sewer systems. - PJ confirmed that low-pressure sewer networks do not exceed 20-lots as previously agreed with Wellington Water.	Note	
	KD confirmed that bulk infrastructure upgrades are being discussed with Wellington Water through AO.	Note	
	AO confirmed on-lot design aligns with expectations.	Note	
	RS queried timing for upgrade to the bulk wastewater network. - KD noted timing still be worked through with Wellington Water. - AO confirmed intention will be to stage upgrades. - RS noted that triggers will need to be included in the consent conditions.	Note	
	DC queried the wastewater reticulation network that will be within vested parks land and noted preference for an easement due to the new water entity being established in 2026.	Note	
	MH queried stormwater discharge into the gullies. - PJ confirmed discharge to the bottom of the gullies with isolated exceptions and when discharge required to maintain hydrological equilibrium. - PJ confirmed that management measures for isolated discharge points will be in place to protect banks from scour. - MH queried if management measures will be included within the application? PJ confirmed that they will be included.	Note	
	RS queried the stormwater retention in the design philosophy statement. - PJ confirmed that both Envelope and PDP have run models for attenuation. - PJ shared retention wetland plans identifying permanent water level, flood levels for various storms (1% and 10% with 20% climate change), and outlet structures placed at levels to achieve hydraulic neutrality.	Note	
	DC asked about the enhanced wetlands and noted challenges experienced with Plimmerton Farm. - TM confirmed discussions with Greater Wellington. - TM noted retention only and no treatment within wetlands. - TM confirmed these wetlands are not included in the off-setting calculations.	Note	

	DC queried maintenance access points for the retention wetlands. - PJ confirmed and identified access points for each wetland.	Note	
	KA asked how the wetlands will be classified when vested? - PJ noted intention is to classify as drainage reserve.	Note	
	AO asked how vesting of larger (blue areas on scheme plan) will align with drainage reserve classifications? - PJ noted classifications meeting to be held with PCC to confirm prior to lodgement. - MH and DC supported discussion on classifications, noting blue areas should be assessed on a case-by-case basis depending on the final design and purpose of each area.	Note	
	DC queried the outlets at the top of the slopes in the Lucas Block. - PJ confirmed details will be provided within application to show scouring won't occur.	Note	
	RS asked about the two-lot subdivision of the Lucas Block. - WD noted that it is a separate application from another entity and that no status update has been provided.	Note	
	DC queried if separate workshops could be arranged to discuss parks and tracks? - TM confirmed workshops can be arranged.	Note	
	DC noted preference for reserves and tracks plans showing gradients to prove compliance with PCC manual.	Note	
	DC noted preference to complete site visit prior to lodgement to validate tracks plan.	Note	
	DC outlined design guidelines for Parks and flagged belief that lower terrace park has limited street frontage.	Note	
	DC noted desire to discuss landscape treatment of batter slopes in next workshop.	Note	
	DC noted assessment criteria of 10 sqm of park per dwelling and flagged that the design doesn't align with the underlying zoning. - BD confirmed that areas proposed surpass minimum area of 10 sqm per dwelling requirement.	Note	
	DC noted preference for active recreation within neighbourhood reserves. - BD noted lack of flexibility within parks if all parks have equipment within them. MH agreed.	Note	
	DC noted 400m walking catchment for parks and that catchment area is assessed using network distance instead of radius.	Note	
	DC noted support for quantum of tracks proposed.	Note	
	DC requested extent (if any) of non-complying tracks with regard to PCC manual be identified in the application.	Note	
	TM confirmed that ecology discussions are progressing with Greater Wellington. MH queried if restoration is required? - WD confirmed remediation and enhancement instead of restoration due to definitions and confirmed planting programme for the remediation and enhancement. - RS noted planning plan will be required for the buffer zones of the SNAs. TM confirmed planting plan will be included within the application.	Note	
	TM noted that the SH59 roundabout will impact SNA on the western side of SH59.	Note	
	RS flagged potential impact from SNA on Muri Block site.	Note	

	TM confirmed management plan will accompany PSI for contamination within the resource consent application.	Note	
	TM noted LVEA and minor effects on Whenua Tapu. - TM noted LVEA plans were shared at the community open day. - TM asked for guidance on how to engage pre-lodgement and noted PCC will be asked through the application. - RS noted transient users so hard to engage with. - RS recommended MH and DC discuss with cemetery manager and inform TM with how they would like to proceed.	Note	
	TM noted application will be comprehensive and structure will follow the legislation with lots of appendices included.	Note	
	TM confirmed that draft conditions will be provided to RS prior to lodgement for review and to confirm that all consents required have been included.	Note	
	TM discussed the two options assessments being prepared including the fresh water for avoiding wetlands assessment and the alignment with the structure plan assessment.	Note	
4	**Next steps / other actions**		
	AO to follow up Wellington Water for scheduling wastewater modelling meeting with KD. **PMN**: Meeting organised with Wellington Water and KD.	AO	15/09/2025
	TM to organise meeting with PCC to discuss parks, trails, and classification of reserves, wetland area, parks, etc. **PMN**: Meeting organised for 23/09/2025.	TM	15/09/2025
	MH and DC to advise TM on engagement with cemetery manager.	MH / DC / TM	10/10/2025
	TM to share draft conditions with RS prior to lodgement.	TM	17/10/2025

Meeting closed at 4.15 pm.

23 September 2025

Pre-application consultation with Porirua City Council Parks team for Mt Welcome

Present:	Rory Smeaton (RS) – Porirua City Council Alex Kitson (AK) – Porirua City Council Matt Hoffman (MH) – Porirua City Council Dylan Cliff (DC) – Porirua City Council Stu Kilmister (SK) – Porirua City Council Kyle Dirse (KD) – Envelope Paul James (PJ) – Envelope William Dorset (WD) – Classic Developments Dan Smyth (DS) – Classic Developments Torrey McDonnell (TM) – Incite Brad Dobson (BD) – Blac
Apologies:	NA
Minutes by:	Torrey McDonnell
Start time:	11.00 am Finish time: 12.00 pm

ITEM	DESCRIPTION	RESPONSIBLE	DUE DATE
1	**Current status**		
	TM completed introductions and set out the agenda.	Note	
	BD provided overall background on application and discussed design philosophy for landscaping.	Note	
	BD shared 3D render of masterplan identifying the lower terrace, upper terrace, Lucas Block, neighbourhood centre, and proposed roundabout intersection with SH59.	Note	
	BD identified the proposed reserves including the larger neighbourhood reserve adjoining the neighbourhood centre, the three neighbourhood parks with the lower terrace, upper terrace, and Lucas Block.	Note	
	BD identified the undevelopable land, ecological areas, and the proposed tracks and trails.	Note	
	BD noted the reserves have circa 3,000 sqm of flat useable space.	Note	
	BD noted that the reserve adjoining the neighbourhood centre has been the focal point for providing high amenity and equipment.	Note	
	BD noted the reserves have been designed to act as gateways to the trail networks.	Note	
2	**Parks discussion**		
	SK queried the existing land parcels. - WD discussed existing land parcels and the two-lot subdivision allowing the existing owner to retain a portion of the site within the Lucas Block. - WD identified the developable areas of the site and noted the constraints associated with steep topography and wetlands.	Note	
	SK queried timing for the development.	Note	

	- WD noted entire development included within the fast track resource consent application. - WD noted intention is to develop between 50 and 80 lots per year and that the delivery rate will be market dependent.		
	DC queried reserve area proposed citing 10 sqm of park area per dwelling and noted that the structure plan anticipates a much higher density than what is being proposed. I.e. Three dwellings per allotment allowed for under the PDP. - TM confirmed that the infrastructure has been sized for the development proposed and not three dwellings per allotment. - TM noted that strategies for ensuring future development does not exceed limits of infrastructure are currently being worked through with the legal team.	Note	
	DC noted that there is no active recreation proposed within the three neighbourhood reserves (excluding reserve adjoining neighbourhood centre). - BD discussed the four reserves and their design philosophies. Neighbourhood centre reserve: - Civic function with active areas, flat lawn space, play areas, and hard court all provided for. The emphasis has been placed on this reserve due to its central location and connectivity through to the wider development. Upper, lower, and Lucas Block reserves: - Flexible design to maximise flat open spaces. Noting not a lot of flat land within the site.	Note	
	SK queried if the lower terrace has a steep gradient? - PJ confirmed 3-4% is the maximum grade within the park.	Note	
	SK noted that Upper Terrace has good accessibility and will provide passive surveillance to adjoining streets and dwellings, which is considered a positive safety outcome.	Note	
	DC supported the parks being gateway to trail network and making them more usable, with access across Lucas Block being a live question.	Note	
	DC advised that good porosity throughout development is sought, can use tracks to increase walkability, one of the cul-de-sacs does not have walkable catchment to reserve, and PCC want to see a walking catchment network map for each reserve for passive and active network.	Note	
	PJ noted the extremely steep terrain and that various connections may be precluded.	Note	
	DC advised that Council prefers neighbourhood parks over pocket parks.	Note	
	MH advised that guidance recommends where possible lots should have more than one road frontage to improve access and surveillance outcomes.	Note	
	BD noted that the layout has been arranged so some residences will directly overlook reserves, providing passive surveillance and improved informal safety.	Note	
	DC noted that anything that connects to centre zone should be a walkway so people can walk to the shops and asked for plans to	Note	

	show which track serve which purpose, then do a site visit to validate, noting that it is hard to know until you walk a site what will be the pathway in the future. - SK noted looking at plans in 3D could also assist. - WD noted action for Brad to share 3D maps.		
	DC advised that PCC policy prefers 20–30m road frontage. Upper Terrace meets frontage requirements; reserves must be within a walkable catchment to be usable. Lucas Block may not meet this requirement. DC noted trail networks will not be lit, and reserves should be spread out for accessibility.	Note	
	BD noted that cul-de-sac parks can be perceived as being safer due to less through traffic. Lower Terrace currently meets walkability criteria and BD acknowledged the point regarding Upper Terrace's connectivity.	Note	
	PJ talked through walking connections to the south which are provided broadly in line with structure plan. - DC noted connections look ok or otherwise don't seem to preclude.	Note	
	DC said that there are landscaping considerations that PCC will have a view on (noting Andrew Grey not present), a lot of PCC reserves are slip prone, prefer landscape planted rather than rank grass to have better root depth, better exploration of planting, planting palettes. RS noted planting plan for batter slopes provided as part of Plimmerton Farms, as well as strong conditions.	Note	
	DC concerned about "lost" land in SH59 road reserve, want to see landscape treatment and planting to avoid no man's land. Currently grazed and won't be in the future.	Note	
	PJ talked through the possible drainage reserves on draft scheme plan, where blue line max water level, drainage reserve assumed.	Note	
	DC advised that drainage reserves should be separate parcels with distinct intent to clarify maintenance responsibilities. - DC noted that the three-waters reforms may mean a new entity will take this land, and NCZ areas may require a reserves management plan. - DC noted offset planting should have ecological classification rather than drainage.	Note	
	SK stressed that the neighbourhood centre / commercial area needs to be an activated public space, with visibility to car parking and good pedestrian access to encourage use. RS said can look at ensuring future commercial activities require positive engagement with NCZ area under land use rules.	Note	
	RS noted 5m or 10m easements required around outlet pipes into wetlands. TM confirmed can put in easement.	Note	
	TM summarised the preferred reserve classification approach as follows: - Physical assets **Local purpose - drainage** (raingardens constructed wetlands). - Rest of reserves are **Local purpose – ecology, pathways, etc.** - Four parks **Recreation reserves** (two management classes for design – MH Management standard 2 NCZ, management standard 3 others).	Note	

	- Pipes would have easements for maintenance, tracks don't need easements for access.		
	PJ understand current approach is to vest to PCC and contract to WWL MH may change as new entity will come along	Note	
3	**Next steps / other actions**		
	BD to share 3D maps with PCC. Could be a further opportunity for 3D model workshop following this.	BD	15/10/2025

Meeting closed at 12.00 pm.

9 October 2025

Pre-application consultation with NZTA and Porirua City Council for Mt Welcome

Present:	Jaclyn Phillott (JP) – NZTA Will Wallace (WW) – NZTA Samson Ko (SK) – NZTA Adam Nicholls (AN) – NZTA Karthik Aale (KA) – Porirua City Council Gowshik Murugesan – Porirua City Council William Dorset (WD) – Classic Developments Dan Smyth (DS) – Classic Developments Torrey McDonnell (TM) – Incite Jamie Whitaker (JW) – Stantec Paul James (PJ) – Envelope
Apologies:	Errol Ritson (ER) – NZTA Kathryn St Amand (KSA) – NZTA Rory Smeaton (RS) – Porirua City Council
Minutes by:	Dan Smyth
Start time:	11.30 am
Finish time:	12.30 pm

ITEM	DESCRIPTION	RESPONSIBLE	DUE DATE
1	**Introductions**		
	Introductions completed.	Note	
	JW outlined intention of meeting to provide opportunity for Porirua City Council (PCC) and NZTA to discuss transport elements relating to Mt Welcome development in an open forum.	Note	
2	**Current design**		
	PJ shared the current roundabout design as JW spoke to the design and design assumptions that influenced the design.	Note	
	JW noted duel lane roundabout required due to the traffic numbers from the Mt Welcome and Muri Block developments.	Note	
	JW noted 100 kmph existing environment is the biggest challenge for providing pedestrian access to the shared path across SH59. - JW noted under pass or over bridge would therefore be the only safe options for providing a pedestrian connection. - JW outlined challenges for under pass such as ecological impacts, flooding / stormwater, and construction underneath an existing highway. - JW outlined challenges for an overpass such as span of the bridge, height of the bridge, ramps lengths, and ecological impacts. JW noted forecasted costs of c. $3m to construct.	Note	
3	**General discussions**		
	AN asked if the function of the roundabout was appropriate given the traffic demands?	Note	

	- JW confirmed modelling is within the ITA and that a single land roundabout had issues with ques and delays. - JP queried if the ques and delays were on SH59? - JW confirmed that they were both on SH59 and within the development.		
	AN asked if there was a masterplan for the wider Northern Growth Area (NGA) and noted that NZTA has yet to see anything from PCC with respect to their intentions for SH59 through this area. - KA confirmed that PCC is completing a masterplan workshop for the NGA in the afternoon of 09/10/2025. - KA noted that there is a structure plan within the district plan that covers Muri Block and Mt Welcome. - AN noted that the masterplan from PCC for the NGA will trigger their "strategic review" of SH59 and emphasised importance of NZTA being kept up to date with PCC's plans for the form and function of SH59.	Note	
	WD asked KA for any additional information on the masterplan being prepared by PCC for the NGA. - KA unable to comment further but to discuss with RS post this meeting and provide an update back to WD and JP. - JP emphasised importance of NZTA being kept in the loop with PCC plans and noted that the speed environment can not change until after the road is urbanised.	Note	
	KA asked if NZTA could reduce the speed to allow for pedestrian connectivity based off safety risks from the traffic generated by the Mt Welcome and Muri Block developments? - JP confirmed that the speed limit can only be reduced if SH59 is urbanised with infrastructure such as footpaths, kerbs, streetlights, etc.	Note	
	GM queried timing for the temporary intersection. - JP confirmed NZTA need modelling data from JW to validate trigger point for roundabout.	Note	
	KA asked if pedestrian islands, similar to SH58, could be provided for an informal crossing point? - SK confirmed that NZTA would not support pedestrian islands on roundabout as designed due to the two lanes. - SK noted that SH58 is single laned.	Note	
	JW asked JP if the PCC masterplan for the NGA were to anticipate urbanisation north of the Mt Welcome roundabout, would NZTA then complete their strategic review, identify required urbanisation infrastructure, and then review the speed for SH59? - JP confirmed that is correct and noted all three processes could happen at the same time. - JW asked if ownership of the roading corridor would stay with NZTA or transfer to PCC? - AN noted meeting for 22/10/2025 with PCC to progress discussions related to future ownership of SH59. - AN noted normal process for urbanisation of a state highway would require funding through NLTP where the business case would be assessed and compared against other roading projects across New Zealand.	Note	

	AN asked KA to keep NZTA informed with masterplan updates for NGA and highlighted need for NZTA to be across PCC's overall transportation strategy.		
	WD noted that the fast track resource consent application will include a temporary intersection design and a roundabout design conducive to the existing environment and noted that the temporary design will allow stakeholders for SH59 to progress discussions on future form and function. - WD confirmed that the application will include pedestrian access to the property boundary per the structure plan. - AN noted that the above approach for application is reasonable and that flexibility in the final intersection design at this stage (until final form and function of SH59 finalised) is the best approach.	Note	
	JP asked how long the temporary intersection is proposed to be in place for? - WD noted that the first few stages would be the preferred outcome. - AN asked if a trigger point would be based off number of lots? - JW confirmed current proposal is based off number of lots. - SK asked for the modelling of the temporary intersection so that NZTA can review outputs and assumptions. - JW confirmed modelling can be shared.	Note	
	JW shared the temporary intersection and outlined the key features of the design.	Note	
	JP asked if the train station in Pukerua Bay would be attractive? - JW noted limitations with the existing park and ride facilities. - JW noted a higher likelihood during the early stages of the development that people would get dropped off at the Plimmerton station to catch the train.	Note	
	KA requested that the trigger of lots or dwellings be set within the resource consent conditions. - JP noted preference for dwellings instead of lots. - JP noted trigger could be below yield anticipated if follow the recently released PPM. - JW flagged that the PMM assumes very high trips per dwelling and that assumptions used to justify proposed trigger point can be shared with NZTA.	Note	
	WW noted both trip generation and safety elements are current concerns from NZTA regarding the temporary intersection.	Note	
	KA asked if NZTA would include construction traffic within its review of the temporary intersection? - SK confirmed that they would be included.	Note	
	WW asked about the overall development timeframe. - WD confirmed target lodgement for fast track resource consent application is late-October 2025. - WD noted intention to start earthworks in October 2026 with titles for the first stage expected in c. late-2027 / early-2028. - WD noted traffic generation for future residents would likely commence from mid-2028 after the first dwellings are built.	Note	
	JP asked if the ITA will be issued prior to lodgement for review?	Note	

	- WD confirmed that it won't be as it is currently progressing through internal reviews. - WD noted possibility of shared the ITA after lodgement to provide NZTA with additional time to review prior to formal request for comments from the panel.		
	WD asked KA if PCC have any other questions for NZTA or the development team? - KA confirmed no other questions at this stage. - JP asked if NZTA can be involved in the masterplan workshops for the NGA? - KA to discuss internally and liaise with JP moving forward.	Note	
4	**Next steps / actions**		
	JW to share modelling with NZTA for temporary intersection and roundabout.	JW	10/10/2025
	KA to provide update to JP and WD with regard to masterplan for the NGA.	KA	15/10/2025
	KA to liaise with JP for involving NZTA within masterplan workshops for the NGA.	KA	On-going

Meeting closed at 12.30 pm.

15 December 2025

Post-application lodgement consultation with Porirua City Council for Mt Welcome

Present:	Rory Smeaton (RS) – Porirua City Council William Dorset (WD) – Classic Developments Dan Smyth (DS) – Classic Developments Torrey McDonnell (TM) – Incite
Apologies:	NA
Minutes by:	Dan Smyth
Start time:	11.00 am Finish time: 12.30 pm

ITEM	DESCRIPTION	RESPONSIBLE	DUE DATE
1	**Introductions**		
	TM set out agenda including discussing and progressing big picture items before the panel convener stands up the panel.	Note	
	TM queried if Porirua City Council (PCC) had completed their s46 completeness check of the substantive application? - RS confirmed completed.	Note	
2	**PCC concerns from s46 review**		
	RS noted that there was no specific design for the wetland retention bunds. RS acknowledged section within the geotechnical investigation report (GIR) but noted that the final design of the bunds is not clear, and that PCC need to know what is being consented. **PMN**: Retention wetland bund designs included within Table 18 of the GIR and consent condition 29 requires PCC certification of the detailed design for each retention wetland bund prior to commencement of construction.	Note	
	RS noted that there was no specific design for the wastewater pump stations (WWPS). RS questioned whether the footprints allowed for in the scheme plan were big enough to accommodate the WWPS and flagged expectation for cross-sections.	Note	
	RS noted that conditions weren't clear on outlining design requirements for the WWPS. **PMN**: Consent condition 30 requires the consent holder to obtain engineering plan approval from PCC for all assets to be vested.	Note	
	RS noted that there were not sufficient cross-sections for the SH59 intersection design and that plans should include changes to identify the exact locations of the proposed culvert.	Note	
	RS noted that there were no building platforms identified on the plans which made identifying natural hazards for lots difficult. - TM queried if PCC would like to see building platforms overlaid with post-development stormwater modelling? RS confirmed.	Note	
	RS noted insufficient content within stormwater impact assessment and expected to see 1/100 year overland flow path (OLFP) drawings to confirm that the flooding remains within the	Note	

	road reserve. RS flagged need for easements if OLFP runs through private or neighbouring property.		
	RS noted that the planning report didn't identify specific lots that trigger various rules. - TM queried if a schedule of lots would be helpful? RS confirmed it would be.	Note	
	RS noted that the engineering infrastructure report did not include the letter from Wellington Electricity and that the utility plans didn't show the power reticulation network. - RS queried if bolstering of the network was required? - TM noted applicant is progressing discussions with Wellington Electricity. **PMN**: power included in 5000 drawings within the "service trench". Refer Service Note 1 that states "power, gad, and telecommunication service trench to generally follow watermain locations".	Note	
	RS noted that there was no specific design for the parks themselves but acknowledged the design intents in the urban design report. - TM noted the Landscape and Ecology Plans (LEPs) include most detail of what is proposed within the parks.	Note	
	RS noted scaled plans showing actual location of tracks not included within application. - TM noted that the tracks are shown on the LEPs. Noting that the LEPs are to scale, and we will confirm if track widths are to scale.	Note	
	WD queried if PCC's conclusion for the application under s46 was incomplete based on the above points? - RS confirmed PCC advised the Fast-track team that the application was incomplete. - RS noted that the nature of the fast track application is that the application should be developed to a level that the Panel can make a decision. - TM noted that in his view the comments process acts as an RFI process and that the panel convener best practice notes expects a back and forth between the applicant and the parties invited to comment. He also noted that this application was far more comprehensive than would otherwise be lodged under the RMA. - TM and RS agreed that the application would not have been rejected by PCC under Section 88 of the Resource Management Act 1991 (RMA).	Note	
	DS queried why PCC were not satisfied with the level of detailed design when the consent conditions require engineering plan approval (EPA) and certification for all public assets? - RS agreed that PCC have opportunity to review public assets through EPA process but noted that consent conditions for land form structures such as the wetland retention bunds do not allow for PCC input into the designs. **PMN**: Condition 29 in the substantive application specifically requires PCC certification of the wetland retention bund design prior to construction for any of the retention wetland bunds.	Note	

	TM and WD noted expectation is to continue to work through the consent conditions with PCC and Greater Wellington Regional Council (GWRC) before the panel convener stands up the panel as agreed in meetings prior to lodgement. - RS agreed to continue to work with TM on the consent conditions but noted uncertainty on timeframes.	Note	
	RS raised concern with Fast-track process and lack of certainty from PCC perspective on how to influence the application. - TM noted expectation for continued engagement and potential for conferencing from the panel convener best practice guidance document highlighting that the Fast-track process anticipates on-going input and influence from Councils. - TM noted that there won't be perfect applications being submitted to the panel and that there will typically be points of contention between applicants and Councils.	Note	
	RS noted need for materials to be included in the retention wetland bund design and for the design criteria outlined in the GIR to be included on the plans.	Note	
	RS noted that southern connectivity is still an issue and that a vested park can not be used for future connectivity.	Note	
	RS queried if an ecological assessment had been completed on the neighbouring southern block to support claims within the infrastructure report? - TM noted that Vaughan (project team ecologist) had provided advice that the southwestern gully systems were the best on the site with regard to ecological values.	Note	
	RS queried topographical constraints that support claims within infrastructure report for not providing connectivity to the southern boundary.	Note	
	RS queried connectivity issues with the lower terrace connection into southern neighbouring property. - WD and TM explained how the loop road is pushed back towards SH59 to create a small loop and not the spine road envisioned in the structure plan. - WD noted PCC's current draft masterplan for the Northern Growth Area only shows one connection via the upper terrace between Mt Welcome and the southern neighbouring block.	Note	
	TM queried if Parks were happy with the quantity and location of the parks? - RS confirmed that there has not been push back to date.	Note	
	RS queried if the pre-lodgement urban design feedback had been implemented and noted it was hard to assess without plans. - TM noted all changes that were implemented are shown on the LEPs.	Note	
	RS noted that the LEPs have a lot of information and that it is unclear what exactly they include.	Note	
	RS queried if the track widths are to scale? - DS confirmed that they are and noted that the tracks design is subject to detailed design, engineering plan approval, and that the consent conditions require compliance with the PCC tracks design manual.	Note	

	- RS noted concern with just requiring compliance as developers can obtain approval and then find out further along the process that they can't comply with the design manual.		
	RS queried the non-compliance for the vehicle crossings identified in the integrated traffic assessment (ITA). - TM noted consent notices could work to manage compliance. - RS noted preference to see a plan identifying specific crossings that need consent for their non-compliances.	Note	
	RS queried maintenance access for the stream off-set planting within the balance lot retained by the Mt Welcome Family Trust. - TM to confirm if access is provided. **PMN**: Easement L provides for the maintenance access to the retention wetland.	Note	
	RS queried helipad and hanger on the Mt Welcome Family Trust land and noted it could be an issue due to proximity to future lots.	Note	
	RS noted Limited Access Road (LAR) classification for section of SH59 adjoining the site and that NZTA providing access to SH59 is a separate approval process and expressed concern with not having approval prior to lodgement of the substantive application. - TM noted other approvals are also required and that they aren't an issue for the substantive application. - RS noted LAR should be identified as a feature of the site.	Note	
	RS queried if the roundabout design has been signed off by NZTA? - TM noted design has not been formally approved by NZTA and discussed the extensive engagement that has been had with NZTA prior to lodgement. - WD noted timing via a trigger built into the consent conditions was an outstanding matter that is being worked through with NZTA with respect to the roundabout design.	Note	
	RS queried the description of the site and identified the discrepancies between the project listing and substantive application. - TM noted that he is confident that the application meets FTAA requirements, and notes that the current amendment bill seeks to ensure that further information or clarifications can be provided as part of completeness check.	Note	
	RS noted that the super lots are not explained within the description of the report. - TM noted section within report on staging. - RS noted consent conditions need to cover servicing of the super lots.	Note	
	RS noted that the propsoal doesn't provide connection to Pukerua Bay Village as per the Scedule 2 listing, rather it relies on the Muri Road development to provide a future connection to Pukerua Bay. - TM noted the development enables future connection and that the structure plan will require the Muri Road development to provide connection. - TM noted that the applicant doesn't own the Muri Road development land so all that can be done for Mt Welcome is to enable like all other developments. - RS noted description within listing should have been less descriptive.	Note	

	TM noted Ngāti Toa's concern with the roundabout due to the culvert and discussed meeting organised with Ngāti Toa and NZTA for 17/12/2025 to discuss further. - TM noted Ngāti Toa would like to see intersection change to a signalised intersection to avoid the culverting of the stream. - RS said that PCC supported change in road form due to the future development and delivery of the Northern Growth Area.	Note	
	TM proposed an additional workshop with RS to progress consent conditions in an attempt to reach alignment where possible. - RS agreed and said comments would be extensive.	Note	
3	**Next steps / actions**		
	TM to organise workshop for consent conditions with RS.	TM / RS	19/12/2025

Meeting closed at 12.30 pm.

Attachment 2: Feedback from GWRC

- Comments on preliminary designs - *20250812 Mount Welcome GW Preliminary Pre-ap Feedback (12 August 2025);*
- Letter from PCC and GWRC regarding consultation process (23 October 2025);
- Comments on the draft Erosion and Sediment Control Plan - *20251029 Mount Welcome ESC Memo (31 October 2025);*
- Comments on management of wetlands and streams - *20251103 GWRC-001-MEM-2025-MtWelcomePeerReviewWetlandsStreams (3 November 2025);*
- Comments on stormwater discharges - *20251103 - Mt Welcome Technical Review Comments – Stormwater (3 November 2025);*
- PRE250049 20251113 Matters to be addressed by regional consent conditions;
- Feedback on proposed conditions, email dated 13 November 2025;
- Feedback on proposed conditions of consent (23 January 2026); and
- Minutes from seven meetings/workshops.

Greater Wellington
Te Pane Matua Taiao

By email

12 August 2025

File No: PRE250049

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Tēnā Koe Will

Mount Welcome Fast-track Application: preliminary pre-application feedback

Thank you for providing us with a site visit and briefing on your preparation to lodge substantive application under the Fast-track Approvals Act 2024 (FTAA) for the Mount Welcome project (located at 422A and 422B State Highway 59, Pukerua Bay, Porirua) on Monday 4 August. This helped us to understand the overall scope of the project as well as the existing environment at the site.

The purpose of this letter is to provide you with preliminary feedback in response to the matters discussed at the briefing.

Our understanding of the project

Our understanding of the project is limited to the following information:

- The publicly available information about the project available on the Ministry for the Environment website at this address: https://environment.govt.nz/acts-and-regulations/acts/fast-track-approvals/fast-track-projects/mt-welcome-pukerua-bay-porirua/;
- The Mount Welcome Concept Masterplan provided by you on Friday 1 August;
- The information that you provided to us at the briefing and site visit on Monday 4 August.

The information that you have provided us to date is high-level only. As such, our understanding of the project, and our feedback on it, is also high level. We consider that more

detailed information on each of the areas addressed in our comments would assist us with providing more meaningful feedback on these matters and enable us to work together to narrow the issues down in advance of you lodging the application. We are keen to continue working with you to achieve this.

In summary, our understanding of the project is as follows:

Project overview

- The project involves the development of approximately 970 residential allotments (although this may decrease with reserves), a commercial centre, and associated infrastructure, including a water reservoir, wastewater storage facilities, roading, and improved pedestrian and cycle trails to Pukerua Bay Village.
- The project is located at the headwaters the Taupō Swamp and Kakaho Stream catchments. The receiving environment for the project is the Taupō Swamp, and the Kakaho Stream/Pauatahanui Inlet.
- The project will be constructed in three phases, over a period of approximately 10 years. The first residents are anticipated to move into the development in 2027/2028.
- Development will generally occur on ridges, with ridgelines being cut and fill being placed in gully heads.

Streams and wetlands

- In relation to streams on site, we understand that at this stage no reclamation is proposed, but that there will be placement of culverts/upgrading of existing culverts to provide for reasonable crossing points. There may also be opportunities to daylight existing streams where existing culverts are no longer required.
- In relation to existing natural inland wetlands on site, we understand that there are several located on site. Some existing wetlands are proposed to be reclaimed, and wetland loss is proposed to be offset.

Stormwater discharges

- The stormwater design proposal includes comprehensive piped networks throughout the site.
- At-source treatment is proposed for roads – a small number of larger raingardens rather than many small ones.
- Raingarden devices sized for 2.1-2.2% of impervious areas in the road reserves – including roading, carparks and vehicle crossings up to road boundary.
- Runoff from impervious surfaces within each allotment is also proposed to be drained through the piped network to the raingardens.
- Raingardens are proposed to be lined.

- Several 'retention/attenuation wetlands' are proposed, for peak flow attenuation of 10- and 100-year ARI events. Retention/attenuation wetlands will have a permanent water level plus live storage for attenuation.
- Treatment is mainly through the raingardens rather than the retention wetlands. Raingardens will have easy access for maintenance.
- All hydrological controls are proposed to be provided within the wetland retention zones i.e. no attenuation or rainwater tanks (rainwater re-use for hydrological control) will be proposed in the allotments.

Earthworks

- Approximately 80 ha of earthworks with an approximate volume of 1.9 million m^3.
- There is intended to be a balance of earthworks over the site.
- There will be an area of non-engineered fill towards the centre of the site.
- Earthworks will be undertaken over 15 stages.
- Erosion and sediment controls (ESC) philosophy includes:
  - Erosion and sediment control designed in accordance with Greater Wellington's *Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region* (February 2021).
  - Maximum 3 ha catchments to sediment retention ponds (SRPs), smaller decanting earth bunds (DEBs) in gullies until catchments can be diverted to SRPs.
  - Erosion and sediment control plans to be produced as part of the application.

Transport network

- A single point of entry to development is proposed via a roundabout at State Highway 58. The applicant is currently consulting with the New Zealand Transport Agency about entry/exit infrastructure.
- The development does not include a connection to Muri Road. As such, the proposed development will effectively function as a cul-de-sac with no provision for a through-route. The development design appears to enable future road connections to the north and south, however whether these occur will be contingent on coordination with adjacent development.

Mana whenua engagement

- You advised us that you are actively engaging with Te Rūnanga o Toa Rangatira as part of preparing your application.

Benefits of the project

We acknowledge that the project, when completed, will provide a range of benefits to the Wellington region, including the provision of approximately 970 residential allotments, a

commercial centre, and associated infrastructure, including a water reservoir, wastewater storage facilities, roading, and improved pedestrian and cycle trails to Pukerua Bay Village.

Preliminary feedback

Our experts have provided us with preliminary feedback on the proposal based on the high-level information that you have provided. The feedback includes comments for you to consider as you develop your application, and questions that would help us understand the proposal in further detail and provide you with more meaningful feedback.

Our feedback is based on the input of the following people:

RMA regulatory planning	Andrew Banks, Senior Resource Advisor, Environmental Regulation, Greater Wellington
Wetland and stream ecology	Melanie Dixon, Ecologist, Collaborations
Hydrology	James Blyth, Hydrologist, Collaborations
Stormwater	Andrés Roa, Stormwater Specialist, Woods
Erosion and sediment control	Gregor McLean, ESC Specialist, Southern Skies Environmental
Public transport	Scott Walker, Senior Policy Advisor, Metlink and the Service Design Team, Metlink
Regional transport	Catherine Knight, Principal Strategic Advisor Urban Development, Regional Transport, Greater Wellington

Our preliminary feedback is set out in the following sections.

RMA regulatory planning

1. The proposal is located in Te Awarua-o-Porirua Whaitua. This means that it is subject to the rules in the Natural Resources Plan for the Wellington Region (NRP) as well as Plan Change 1 to the NRP (NPR-PC1).

2. We recommend you prepare an assessment of all regional resource consents that are required to facilitate the construction and ongoing operation of the development, based on the rules in the NRP and NRP-PC1, as well as any relevant regulations such as the National Environmental Standards for Freshwater (NES-F). We would be happy to provide you with feedback and advice in relation to any draft regulation or rule assessment.

3. We also consider that a resource consent/rule assessment is necessary in order for us to provide you with a notice under section 30(3) of the FTAA that covers all the activities

under sections 12 to 15 of the RMA for which you will be seeking resource consents. We recommend that you undertake this assessment prior to you sending us your notice under section 30(2) of the FTAA.

4. It appears, at a high level, that the project may need regional resource consents for:

   a) Earthworks and the associated discharge of sediment and flocculant to water or to land where it may enter water;

   b) The creation of new impervious surfaces for greenfield development and the associated discharge of stormwater to water or to land where it may enter water;

   c) Vegetation clearance and earthworks within or near natural inland wetlands, reclamation of natural inland wetlands, damming or diverting water within or near natural inland wetlands, and discharges to natural inland wetlands, for the purpose of constructing urban development;

   d) The placement of culverts in the bed of a river.

5. Once we have a chance to see further details on the proposal, it may become apparent that further regional resource consents are required.

6. The purpose of the FTAA is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. Please consider what methods or approval conditions will be incorporated into the proposal to provide certainty that the stated benefits of the proposal (including the proposed supply of housing and business development capacity) will be delivered should the approvals be granted.

7. Noting the detailed comments on stormwater below, we recommend that the proposal includes a Stormwater Impact Assessment in accordance Schedule 29 of NRP-PC1. This will facilitate the efficient assessment of the effects of stormwater discharges in relation to the provisions of NRP-PC1.

8. The provisions (Policy P.P14) of NRP-PC1 require the payment of a financial contribution to offset the residual (post-treatment) stormwater contaminants from new greenfield development. These provisions will apply to the proposal. Schedule 30 of NRP-PC1 sets out the method of calculating the level of contribution, and the timing of payment.

9. At its meeting on Thursday 26 June, the Council decided to initiate a variation to PC1 relating to the financial contributions provisions. The Council is preparing a variation; however, the timing of public notification is contingent on external decision-making. Until such time as a variation is publicly notified, the provisions for financial contributions in

NRP-PC1 as notified in October 2023 will continue to apply to new greenfield development within Te Awarua-o-Porirua Whaitua.

Wetland and stream ecology

10. In order to understand and provide feedback on the proposal, we consider that an ecological assessment is necessary with detailed mapping showing:

    a) Full wetland delineation, wetland condition, wetland type and photos.

    b) Stream classifications, stream type, stream condition, and photos.

    c) Clearly defined maps identifying where streams and wetlands will be lost due to earthworks. An overlay of the sites footprint with lots/roads intersected with wetland areas lost would be ideal.

    d) A description of how the proposal has followed the effects management hierarchy, and how wetlands lost through the proposal will be adequately offset.

    e) Comment on whether attenuation wetlands are treated as stormwater devices or considered as part of natural offset wetlands/mitigations.

    f) Details about any proposed mitigations for wetlands, such as enrichment planting, fencing of stock etc.

    g) Note that providing shapefiles of wetlands, streams and the overall construction footprint will assist us in our review (including time taken to undertake review).

11. We note that at this stage, it appears that aside for the placement of culverts, minimal (if any) other work is proposed in relation to rivers or streams on site. If it becomes apparent that more extensive work to rivers or streams is proposed, then we may need to engage a specialist stream ecologist to provide advice on this.

Wetland hydrology and 'retention/attenuation wetlands'

12. We consider that further information is necessary to understand and provide feedback on the effects of wetland hydrological changes as a result of the project. This information would include:

    a) Changes in catchments pre/post development draining to existing wetlands.

    b) Identification of wetlands being reclaimed, and hydrological assessments of proposed stormwater mitigations (rain gardens + 'retention wetlands') compared to the existing state

c) Identification of each proposed stormwater treatment device and flood/peak flow mitigation device (i.e. retention/attenuation wetlands).

d) Design details, including whether these areas will function as wet or dry ponds, and whether any emergent wetland vegetation will be incorporated into the design.

e) Location details for where the retention/attenuation wetlands will be placed (i.e. within natural inland wetland footprints? Upgradient of wetlands or at the most downgradient point of the site?) and how they will function – will they be bunded, dry most of the time, what design storm event will they be sized for, and will they act essentially as a stormwater constructed wetland.

f) Full consideration of the potential impacts of retention/attenuation wetlands including (but not limited to):

(i) wetland loss,

(ii) impacts on downstream water quality (including temperature impacts)

(iii) disruption of ecological / wetland corridors

(iv) impacts on fish passage

(v) impact of any ongoing maintenance required.

Stormwater discharges

13. Water-sensitive urban design principles[1], including opportunities to protect natural hydrology and landform including natural gullies, streams, wetlands, flow paths, flood plains, storage areas should be considered as a core guiding principle for the design. Have water-sensitive urban design principles been considered in the design?

14. The proposed "non-engineered fill" area as well as other gullies proposed to be filled may result in a loss of storage and changes to the natural hydrology and flow regime, in turn potentially affecting downstream areas due to changes to timing and quantum of flows, impacts from increased imperviousness and loss of natural flood storage. This will need to be considered in the design.

[1] The Regional Policy Statement for the Wellington Region defines *water-sensitive urban design* as "the integration of planning, engineering design and water management to mimic or restore natural hydrological processes in order to address the quantitative and qualitative impacts of land use and development on land, water and biodiversity, and the community's aesthetic and recreational enjoyment of waterways and the coast. Water sensitive urban design manages stormwater at its source as one of the tools to control runoff and water quality. The terms low impact design, low impact urban design and water-sensitive design are often used synonymously with water-sensitive urban design."

15. Will the proposed retention/attenuation wetlands be on-line or offline? If on-line, the attenuation design will have to allow for flows from the entire stream catchment, rather than just the development areas draining to the wetlands.

16. If the proposed retention/attenuation wetlands are offline, will there be an opportunity for these devices to provide a water quality treatment polishing function? What about an extended detention function for hydrological control[2]?

17. We understand that no rainwater harvesting, or detention tanks are proposed to be provided in allotments. How will hydrological control objectives be addressed for allotment runoff?

18. Similarly, if the raingardens are lined, there will be no opportunity for hydrological control mitigation through infiltration processes. How will hydrological control objectives be addressed for road runoff?

19. If allotment stormwater (from roofs, driveways, and other impervious surfaces) is proposed to drain to the network and then to the raingardens, then the sizing of the raingardens will need cater for these flows as well (even though they are not intended to provide treatment to these areas). This should be considered in the design.

20. Overland flow path conditions at entry and exit points will need to remain unchanged where possible, in terms of location, and quantum and nature of flows (e.g., concentrated versus dispersed). This will need to be considered in the design.

Erosion and sediment control

21. The Erosion and Sediment Control Plan (ESCP) will need to consider:

    a) Staging of earthworks, in relation to effects (determined by others), noting that multiple stages could be open at any one time.

    b) Progressive and rapid stabilisation (could be related to area, cut and fill depth etc). Techniques that are appropriate for the soil types.

    c) Monitoring of ESCs – this could be related to sensitivity of receiving environments, downstream / device telemetered monitoring?

    d) Cumulative effects with other earthworks occurring in the catchment.

[2] The Regional Policy Statement for the Wellington Region and Plan Change 1 to the Natural Resource Plan for the Wellington Region defines *hydrological control* as "the management of a range of stormwater flows and volumes, and the frequency and timing of those flows and volumes, from a site or sites into rivers, lakes, wetlands, springs, riparian margins, and other receiving environments in a way that replicates natural processes for the purpose of reducing bank erosion, slumping, or scour, to protect freshwater ecosystem health and well-being."

e) The ability to assess ESCPs for 80ha through a Fast Track consenting process will be challenging with time constraints. Might be a better approach to have focussed ESCPs for a smaller area.

f) ESCPs need to be targeted at specific works/ locations/ soil types.

g) Winter earthworks will need to be addressed.

22. Will consideration be given to the effects of secondary earthworks (i.e. house building)?

Public transport and regional transport

23. The plan appears to be a development typology not suited to delivering any meaningful level of public transport service that is cost effective and functional for future residents. It proposes a long cul-de-sac with further cul-de-sacs running off lacking the scale required for a stand-alone public transport service (a minimum 2,700 residents under the Regional Public Transport Plan).

24. Metlink has tried to provide public transport services to developments of similar scale and typology in the Wellington region also based on long cul-de-sacs and insufficient scale. However, due to poor usage and high subsidy, we are now looking to provide not much more than a school time only service in these areas. The services are certainly not at a level that provides any meaningful alternative to driving for residents.

25. Connection points are at least provided for any future developments to the north and south which might provide required catchment scale if a coherent direct route can be provided to the wider future catchment area (without excessive looping and doubling back to provide coverage).

26. However, if the development is to be designed to incorporate a future bus service, we would need to get bus stops built before residents move in and to make sure there was a clear spine route for a bus service.

27. Interchange facilities would be required for buses at Pukerua Bay which are not currently in place and are not budgeted for under our Long-Term Plan.

28. Pukerua Station has only 30 park and ride spaces which are already fully utilised, and it is unlikely that we would look to expand its capacity.

29. Regarding the Ministry of Education (MOE) providing a school bus service much of the development will be likely be within 2.4km of Pukerua Bay Station which would exclude at least part of the area based on MOE eligibility criteria.

30. As discussed, the proposal will include improved pedestrian and cycling connections to Pukerua Bay Village. Please provide information showing how this will be achieved as part of the project.

Next steps

We understand that you plan to lodge your substantive application by mid-October 2025. We are keen to work with you and your team to resolve as many issues as possible prior to you lodging your substantive application.

To provide for this, we would be happy to work with you and your team in series of topic-based workshops to work through the matters identified above. We consider that this would be most efficient if we could have access to the information (even if it is in an incomplete or draft form) that we've requested in our feedback above in advance of this.

Please let us know how you would like to proceed, and please don't hesitate to get in touch with me should you have any questions at all.

Ngā mihi,

Andrew Banks
Senior Resource Advisor
Environmental Regulation

[redacted]
Mobile: [redacted]

Copy: Torrey McDonnell, Incite (by email: [redacted]

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By email: [redacted]

23 October 2025

Kia ora William

Mt Welcome Fast-track consent pre-application consultation

Pukerua Property Group Limited Partnership (PPG) through its representatives have been consulting with Greater Wellington Regional Council (Greater Wellington) and Porirua City Council (Porirua City) officers since March 2025 (with Greater Wellington) and June 2025 (with Porirua City) on the proposed Mt Welcome development. Mt Welcome is a listed project under Schedule 2 of the Fast-track Approvals Act 2024 (the Act) and we understand that an application is intended to be lodged by the end of October 2025.

The Act establishes a process through which projects can be approved in a more efficient manner than under normal processes. The Act also requires that applicants consult with a range of parties, including local authorities, before lodging an application.

Pre-application consultation allows for the applicant and relevant parties to work together to identify and resolve issues, as much as possible, prior to the substantive application being lodged, resulting in a more efficient fast-track approvals process. We acknowledge that it can be a time and resource intensive process to develop plans and compile information so that it can be shared and easily understood by consultation parties, and we appreciate the effort that has been put into meeting with us to discuss the proposal to date. However, we consider that effective pre-application consultation requires constructive engagement based on the provision of sufficient information, adequate time, and an open mind to change the proposal in response to feedback. The Fast-track Panel Convener, through their Practice and Procedure Guidance Note, has also set a clear expectation that participants in the process are proactive in their approach to engagement.

Our concerns
We have several concerns with the pre-application consultation undertaken to date. These include:

- **Insufficient information about the proposal.** While PPG have met with both councils on several occasions to discuss the proposal, very little information has been shared with us. The lack of information means that we have been unable to establish a clear understanding of the proposal, and as a result we consider that we have not been able to provide you with meaningful feedback on the proposal.
- **Only seeking 'high-level' feedback.** We are also concerned with the expectation that council officers and our technical advisors provide 'high-level' comments through verbal responses during meetings, with little or no provision of information to allow us to consider the potential issues in advance. While these meetings have assisted us with a high-level understanding of the proposal, on their own they are not a sufficient basis for us to consider and provide meaningful feedback on a project of this scale and complexity.
- **Significant late-stage design development.** Based on the information that has been shared with us, it appears that the design of fundamental aspects of the proposal is not yet resolved (an

example of this is the design of transport infrastructure connections between the development and State Highway 59). We are concerned that late-stage design development of fundamental aspects of the proposal risks an inadequate assessment of effects, insufficient consideration of reasonable alternatives, and an increased risk that the approvals sought for the proposal may not be able to be implemented because of unresolved technical issues or practical constraints.

One of the key purposes of pre-application consultation is for applicants and local authorities to work together to identify and narrow down or resolve the range of issues associated with a project before a substantive application is lodged. However, for the reasons set out above, we consider that we have not been enabled to achieve this outcome yet. Overall, we are concerned that this will lead to a substantive application that does not sufficiently address the complexity of the proposal, and a fast-track process that is inefficient and time-consuming for all participants.

Next steps
Greater Wellington and Porirua City would like to continue to engage constructively with you on the development of your substantive application. This would include: you providing us with sufficient information (such as draft design documentation and draft assessments of effects) to enable us to give you meaningful feedback in advance of lodging the application; us providing you with notices required under section 30 of the Act (after you request them); and once the application has been lodged and accepted, continuing to work with you to narrow down and resolve outstanding issues in advance of the establishment of the expert panel.

While we understand you intend to lodge your application by the end of October, we encourage you to take the time necessary to develop a substantive application that is thorough, well-resolved, and addresses the complexity of the proposal.

We hope that by raising these concerns with you we will be able to address the issues and work together to ensure that the fast-track process is as efficient as possible going forward.

We look forward to hearing from you on these matters and working together in a collaborative manner.

Ngā mihi

Rory Smeaton
Principal Policy Planner
Kaihanga Mahere Kaupapahere Matua
Porirua City Council

Andrew Banks
Kaitohutohu Matua | Senior Resource Advisor
Environmental Regulation
Greater Wellington Regional Council

Memo

31st October 2025

To: Andrew Banks

From: Gregor McLean– Environmental Consultant

Subject: Mt Welcome – Erosion and Sediment Control

Nature of Review

1 Greater Wellington Regional Council (GWRC) have engaged SouthernSkies Environmental Limited to undertake a review of the Stage 1 Erosion and Sediment Control Plans that have been prepared for Classic Developments, Mt Welcome, Pukerua Bay, Porirua.

2 The Stage 1 Erosion and Sediment Control Plans have been prepared to support an application to be submitted under the Fast Track Approvals Act.

3 I have reviewed the following plans:

Dated 24.10.25 – *"Overall Plan, Proposed Erosion and Sediment Control, Stage 1"*, Drawing 1753-02-2400 Rev R1, prepared by Envelope.

Dated 24.10.25 – *"Proposed Erosion & Sediment Control, Stage 1, Sheet 1 of 4"*, Drawing 1753-02-2401 Rev R1, prepared by Envelope.

Dated 24.10.25 – *"Proposed Erosion & Sediment Control, Stage 1, Sheet 2 of 4"*, Drawing 1753-02-2402 Rev R1, prepared by Envelope.

Dated 24.10.25 – *"Proposed Erosion & Sediment Control, Stage 1, Sheet 3 of 4",* Drawing 1753-02-2403 Rev R1, prepared by Envelope.

Dated 24.10.25 – *"Proposed Erosion & Sediment Control, Stage 1, Sheet 4 of 4"*, Drawing 1753-02-2404 Rev R1, prepared by Envelope.

Dated 24.10.25 – *"Proposed Erosion & Sediment Control, Stage 1, SRP7 Details"*, Drawing 1753-02-2405 Rev R1, prepared by Envelope.

Dated 24.10.25 – *"Proposed Erosion & Sediment Control, Stage 1, SRP8 Details"*, Drawing 1753-02-2406 Rev R1, prepared by Envelope.

Dated 24.10.25 – *"Proposed Erosion & Sediment Control, Stage 1, SRP9 Details"*, Drawing 1753-02-2407 Rev R1, prepared by Envelope.

Dated 24.10.25 – *"Proposed Erosion & Sediment Control, Stage 1, DEB 9 Details"*, Drawing 1753-02-2408 Rev R1, prepared by Envelope.

Dated -------- – *"Proposed Erosion & Sediment Control, Standard Details, Sheet 1, Stage 1"*, Drawing 1753-02-2408 Rev P1, prepared by Envelope.

Dated -------- – *"Proposed Erosion & Sediment Control, Standard Details, Sheet 2, Stage 1"*, Drawing 1753-02-2409 Rev P1, prepared by Envelope.

Comments

4 The typical Erosion and Sediment Control (ESC) approach for a project of this scale is shown below in Figure 1.

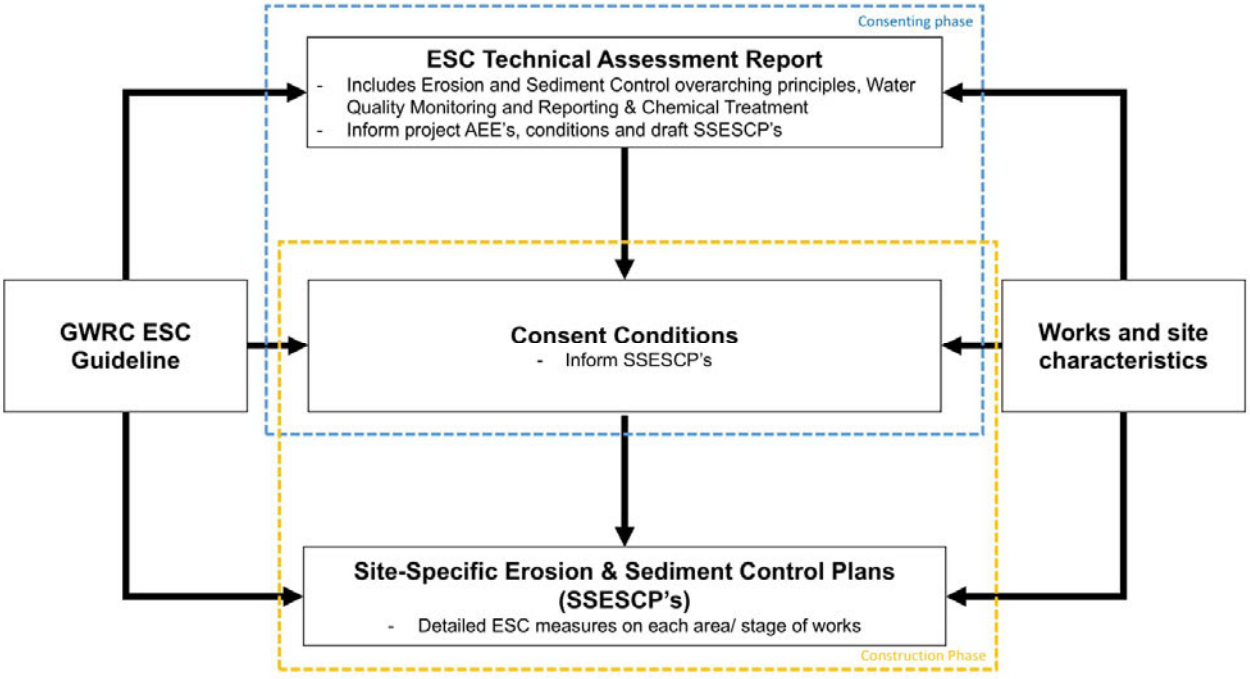

Figure 1 – Typical Erosion and Sediment Control Approach for Complex Projects

5 I would expect that the ESC Technical Report would establish the overarching ESC principles, outline the ESC design requirements, Chemical Treatment and include Water Quality Monitoring parameters that are specific to the site and reflect the sensitivity of the receiving environments.

6 The ESC Technical Report would typically have input from or have considered recommendations from the Project Ecologists and Water Quality specialists.

7 That information has not been provided and therefore my review is solely focussed on the Stage 1 Erosion and Sediment Control Plans (ESCP).

8 The ESCP's for Stage 1 indicatively show the ESC that is required for the earthworks.

9 The plans indicate that Decanting Earth Bunds (DEB's) will be installed to facilitate filling in gullies to allow most of the sediment laden water from the bulk earthworks to discharge to a Sediment Retention Pond (SRP) for treatment. The plans do not provide adequate detail as to how the DEB catchments will be managed to ensure that only the design catchment is diverted to the DEB. Furthermore, it is unclear where the fill is sourced from and where haul roads are located and as such that land disturbance does not appear to be catered for.

10 Two culverts are proposed to be installed as part of the Stage 1 works. The plans do not show the sites watercourses and therefore it is unclear if the overview construction methodology proposed is adequate for the works.

11 The ESCP Legend and text indicates that Super Silt Fences (SSF's) are proposed, however none are shown.

12 I am unable to assess the appropriateness of the Silt Fences shown on the ESC Plans at this stage as no contributing catchments are shown or the slope and slope length is not defined.

13 Design details are provided for the SRP's on sheets 2405 – 2007. The general sizing of the SRP's is in accordance with the GWRC Erosion and Sediment Control Guidelines (ESC Guidelines). I note however that the T-Bar decants and primary spillways are located within the centre of the SRP's. This is not in accordance with ESC Guidelines and will likely result in adverse sediment related effects due to sediment laden water not having adequate time to settle prior to discharge.

14 The typical details sheet 2450 has the incorrect detail for a stabilised construction entrance and includes an outdated image of stormwater inlet protection.

15 The ESCP's should also include contour lines with RL's and the sites environmental features such as watercourses and wetlands.

16 The ESCP's provide a high level overview of the ESC for Stage 1, however they do not provide adequate detail to assess or confirm that sediment related effects can be appropriately managed during construction. The ESCP's need to be accompanied by an Erosion and Sediment Control Technical report which would establish the overarching ESC principles, outline the ESC design requirements, Chemical Treatment and include Water Quality Monitoring parameters that are specific to the site and reflect the sensitivity of the receiving environments.

Gregor McLean
SouthernSkies Environmental Limited

Collaborations

Subject:	Mt Welcome Fast Track Application (FTA134) Wetland and Streams Peer Review
Attention:	Andrew Banks, Senior Resource Advisor, Greater Wellington Regional Council
From:	Melanie Dixon, Principal Ecologist & James Blyth, Director and Water Scientist, & Dr Gareth Taylor, Director and Aquatic Ecologist.
Date:	3 November 2025

1 Introduction

Thank you for the opportunity to review the draft technical documents that are to be submitted in support of the fast-track resource consent application for Mt Welcome, on behalf of Greater Wellington Regional Council. As recommended, this memo focuses on identifying any key information gaps and any obvious areas of disagreement. We hope that it will be of use to the applicant's technical experts in finalising their application and we would be happy to discuss further any of the matters we have raised.

Specifically, we have reviewed the following documents, and various spatial files:

- BlueGreen Ecology (2025) Mt Welcome station Ecology: Ecological values, effects and effects management. Report prepared by Bluegreen Ecology Ltd for Pukerua Property Group LP. Revision 7 dated 24 October 2025
- PDP (2025) Mount Welcome - Hydrology Assessment. Report prepared by PDP for Pukerua Property Group LP. Revision B, dated 10 October 2025 (Job reference W027550001)

2 Hydrology (James Blyth)

The overall approach of the hydrology report is good practice, assessing the wetland and stream hydrology pre/post development, and aligns with similar projects nearby (for example, Plimmerton Farms Stage 1 consent granted in 2024). There are, however, a number of report limitations due to the scarcity of data and the way information has been presented, which forms part of these comments and recommendations.

1. **Monitoring data:** Approximately 1 month of continuous monitoring data was utilised in the report for stream, turbidity and wetland water levels. A single flow gauging has been completed. This limited dataset has been used for streamflow calibration and results in greater uncertainty in the results.
    a. One wetland monitoring site (BH04) is indicating water levels up to and exceeding 1.0 mbgl. Please comment on this site, its wetland habitat and hydrological setting given these winter water levels would be considered low.

2. **Synthetic stream record**: As only a single monitoring point for flow was available from the site, a longer term timeseries of catchment streamflow was developed. This utilised an approach of sourcing the Horokiri Stream at Snodgrass Road flow data from the regional council (GWRC), and correcting this simply by dividing the flow rate by the relative catchment areas in Mt Welcome.
    a. This is a simplistic approach. This GWRC flow gauging site is significantly larger (2,884 ha) than the site catchments (i.e. Wetland T1 is ~40 ha, >90% pasture), and the flow gauging site would have a significantly greater time of concentration and retention/detention. The Horokiri catchment draining to this flow gauging site has landuse dominated by exotic forestry (30%), exotic vegetation (16%), native forest (14%) and pasture (41%). This means almost 60% of the catchment is in some form of vegetation cover. The catchment would experience more sustained (longer) baseflow recessions and likely, lower peak flows, due to delayed rainfall response than would be expected at the smaller and steeper pastoral catchments in Mt Welcome.
    b. This data was then used for calibration of the GoldSim model (see below comments) and informed effects assessments. Commentary is necessary on how the use of this data may result in uncertainty in baseflow and peak flows during the wetland hydrology and stream modelling, and what influences this may have on the 'effects' conclusions about the landuse changes post development.
3. **GoldSim Modelling Daily Timestep**: I support the use of the GoldSim modelling approach to test the hydrological changes and potential effects using long term climate data. Some clarity is needed:
    a. Model calibration states conservative parameters were used – please explain this further.
    b. A calibrated model was achieved in Plimmerton Farms Stage 1 development (which had a longer dataset) – did this Mt Welcome model utilise these parameters? If so, include it in the report.
    c. As per comment 2.b above, please elaborate on the limitations of the streamflow synthetic record in relation to wetland hydrology modelling. For example, would you be expecting drier conditions than the model portrays due to flashier runoff expected in the smaller Mt Welcome catchments?
    d. What is your confidence in the wetland water levels, which have not been calibrated due to a lack of data? The model instead, is only calibrated for synthetic streamflow, but the wetlands themselves would be considered uncalibrated.
4. **GoldSim Modelling - 5-minute Timestep**: GoldSim is not a traditional hydraulic model (i.e. TUFLOW, MIKE, HEC-HMS and HEC-RAS), with the latter used for stormwater design and peak flow/velocity assessments. Further information is needed to confirm the purpose of this 5 minute model, particularly for discrete storm simulations (10% and 1% AEP in Section 8.1.2).
    a. Please comment on confidence in peak flows derived from a GoldSim catchment rainfall runoff model (noting comments in 2.b above) now used on a short timestep, versus a hydraulic model using hydrograph modelling approaches such as SCS, Clarke Unit Hydrograph encompassed with design storms and time of concentration calculations.
    b. The report mentions 'Stormwater Design Modelling' (i.e. Section 8.2.2) which presumably utilised some of these methods, however this stormwater report or data has not been included in the document package for review, making it difficult to see the 'complete' picture of the proposed development.

   c. Will this GoldSim modelling be compared against the stormwater design modelling as a sensitivity check?
5. **GoldSim model build**: please comment or include in the report what infrastructure you have modelled and how. For example, wetland stage/storage curves (area, volume, level) and invert (spill levels) and culverts, presumably sourced from design documents. Table A6 provides some of this information.
6. **Wetland types**: the report mentions the presence of seepage wetlands throughout the site, however, states their hydrology is supported by direct runoff and rainfall. The report should ensure it accounts/acknowledges the interflow and shallow groundwater throughflow (which is included in your conceptual models) that is driven by infiltration and topographical gradients, and contributes to these seepage wetlands.
   a. The impervious nature of the post development site will reduce infiltration and recharge to shallow groundwater. Please include commentary on how this may affect wetland conditions, and if hydraulic controls (i.e. weirs) may be necessary to retain water in the wetlands for longer to offset the greater post development surface water runoff, which may be concentrated into channels.
7. **General comments on report:** Addressing the following comments and questions will improve the 'readability' of the final hydrology report:
   a. Table A1-A3 presents the changes in catchment areas for all streams and wetlands. This is useful and should be cross referenced through the report. Please add the relative (%) change (as a total) post development to these tables.
   b. Please update all water level figures. As they are currently displayed, the data is unreadable. For example; Figure 22 and 23 in the report could be changed to either water level duration curves (with frequency of exceedance) or individual plots in an appendix, or Figures 25 and 28 could increase the Y axis scale.
   c. Table 1 of the hydrology report assesses wetter and drier conditions from 25 years of data out of a daily simulation. The report comments on trends in summer – this is not evident in the table or the report. I recommend presenting seasonal information, as a minimum, the summer season versus all data. This will help when considering point 6.a above.
   d. The Taupo Catchment water balance (Section 7.1.4) and Kakaho Catchment water balances (Section 7.2.1) suggests that post development, there will be an increase in groundwater infiltration.
      i. Comment on how this is feasible, given a large portion of the site will be impervious with reduced infiltration from rainfall and reduced seepage. This is mentioned in Section 8.1.1 (increased runoff, less infiltration).
   e. Do the outputs in Section 8.1.1, which show higher discharge off-site post development, include the stormwater retention wetlands and their mitigation of peak flows (which is presented in Section 8.1.2)?
   f. Please check figure cross referencing in the report – Section 8.1 seemingly refers to the wrong figures.

3 Wetland Ecology (Melanie Dixon)

The wetland delineation has been reviewed and appears reasonable, noting this is not an easy area to accurately delineation wetlands. The following comments are made regarding wetland ecology:

1. **Wetland Value:** Disagree with assigning the wetland value as 'low to negligible'. Although the wetlands are small and dominated by exotic species, the scattered native plants indicate that if grazing pressure was removed the wetlands would naturally regenerate. Each wetland is also part of a wider gully / freshwater corridor.
2. **Wetland offsets:** It appears that the proposed offset involves planting within areas already identified as natural inland wetlands, primarily in wetlands classified as "ambiguous" wetlands. (The general area is shown in Figure 25). The use of existing wetlands for offset purposes requires further clarification and justification. Additionally, it would be helpful to confirm whether the "retention" wetlands are also being considered as offsets, as the report text is currently ambiguous on this point. Providing a table that lists the specific areas involved, rather than summarised figures, would enhance transparency. Notably, the existing wetlands proposed for offsets are narrow (less than 10 metres wide) and may require buffer planting to meet long-term biodiversity targets.
3. **Wetland offsetting calculation:** The proposed offsetting replacement ratio requires further justification. We understand that the terrestrial offsetting is being reviewed by others but consider it is likely a full BOAM (Biodiversity Offsets Accounting Model) assessment would be recommended given the vegetation proposed to be cleared is identified as an SNA (Significant Natural Area). If that was the case it would be worth undertaking a full BOAM for wetland loss. It may also be worth the applicant reviewing the approach taken to wetland offsetting at Plimmerton farms.
4. **Use of "retention" wetland to remedy wetland loss:** The wetlands lost under the stormwater "retention" wetlands will be remedied by ensuring the "retention" wetlands are "reinstated as indigenous wetland habitats and not designed for contaminant treatment (although being wetlands some treatment is inevitable)" (pg 52). Whilst these wetlands will not be the same type as the wetland lost, this is acceptable as long as wetlands are hydrologically and ecologically functional and not used for water quality treatment of the development (including sediment removal) as noted in the report. For example, it is important that the wetlands are dominated by emergent wetland plants (not open water) and the outlet structures will allow fish passage into and through the wetlands.
5. **Wetland Monitoring:** Ecological monitoring is critical to confirm that the offset wetlands are functional (i.e., not simply 'stormwater retention wetlands' or 'ponds)'. No wetland monitoring has been proposed – this is a significant gap. We recommend that the applicant's ecologist reviews the approach taken at Plimmerton Farms and uses this as a basis for developing an appropriate wetland monitoring framework.

4 Stream Ecology & Fish Passage/Salvage (Gareth Taylor)

There is very limited information provided in this area for us to review, we do, however, make the following comments:

1. **Quantifying Proposed Stream Loss**: There are contradictory figures for stream loss[1] in the ecological assessment.
2. **Proposed Stream Offset for Taupō Stream**: We are unable to form an opinion on whether an appropriate level of compensation is proposed without a Stream Ecological Valuation (SEV).
3. **Proposed piping of Taupō Stream:** We support the proposal for this ~110m section of pipe to allow for fish passage and we look forward to seeing a design for a fully compliant NES-F structure (i.e., oversized and sunk, not with baffles).
4. **Proposed offset for stream loss on site:** If the "retention" wetlands were to be considered as an offset for stream loss, as a minimum, it would require an assessment that shows that tuna and banded kokopu have access to and from the wetlands. We note this would not be a 'like for like' offset.
5. **Fish survey:** The survey effort is limited, with only spotlighting and eDNA samples (potentially undertaken out of season) for each the south-west and north-west draining catchments. Other methods may find fish are more widespread on site and additional species. The latter is important for informing fish passage design, the former for effects and offset consideration. The western branch of the Kakaho Stream has been a key omission – no surveys have occurred in this catchment despite a large online wetland "retention" structure being proposed on the main stem of the stream.
6. **Fish Passage:** At this stage there are no culvert designs available for any of the road crossings. This is a clear gap in what has been provided. As noted above further information is also required regarding fish access to "retention" wetlands.
7. **Fish Salvage Plan:** The Fish Salvage Plan:
    a) Does not cover chance finds.
    b) Assumes based on limited survey work, that no other fish species are present.
    c) Uses subjective measures for fish size and fish numbers – these need to be quantified.
    d) Does not state the permits needed and held by personnel implementing (e.g. project level or by a global permit they hold).
    e) Seeks to use exclusion methods and therefore requires DOC approval under Freshwater Fisheries Regulations.
    f) Requires a section on maintenance and re-fishing requirements should there be a high flow event, given the proposed use of exclusion screening.
    g) Requires detail on timings – including seasonal requirements and development phasing.

[1] For example, in the stream reclamation in the Kakaho Stream west is described as 150m (pg 55, BlueGreen Ecology) and around 100m in the Fish Management Plan (page not numbered, document page 90)

5 Other comments

As part this review would also like to note the following:

1. **Water Quality**: There are no water quality assessments provided by the applicant about the impacts of landuse change (from farmland to dense urban environments) on the receiving environment, including the offset retention wetlands. This should include sediment loading too (the retention wetlands) and expected water quality of these systems (to ensure perverse downstream outcomes do not occur).
6. **Report Alignment:** Draft reports (i.e. ecology and hydrology) are in places misaligned, likely due to the timing of this project and the concurrent development of documents. As an example, the hydrology report refers to ~1.5 ha of natural inland wetland being affected, while the ecology report refers to 1.53 ha of wetland requiring to be offset. The wetland naming conventions are different in both reports, making it difficult to compare ecology assessments to hydrology. Retention wetlands are also called retention 'ponds' on occasion and even 'lakes' in the ecology report – questioning the intent of the goals of wetland offsetting.
7. **Offset Retention Wetland in Kakaho Stream:** Wetland K1W4 is a retention wetland proposed as an offset and to help achieve hydraulic neutrality from the site. This wetland is located in the Kakaho Stream. Significant consideration will need to be given on:
    a. The upstream landuse effects on hydrology and water quality (particularly sediment). A large portion (half the catchment) draining to this retention wetland comes from an offsite catchment currently in pine trees, at various stages of harvest, outside of the applicants landuse controls.
    b. As this wetland is proposed as an offset location to mitigate the site's environmental effects – how will the design account for potential hydrology, nutrient and sediment impacts that are unknown at this stage of the development? Is adaptive management proposed as a solution should this wetlands storage capacity diminish, or plants die and outcomes are no longer being met? Are there better locations?
    c. As noted above, there is no information about fish presence (species and abundance) in this catchment. This information is critical for not just the fish salvage which would necessarily accompany the construction of this structure, but also its design so that fish can access the "retention" wetland and the upstream catchment.

6 References

BlueGreen Ecology (2025) Mt Welcome station Ecology: Ecological values, effects and effects management. Report prepared by Bluegreen Ecology Ltd for Pukerua Property Group LP. Revision 7 dated 24 October 2025

PDP (2025) Mount Welcome - Hydrology Assessment. Report prepared by PDP for Pukerua Property Group LP. Revision B, dated 10 October 2025 (Job reference W027550001)

7 Limitations

As part of this review, we have undertaken two site visits with the applicant (4 August 2025 and 13 October 2025) and engaged with the applicant's experts to discuss the draft plans. However, given the draft status of the reports and the limited time allowed for this review (less than 5 working days), we consider this assessment is high-level only, and it is possible that we have not identified substantive issues that may develop as the reports are finalised.

Prepared by:
Melanie Dixon

Principal Ecologist
[redacted]

Prepared by:
James Blyth

Director
[redacted]

To

Greater Wellington Regional Council
Attn. Andrew Banks

From

Andres Roa
General Manager: Local Government
Wood & Partners Ltd

W-REF: P25-283-M01
3 November 2025

Mount Welcome Fast Track Application (FTA134) – Stormwater Technical Review Comments

1. Introduction

This memo provides technical review comments in relation to interim pre-lodgement documentation received on 28 October 2025 for the Mt Welcome Fast Track Application (FTA134).

The focus of the technical review is stormwater management, specifically stormwater quality treatment and hydrological control measures, and excludes primary flow conveyance, flood control or peak flow attenuation.

The following documents were reviewed:

- Mount Welcome - Hydrology Assessment report, by Pattle Delamore Partners and prepared for Pukeroa Property Group LP, dated October 2025

2. Stormwater Management Comments

1. The PDP Hydrology Assessment Report outlines flow management to protect wetlands and streams but lacks specific stormwater system design details, which are expected in the forthcoming Infrastructure Report.
2. Accordingly, our comments are limited to the hydrology aspects of the PDP report and may be supplemented once the stormwater design information is provided.
3. The proposed assumed imperviousness levels for lots and roads of 75% and 85% respectively seems reasonable, from a stormwater management design point of view.
4. The document mentions that the total discharge into streams will increase, but the "retention" wetlands will keep peak flows controlled. The term "retention" in this case appears to refer to a "peak flow attenuation" function, as opposed to a retention function for volume mitigation of small, frequent storm events, in the context of hydrological control; this should be clarified.
5. The report notes that the receiving streams show evidence of bank slumping and increased sedimentation. Table 5 indicates a significant rise in daily discharge volumes in the Taupo and Kakaho West streams and tributaries. Although the Kakaho East and Muri Road catchments were not assessed, they are likely to experience similar impacts. Without mitigation, additional impervious surfaces could further exacerbate existing channelised steam erosion in these systems.

   No mitigation measures are proposed to manage channelised stream erosion or to prevent further slumping and sedimentation risks downstream.

Additionally, most streams are perennial, with ephemeral sections in the lower catchments where seepages contribute to baseflow recharge. Wetlands in the valley floors also rely on groundwater recharge.

The report concludes that post-development conditions will result in fewer periods of both no flow and high-intensity flow, stating that "there should not be a negative effect on downstream hydrology." However, it is unclear how the reduction in no-flow periods will be achieved, as the design excludes groundwater recharge through infiltration (e.g., the proposed lined raingardens) and provides no alternative means to sustain baseflows. The "wetting" instead appears dependent on short-term surface runoff.

Furthermore, the report omits any reference to hydrological controls aligned with the objectives of PC1, which could address these concerns. The stormwater management design should therefore incorporate hydrological controls for all new impervious areas, consistent with GWRC's Hydrological Control Guidance Note (Sept 2025). These should include retention and/or extended detention measures to mitigate stormwater volume and reduce channelised erosion risks.

Given these issues, clarification is required on how hydrological controls will be integrated into the final stormwater management design.

6. It is unclear what the contributing catchments are for the proposed raingardens and "retention" wetlands. These devices should be specifically sized for the on-site areas to be mitigated, with any flows from upstream areas or areas that do not require mitigation made to by-pass these devices. Please clarify.
7. There is no mention of water conservation measures for stormwater volume mitigation, such as rainwater harvesting for non-potable re-use (or similar) measures. Clarification is required as to whether rainwater harvesting is proposed as part of the hydrological control mitigation strategy for the development.

Matters to be addressed by regional consent conditions

Note: this is a general list only. Additional or more specific conditions may be required to address actual or potential effects identified through the assessment of effects on the environment.

Earthworks and vegetation clearance

- Overarching erosion and sediment control plan (including objective, requirements, and certification)
- Site/stage specific erosion and sediment control plans (including objective, requirements, and certification)
- Chemical treatment (flocculation) plan (including objective, requirements, and certification)
- Winter works erosion and sediment control plan (including objective, requirements, and certification)
- Pre-construction meeting(s)
- ESC as-built plans
- Site audits
- Sediment treatment device monitoring
- Monitoring response triggers and actions to be undertaken when triggers are breached
- Dust control
- Progressive stabilisation
- Decommissioning of ESCs
- Discharge quality limits for earthworks

Stormwater

- Stormwater management plan (including objective, requirements, and certification)
- Stormwater detailed design (including objective, requirements, and certification)

- Maximum impervious surface area(s) authorised by the consent
- Restriction on exposed copper and zinc building materials
- As-built plans (including objective, requirements, and certification)
- Stormwater operation and maintenance plan (including objective, requirements, and certification)
- Requirements for planting of stormwater management devices
- Inspections and maintenance
- Financial contributions in accordance with Schedule 30 of NRP-PC1

Discharges from contaminated land

- Requirement to provide DSI
- Contaminated land management plan (including objective, requirements, and certification)
- Remediation action plan (including objective, requirements, and certification)
- Site validation report (including objective, requirements, and certification)

Stream works

Stream works generally

- Fish passage requirements (during works and ongoing)
- Timeframes where streamworks are restricted
- Requirements for temporary damming and/or diversion of water
- Stream bank stabilisation
- Stream works construction management plan (including objective, requirements, and certification)
- Freshwater fauna salvage plan (including objective, requirements, and certification)
- Fish passage monitoring and maintenance plan (including objective, requirements, and certification)

- Discharge quality limits for works within streams

Culvert placement

- Identification of culverts authorised to be placed, and their design dimensions
- Culvert design and construction standards
- NES-F information requirements

Stream reclamation (including offsetting and/or compensation)

- Identification of piping authorised by the consent, including design dimensions
- Piping design and construction standards
- Maximum extent of stream bed authorised to be reclaimed
- Minimum quantum of stream offsetting required (including specification of offset type(s))
- Specification of stream offsetting performance targets
- Timeframes for implementing and monitoring stream offsetting
- Stream offsetting management plan (including objective, requirements, and certification)
- Stream offsetting monitoring plan (including objective, requirements, and certification)
- Reporting on offset monitoring
- Actions to be taking if monitoring demonstrates that performance targets are not being met
- Legal and physical protection of stream offsetting

Works in wetlands (including offsetting and/or compensation)

- Methods for excluding works from wetlands (where wetlands will not be reclaimed)

- Specific erosion and sediment control plan for earthworks and vegetation clearance in or adjacent to wetlands (may be addressed through the earthworks erosion and sediment control plan)
- Freshwater fauna salvage plan (can be included as part of streamworks freshwater fauna salvage plan)
- Maximum extent of wetland reclamation authorised (including specification of habitat type(s))
- Minimum quantum of wetland offsetting (including offset type(s))
- Specification of wetland offsetting performance targets
- Timeframes for implementing and monitoring wetland offsetting
- Wetland offsetting management plan (including objective, requirements, and certification)
- Wetland offsetting monitoring plan (including objective, requirements, and certification)
- Reporting on offset monitoring
- Actions to be taking if monitoring demonstrates that performance targets are not being met
- Legal and physical protection of wetland offsetting

Torrey McDonnell

From: Andrew Banks [redacted]
Sent: Thursday, 13 November 2025 12:29 pm
To: Torrey McDonnell
Cc: Dan Smyth; William Dorset; Rory Smeaton (Guest); Ella Jaspers (Guest); Jessica Glover
Subject: RE: Mt Welcome proposed conditions of consent
Attachments: PRE250049 20251113 Matters to be addressed by regional consent conditions.pdf

Kia ora Torrey,
Thank you for the opportunity to comment on the draft proposed conditions of consent. Given the timeframes, the nature of our feedback is high-level, and we have not provided any drafting suggestions. We also support the comment made by Rory yesterday, that conditions normally follow from the assessment of effects, and that because we haven't seen the final assessments, our comments cannot be seen to address all the matters for which conditions may be necessary.

Our comments are set out below:

Matters to be addressed through regional consent conditions
The conditions for the regional consents address some, but not all, of the matters that we expect would need to be addressed by the regional resource consent conditions. Attached above is a list of the matters that we consider need to be addressed (please consider this as a starting point – it may not capture all matters of detail that need to be addressed).

We have mentioned this before, but we consider that the Plimmerton Farms Stage 1 consent (a project which is of a similar scale with similar activities and in the same catchment) provides a reasonable starting point for the matters that we consider should be addressed by the conditions for the Mt Welcome regional resource consents. You can find the Plimmerton Farms Stage 1 consent here:
https://www.epa.govt.nz/assets/Uploads/Documents/Fast-track-consenting/Plimmerton-Farm/Decision/Decision-Report-and-Corrected-Conditions-of-Consent-Clean-Version.pdf

Identifying regional resource consents, associated conditions, and their duration
This project will involve several regional resource consents, each of which will have different applicable conditions, and different durations. For example, the earthworks and vegetation clearance consents will have different conditions and duration to the stormwater consents. To provide for the efficient administration of the consents, please ensure that the conditions identify each of the regional consents that are being sought, the specific conditions that relate to them, and the duration of the consent.

Management plan conditions
This consent will rely on several management plans, so it is important that the conditions for management plans are clear and enforceable. In general, management plan conditions should follow the following pattern:

- A condition requiring the management plan to be submitted to the Council for certification before the works that are the subject of the management plan commence. We also support conditions that require engagement with mana whenua on the development of the management plan.
- A condition setting the objective(s) of the management plan;
- A condition setting the contents of the management plan and the requirements that must be achieved by the management plan;
- A condition requiring that works that are the subject of the management plan do not commence until the management is certified by the Council as being in accordance with the conditions;
- A condition that requires works authorised by the consent to be undertaken in accordance with the management plan.

Please ensure that any management plan conditions you propose follow this pattern.

Lapse period

A 15-year lapse period is highly unusual. This means that the consent could be granted but works need not commence for more than a decade, resulting in a high degree of uncertainty for resource users and the community. It also casts doubt on when (if ever) the benefits of the project would be realised. By comparison, even major infrastructure projects generally don't extent beyond a 10-year lapse period (and this is usually due to complexity of acquiring land to allow works to commence, which is not an issue here).

Please consider the meaning of "given effect to", and whether a 15-year lapse date is appropriate for these consents. We note that the default lapse date under the Fast-track Approvals Act is 2 years, and that the lapse period for the Plimmerton Farms Stage 1 consent is also 2 years. We consider a lapse period of 2 to 5 years would be reasonable for a consent of this type.

Other comments

- Conservation covenants under section 77 of the Reserves Act may no longer provide sufficient ongoing protection for offsetting areas, as conservation covenants can now be revoked under the Fast-track Approvals Act. Consider whether alternative forms of legal protection would be more appropriate to provide ongoing protection for offsetting.
- Please ensure the interpretations and definitions are used consistently throughout the conditions, and that important terms are defined.
- If a condition regarding management plan amendments without re-certification is to be included, clearer requirements around acceptable changes that do not require re-certification are required. There may be circumstances where it is appropriate for administrative content (such as contact details) to be changed without certification, but the scope of such amendments needs to be clearly defined. The amended management plans must still be provided for Council's information. Please refer to Plimmerton Farm Stage 1 condition 18 as an example of how such a condition could be drafted.

Please let us know if you would like to discuss any of our comments.

Ngā mihi,
Andrew.

Andrew Banks
Kaitohutohu Matua | Senior Resource Advisor
Greater Wellington Te Pane Matua Taiao
[redacted]

From: Torrey McDonnell [redacted]
Sent: Tuesday, 11 November 2025 8:57 pm
To: Rory Smeaton (Guest) [redacted]; Ella Jaspers (Guest) [redacted]; Andrew Banks [redacted]
Cc: Dan Smyth [redacted] William Dorset [redacted]
Subject: Mt Welcome proposed conditions of consent

Kia ora koutou

Please find attached proposed conditions of consent. We would appreciate feedback by COB Thursday to meet timeframes. I am free the next couple of days to discuss.

Thank you in advance for the quick turnaround on these, it is much appreciated.

Ngā mihi

Torrey McDonnell MNZPI
Principal Planner - Kaihanga Mahere Kaupapahere Matua

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[redacted]
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Regional resource consent matrix

Resource Consent	Activity	Relevant rule or regulation	Duration	Lapse	Conditions
Earthworks					
RC01 Land use consent (s9) – Soil disturbance	The use of land, and the associated discharge of sediment into water or onto or into land where it may enter water from earthworks.	NRP R107, NRP-PC1 P.R24	10 years	5 years	General conditions: 1 to 17
RC02 Discharge permit (s15) – earthworks to land/water			10 years	5 years	Earthworks conditions: 18 to 42
Contaminated land					
RC03 Discharge permit (s15) – contaminated site discharge to land	Discharges from contaminated land to land where contaminants may enter water.	NRP R94	10 years	5 years	General conditions: 1 to 17 Contaminated land conditions: 43 to 50
Works within streams					
RC04 Land use consent (s13) – placement of culverts	The placement, use, alteration, extension, or reconstruction of culverts in, on, over, or under the bed of any river, including any associated temporary damming and/or diversion of water, and discharges of sediment to water.	NES-F Reg. 71 NRP R145 NRP R147	10 years	5 years	General conditions: 1 to 17 Stream works conditions: 51 to 74
RC05 Water permit (s14) – damming and diversion			10 years	5 years	
RC06 Discharge permit (s15) – discharge to water			10 years	5 years	
RC07 Land use consent (s13) – reclamation	Reclamation associated with piping of a river, including associated diversion of water, and discharge of sediment to water during construction.	NES-F Reg. 57 NRP R143	35 years	5 years	General conditions: 1 to 17
RC08 Water permit (s14) – diversion			35 years	5 years	Stream works conditions: 51 to 74

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Resource Consent	Activity	Relevant rule or regulation	Duration	Lapse	Conditions
RC09 Discharge permit (s15) – discharge to water			10 years	5 years	Stream reclamation conditions: 75 to 84
Works within wetlands					
RC10 Land use consent (s13) – placement of structures, soil disturbance, and vegetation disturbance	The placement of structures and the clearance of vegetation in a natural inland wetland including any associated disturbance of land in the natural wetland, diversion of water, and discharge of sediment to water.	NES-F Reg. 45C NRP R117	10 years	5 years	General conditions: 1 to 17 Earthworks conditions: 18 to 42 Wetland conditions: 85 to 89
RC11 Water permit (s14) – diversion			10 years	5 years	
RC12 Discharge permit (s15) – discharge to water			10 years	5 years	
RC13 Land use consent (s9) – soil disturbance, and vegetation disturbance	Vegetation clearance, earthworks and land disturbance within a 10m setback from a natural inland wetland; and earthworks and land disturbance outside a 10m, but within a 100m setback from, a natural inland wetland; including any associated damming or diversion of water and discharge of water to water.	NES Reg. 45C	10 years	5 years	General conditions: –1 to 17 Earthworks conditions: 18 to 42 Wetland conditions: 85 to 89
RC14 Water permit (s14) – damming and diversion			10 years	5 years	
RC15 Discharge permit (s15) – discharge to water			10 years	5 years	
RC16 Land use consent (s13) – reclamation	Earthworks and land disturbance within natural inland wetlands, and reclamation of natural inland	NES Reg. 45C NRP R118	35 years	5 years	General conditions: –1 to 17

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Resource Consent	Activity	Relevant rule or regulation	Duration	Lapse	Conditions
RC17 Land use consent (s13) – soil disturbance	wetlands (including to form earth dams), including any associated damming or diversion of water, and discharge of sediment to water.		10 years	5 years	Earthworks conditions: 18 to 42
RC18 Water permit (s14) – damming and diversion			35 years	5 years	Wetland conditions: 85 to 89
RC19 Discharge permit (s15) – discharge to water			10 years	5 years	Wetland reclamation conditions: 90 to 99
Stormwater					
RC20 Land use consent (s9) – new impervious surfaces	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 (including a natural inland wetland) or coastal water.	NES-F Reg. 45C NRP R50 NRP-PC1 P.R10	In perpetuity	5 years	General conditions: 1 to 17 Stormwater conditions: 100 to 110
RC21 Discharge Permit (s15) – Stormwater to water			35 years	5 years	

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Interpretation

Wherever used in the conditions of consent, the following terms have the prescribed meaning:

AEP means Annual Exceedance Probability.

Detailed Site Investigation or **DSI** means an investigation that:

a) Is done by a SQEP;
b) Is done in accordance with the current edition of *Contaminated Land Management Guidelines No. 5–Site Investigation and Analysis of Soils*, Wellington, Ministry for the Environment;
c) Is reported on in accordance with the current edition of *Contaminated Land Management Guidelines No. 1–Reporting on Contaminated Sites in New Zealand*, Wellington, Ministry for the Environment; and
d) Results in a report that is certified by the SQEP.

Earthworks means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts.

Earthworks stage means a stage of earthworks as identified in the certified Overarching Erosion and Sediment Control Plan (ESCP).

ESC Guide for Land Disturbing Activities in the Wellington Region means Revision 1 (February 2021) of the *Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region*.

Equivalent household unit or **EHU** has the same meaning as defined in clause C of Schedule 30: Financial Contributions of the Natural Resources Plan Proposed Plan Change 1.

Heavy rainfall event means rainfall greater than 7mm/hr or 20mm over 24 hours as measured at the Wellington Regional Council rainfall monitoring site *Taupo Stream at Whenua Tapu*.

Manager means the Manager, Environmental Regulation, Wellington Regional Council.

Notification or **Notice** means email of notification to the relevant consent authority.

NTU means nephelometric turbidity unit.

Reclamation in relation to the bed of a river, lake, or wetland, means the creation of dry land.

Relevant consent authority means the consent authority responsible for monitoring compliance with the resource consent(s) to which the condition applies.

SQEP means a suitably qualified and experienced person (or persons) who can provide sufficient evidence to the Manager to demonstrate their suitability and competence in the relevant field of expertise for a particular task or action directed by a condition.

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Stabilised means the earthworks site is inherently resistant to erosion or rendered resistant to erosion through the application of the methods of stabilisation specified in Section E3 of the *ESC Guide for Land Disturbing Activities in the Wellington Region*, unless alternative methods are provided for by the ESCP or SSESCP.

Stream works means works in, on, or under the bed of a river or stream.

Stormwater means runoff that has been intercepted, channelled, diverted, intensified or accelerated by human modification of a land surface, or runoff from the external surface of any structure, as a result of precipitation and including any contaminants contained therein.

Stormwater Management Device means any stormwater treatment device or stormwater volume management device including, but not limited to, treatment wetlands, retention or attenuation wetlands, bioretention device, proprietary stormwater treatment devices, rainwater tanks, tree pits, and soakage pits. For the avoidance of doubt, any "retention wetland" identified in the "Proposed Stormwater Attenuation Retention Wetland Layout Plans" (drawing numbers 1753-01-4300 to 4351, prepared by Envelope Engineering, and included with the substantive application), and any associated earth dam, is a stormwater management device.

Warranted Officer means any person authorised by the relevant consent authority under section 38 of the Resource Management Act 1991.

Winter Period means the period between 1 June and 30 September inclusive each year.

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General conditions

Commented [A1]: Happy to work with an alternative approach to drafting general conditions. The General Conditions below set out the matters we consider should apply to all regional resource consents.

Resource consent documents

1. The location, design, implementation and operation of the works authorised by these consents must be undertaken in general accordance with the information and plans contained within the application accepted by the Environmental Protection Authority (EPA) on [date application accepted by EPA]:

    a) [List all documents]
    b) [List all documents]

    And any additional information provided to the Expert Panel including:

    c) [List all documents]
    d) [List all documents]

    Where there is a contradiction or inconsistency between the application and further information provided by the applicant, the most recent information applies. In the event that any of the provisions of these documents conflict with the requirements of these conditions, the conditions of consent will prevail.

    Advice note: Any change from the location, design, implementation and/or operation of the works may require a new resource consent, or a change of consent conditions pursuant to Section 127 of the Resource Management Act 1991.

2. The Consent Holder must ensure that a copy of these consents and all documents and plans referred to in these conditions are:
    a) Provided to each operator or contractor undertaking the works authorised by this consent, prior to works commencing; and
    b) Kept on site at all times during the construction period and presented to any Warranted Officer upon request.

    Advice note: It is recommended that the contractors be verbally briefed on the requirements of the conditions of this consent prior to works commencing.

Review of conditions

3. The relevant consent authority may review any or all conditions of this consent by giving notice of its intention to do so pursuant to Section 128 of the Resource Management Act 1991, within one month of each anniversary of the commencement of this consent, for any of the following reasons:

    a) To review the adequacy of any plan and/or monitoring requirements, and if necessary, amend these requirements outlined in this consent
    b) To deal with any adverse effects on the environment that may arise from the exercise of this consent; and which are appropriate to deal with at a later stage
    c) To require the implementation of Best Practicable Options, in respect to new methodologies for the undertaking of the works to avoid, remedy or mitigate any significant adverse effect on the environment arising from the works

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d) To enable consistency with any relevant plans, proposed plans, or any National Environmental Standards or regulations.

The review of conditions may include the deletion or amendment of conditions of this consent; and the addition of such new conditions as are shown to be necessary to avoid, remedy or mitigate any significant adverse effects on the environment.

Management Plans

4. The following management plans must be submitted to the Manager (WRC) for certification that the management plan(s) comply with the relevant conditions of the consent to which each plan relates:

Earthworks management plans

a) Overarching Erosion and Sediment Control Plan (ESCP) – refer to Condition XX;
b) Stage-Specific Erosion and Sediment Control Plan (SSESCP) – refer Condition XX;
c) Stage-Specific Chemical Treatment Management Plan (SSCTMP) – refer Condition XX;

Contaminated land management plans

d) Contaminated Soil Management Plan (CSMP) – refer to Condition XX
e) Remediation Action Plan (RAP) – refer to Condition XX

Management plans for works in streams

f) Stream Works Management Plan (SWMP) – refer to Condition XX
g) Fish Passage Monitoring and Maintenance Plan (FPMMP) – refer to Condition XX
h) Stream Offsetting Management and Monitoring Plan (SOMMP) – refer to Condition XX

Management plans for works in wetlands

i) Wetland Offsetting Management and Monitoring Plan (WOMMP) – refer to Condition XX

Stormwater management plans

j) Stormwater Detailed Design – refer to Condition XX
k) Stormwater Operation and Maintenance Plan (SOMP) – refer Condition XX.

5. The management plans listed in condition 4 must be prepared by a SQEP.

6. Works to which a management plan relate must not commence until the Consent Holder has received written notice that the management plan has been certified by the Manager.

7. The Consent Holder must implement the certified management plan(s), and all works must be carried out in accordance with the certified management plan(s).

8. The Consent Holder must ensure that copies of all certified management plans are available on Site and can be provided to any Warranted Officer on request.

Commented [A2]: Where appropriate proposed draft conditions have been retained, however some conditions relating to the certification process have been removed and engagement with mana whenua conditions have been amended to reflect a more certain process

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Amendments to Management Plans

9. The Consent Holder may make amendments to the certified management plan(s) at any time without the need for re-certification where the amendment is an administrative change, such as a change in contract details or nominated personnel.

   The Consent Holder must submit, in writing, the administrative amendment(s) to the certified management plan(s) to the Manager within ten (10) working days of making the amendment. The Consent Holder must maintain a record of all amendments made under this condition.

10. Except as provided for by Condition 10, the Consent Holder may make amendments to any of the management plans referred to in Condition 4, provided that:
    a) Any amendment must be submitted to the Manager for certification;
    b) Any works subject to the amendment must not commence until the Consent Holder has received notice that the amendment has been certified by the relevant Manager(s); and
    c) The Consent Holder must implement the certified amendment(s), and all works must be carried out in accordance with the certified amendment(s).

    Any amendment to a management plan under this condition must meet the objectives of the management plan and must be in accordance with the conditions of these consents.

Mana whenua engagement

*Engagement on **management plans***

11. At least 10 working days prior to submitting any management plan listed in Condition 4 to the Manager, the Consent Holder must provide a draft version of the management plan to Te Rūnanga o Toa Rangatira and invite them to comment on the plan.

12. The Consent Holder must include a record of any feedback received under Condition 11 in the management plan submitted under Condition 4.

    Advice note: The purpose of inviting Te Rūnanga o Toa Rangatira to comment on the management plan is to provide the opportunity to work in partnership, allowing for mana whenua input on the management of works that are the subject of these consents.

    Advice note: Should Te Rūnanga o Toa Rangatira confirm they do not wish to provide comment on a management plan, the Consent Holder will have complied with these conditions.

Tīmatanga ceremony

13. The Consent Holder must invite, with a minimum of 15 working days' notice prior to the commencement of any works authorised by these consents, Te Rūnanga o Toa Rangatira to undertake a tīmatanga (karakia) ceremony in a location agreed between Te Rūnanga o Toa Rangatira and the Consent Holder.

    Advice note: In the case that a representative of Te Rūnanga o Toa Rangatira does not attend, or no response to the invitation is received after 15 working days, the Consent Holder will have complied with this condition, provided the invitation requirement is met.

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Advice note: It is expected that the tīmatanga ceremony will involve a karakia by kaumatua facilitated by the Te Rūnanga o Toa Rangatira and will occur at the beginning of the project before any works occur on the site. The tīmatanga would finish with kai (morning tea). It is expected that the Consent Holder will meet the cost of the tīmatanga ceremony as agreed with Te Rūnanga o Toa Rangatira.

Cultural induction

14. At least 15 working days prior to the commencement of any works authorised by these consents, and on further occasions as may be agreed by the Consent Holder and Te Rūnanga o Toa Rangatira, the Consent Holder must invite Te Rūnanga o Toa Rangatira to provide a cultural induction to the site and all relevant contractors to be involved with the works authorised by these consents.

Accidental discovery protocol

15. If koiwi, taonga, wāhi tapu or other archaeological material is discovered in any area during the works, the Consent Holder must immediately cease all work and within 12 hours notify the Manager, Te Rūnanga o Toa Rangatira, and Heritage New Zealand Pouhere Taonga in writing. If human remains are found, the New Zealand Police must be notified immediately. The Consent Holder must allow the above parties to inspect the site and, in consultation with them, identify what needs to occur before work can resume.

    Notification must be emailed to:

    a) Te Rūnanga o Toa Rangatira Inc, resource.consents@ngatitoa.iwi.nz
    b) Wellington Regional Council, notifications@gw.govt.nz
    c) Porirua City Council, compliance.monitoring@poriruacity.govt.nz
    d) Heritage New Zealand Pouhere Taonga, information@heritage.org.nz

    Heritage New Zealand Pouhere Taonga must also be contacted by phone on 04 472 4341 (National Office).

    This condition does not apply to the discovery of archaeological material that is subject to an accidental discovery protocol in an archaeological authority.

16. If works cease under condition 15, no works may resume until the Consent Holder has provided to the Manager written notification that consultation with the parties identified in Condition 15 has been undertaken.
    Consent Holder

    Advice note: Evidence of archaeological material may include burnt stones, charcoal, rubbish heaps, shell, bone, old building foundations, artefacts and human burials. Any archaeological work must be undertaken in a manner that is consistent with any tikanga requested by Te Rūnanga o Toa Rangatira while also complying the conditions of these consents and any archaeological authority.

Complaints

17. At all times from the commencement of works authorised by these consents until the works are complete and the site is stabilised, the Consent Holder must maintain a permanent record of any

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complaints received alleging adverse effects from, or related to, the exercise of this consent. The record must include:

a) the name and address of the complainant;
b) the nature of the complaint;
c) location, date and time of the complaint and of the alleged event;
d) weather conditions at the time of the complaint (as far as practicable), and including wind direction and approximate wind speed if the complaint relates to air quality;
e) the outcome of the Consent Holders investigation into the complaint;
f) measures taken to respond to the complaint; and
g) any other activities occurring in the area at the time of the complaint.

The Consent Holder must also keep a record of any remedial actions undertaken. This record must be maintained on site and must be made available to the Manager, upon request. The Consent Holder must notify the Manager of any such complaints as soon as practicable and within 24 hours after the complaint is received by the Consent Holder.

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Earthworks conditions

Discharge quality

18. The Consent Holder must ensure that any discharges to the Taupo Stream or Kakariki Stream (including any tributaries) authorised by this consent do not give rise to any of the following beyond a distance of 50 m downstream from the point of discharge (zone of reasonable mixing):
    a) The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials; or
    b) Any conspicuous change in the colour or visual clarity; or
    c) A decrease in water clarity of more than
        i. 20% in a River class 1 and in any river identified as having high macroinvertebrate community health in Schedule F1 (rivers/lakes) identified the Wellington Regional Council Natural Resources Plan for the Wellington Region; or
        ii. 30% in any other river; or
    d) Any emission of objectionable odour; or
    e) The rendering of freshwater to be unsuitable for consumption by farm animals; or
    f) Any significant adverse effects on aquatic life.

Erosion and Sediment Control Plan

Overarching Erosion and Sediment Control Plan

19. At least 20 working days prior to the commencement of earthworks, the Consent Holder must submit an overarching erosion and sediment control plan (ESCP) to the Manager for certification.

    The objectives of the ESCP are to:
    a) Establish overarching erosion, sediment, and dust control principles and performance standards;
    b) Provide the framework that will inform the stage-specific erosion and sediment control plans;
    c) Define the procedures to ensure adverse effects associated with the earthworks activities are appropriately avoided, remedied, or mitigated.

    The ESCP must be prepared by a SQEP, in consultation with the contractor, and must be prepared in accordance with the ESC Guide for Land Disturbing Activities in the Wellington Region.

    The ESCP must include:
    d) Description of how and feedback provided by Te Runanga o Toa Rangatira has informed the development of the management plan;
    e) Contact details of the appointed contractor or project manager (phone number, email, postal address);
    f) Description of the number of stages and detail on these stages, including:
        i. Area and extent of each stage;
        ii. Location of each stage;
        iii. General outline of the construction programme for each stage.
    g) Programme of works and hours of operation
    h) Overarching erosion and sediment control design principles and performance criteria
    i) Monitoring, inspection, maintenance and reporting requirements

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j) Information on how the results of continued baseline water quality monitoring will inform the development of or amendment to monitoring, inspection, maintenance, and reporting requirements referred to in i);
k) Heavy rainfall event and incident response procedures.

Stage Specific Erosion and Sediment Control Plan

20. At least 20 working days prior to the commencement of each stage of earthworks, the Consent Holder must submit to the Manager for certification a Stage-specific Erosion and Sediment Control Plan (SSESCP) for that stage.

The objective of the SSESCP is to:

a) Provide detailed, location specific erosion, sediment, and dust control measures relevant to the stage of works; and
b) Ensure measures are implemented and certified so as to prevent any increase in sediment-laden runoff or dust from entering downstream waterways and wetlands, or properties beyond the site, ensuring the maintenance of water and air quality and ecological health during construction activities.

Each SSESCP must:

c) Be in general accordance with Condition 1;
d) Be in accordance with the ESCP and the ESC Guide for Land Disturbing Activities in the Wellington Region;
e) Be prepared by a SQEP in consultation with the contractor undertaking the works.

Each SSESCP must include the following information:

f) Responsibilities and contact details of all parties responsible for the construction, inspection and maintenance of erosion, sediment, and dust controls;
g) Description of how feedback provided by Te Runanga o Toa Rangatira has informed the development of the management plan;
h) Expected commencement date and programme of works for that stage
i) Description of the earthworks and/or vegetation clearance to be managed by the SSESCP;
j) Identification of any specific erosion and sediment control risk, the nature of the risk, the exposure of works to heavy rainfall and/or flood flows and any specific actions to manage this risk;
k) A plan or a series of plans showing:
    i. Catchment boundaries and contours;
    ii. Areas to be disturbed;
    iii. Cut and fill areas;
    iv. Soil stockpile areas;
    v. Fill disposal sites;
    vi. Location of erosion and sediment control devices and measures;
    vii. All discharge points;
    viii. Location of all streams and wetlands;
    ix. Any exclusion/no go areas;
l) The specific erosion, sediment and dust control measures that will be applied to that stage of earthworks, including the location(s), dimension(s), capacity, calculations and design drawings;

Commented [A3]: Expanded on draft conditions provided by applicant. Given the scale of works I consider a condition of this nature is more appropriate for the works. Noting given the stage and area of earthworks the level of detail can always be adjusted to be proportional to the risk of works

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m) Details of site access and stabilised construction entranceways;
n) Evidence demonstrating all erosion, sediment and dust controls are designed in accordance with the ESC Guide for Land Disturbing Activities in the Wellington Region;
o) Details of chemical treatment bench testing and if a SSCTMP is required;
p) Details and methodologies for undertaking rainfall triggered monitoring;
q) Details of dust management measures necessary to prevent the discharge of dust beyond the boundary of the properties within the stage;
r) Details of progressive stabilisation and methods of stabilisation;
s) Details describing the process for regular auditing, inspection and maintenance of all erosion, sediment and dust control measures;
t) Where works in that stage are located near wetlands:
    i. Methods for delineating wetlands with flags, or similar, to ensure contractors are aware of the works boundaries
    ii. Methods for excluding works from wetlands (except where wetlands are authorised to be reclaimed);
    iii. Any specific erosion and sediment controls for earthworks within or adjacent to wetlands.
u) Where works are near streams, specific measures to manage these works, including buffer zones and erosion and sediment controls consistent with the certified stream works management plan;
v) Where works are located adjacent to or upstream from to any stormwater management device, methods to avoid discharges from earthworks to any stormwater management device;
w) Any other relevant site or other information required to demonstrate will be in accordance with the ESC Guide for Land Disturbing Activities in the Wellington Region and consent conditions.

21. The Consent Holder must undertake each stage of earthworks and install, operate and maintain all erosion and sediment controls in accordance with the certified SSESCP, including any certified amendments to the SSESCP.

22. Earthworks in each stage must not commence until the relevant SSESCP for that stage has been certified by the Manager.

Winter works

23. Where earthworks are proposed to occur during the winter period, at least 20 working days prior to undertaking earthworks over the winter period, the Consent Holder must prepare an amendment to the SSESCP and submit this to the Manager for certification.

The purpose of the amendment is to:

a) Detail the specific earthworks being undertaken during the winter period of that year
b) Ensure that specific and effective erosion and sediment control measures are in place for any earthworks undertaken during the winter period of each year
c) Demonstrate that appropriate procedures and methodologies are in place to ensure the actual and potential effects on the environment are managed
d) Minimise the potential for sediment discharge and safeguard receiving environments
e) Ensure compliance with consent conditions.

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The winter works amendment must be prepared in consultation with the contractor undertaking the works and a SQEP.

The amendment must include the following:

f) Detailed description of the proposed works over the winter period for that year, including area and volume of earthworks;
g) Drawings and written description of:
    i. Existing and if required additional controls to be constructed and installed to appropriately manage earthworks during the winter period;
    ii. The scope and location of earthworks intended to be undertaken during the winter period of the applicable year;
    iii. The areas of land that will be stabilised (and maintained as stabilised) prior to and throughout the period during the winter period of the applicable year;
    iv. Additional staging of earthworks to minimise the area of land that is unstabilised during the period during the winter period of the applicable year;
    v. Effective methods of progressive stabilisation that will be used for each stage, that account for the time of year that the stabilisation will be applied;
    vi. Any further measures that the Consent Holder considers may be necessary to achieve effective erosion and sediment control for each stage.
h) A summary of the site's compliance and monitoring history (if any), including any recorded incidents, the results of any monitoring, and the outcomes of any site inspections that relate to earthworks or erosion and sediment control measures, and how this has been taken into account when preparing the amendment;
i) Details of the methodology for undertaking any additional monitoring that may be required to manage the risks associated with undertaking earthworks during the winter period.

24. Unless an amendment to the SSESCP to provide for earthworks has been certified under Condition 23, all areas where earthworks have been undertaken must be stabilised during the winter period each year.

25. No more than 3,000m^2 of land may be unstabilised at any one time during the winter period each year.

Chemical treatment

Stage-Specific Chemical Treatment Management Plan ***(CTMP)***

26. Prior to the commencement of each stage of earthworks, the Consent Holder must undertake bench testing of representative samples of soil within the stage in accordance Appendix F1.0 (Bench testing methodology) of the ESC Guide for Land Disturbing Activities in the Wellington Region and submit the results of all bench tests to the Manager.

27. If the results of bench testing required under Condition 26 demonstrate that chemical treatment is required, the Consent Holder must submit a Stage-Specific Chemical Treatment Management Plan (SSCTMP) to the Manager for certification at least 10 working days prior to the proposed date of commencement of the earthworks within the relevant stage of earthworks.

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The objective of the SSCTMP is to demonstrate how chemical treatment (including flocculant) will be used, monitored and managed appropriately.

The SSCTMP must:

a) Be prepared by prepared by a SQEP in consultation with the contractor undertaking the works and party who will be responsible for the operation and maintenance of the system
b) Be in accordance with the ESC Guide for Land Disturbing Activities in the Wellington Region.

The SSCTMP must include:

c) Description of how and feedback provided by Te Runanga o Toa Rangatira has informed the development of the management plan;
d) Specific design details of the chemical treatment dosing system, based on a rainfall activated methodology for decanting earth bunds (DEBs) and sediment retention ponds (SRPs);
e) Monitoring, maintenance (including post-storm) and contingency programme (including a record sheet);
f) Details of optimum dosage, including assumptions;
g) A spill contingency plan; and
h) Details of the person or bodies that are responsible for the operation and maintenance of the chemical treatment system.

28. If a sediment treatment device is to be used during a specific stage of earthworks, those earthworks must not commence until the Consent Holder has received notice in writing that the SSCTMP has been certified by the Manager.

29. The Consent Holder must undertake chemical treatment in accordance with the certified SSCTMP.

Chemical Treatment ***Monitoring and Maintenance Reports***

30. If chemical treatment is used in any stage of earthworks, the Consent Holder must submit a chemical treatment monitoring report as required by CTMP to the Manager.

These reports must be submitted each week while chemical treatment is being undertaken and include:

a) Dates and results of operation and maintenance undertaken by a SQEP;
b) Chemical testing undertaken (record sheets);
c) Any corrective measures taken where a device has been found to not be functioning effectively.

General earthworks

Pre-construction site meeting

31. The Consent Holder must arrange and conduct a pre-construction site meeting prior to each stage of earthworks commencing and invite, with a minimum of 5 working days' notice, the Manager.

The pre-construction meeting must not occur before the following management plans have been certified by the Manager:

a) Overarching ESCP;

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b) SSESCP
c) If relevant to the stage of earthworks:
    i. Stage-Specific Chemical Treatment Management Plan (SSCTMP);
    ii. Contaminated Site Management Plan (CSMP);
    iii. Remediation Action Plan (RAP);
    iv. Stream Works Management Plan (SWMP);
    v. Stream offsetting management and monitoring plan
    vi. Wetland offsetting management and monitoring plan

Advice note: In the case that any of the invited parties, other than the representative of the Consent Holder, does not attend this meeting, the Consent Holder will have complied with this condition, provided the invitation requirement is met.

As-builts

32. At least 2 working days prior to the commencement of earthworks under the applicable SSESCP the Consent Holder must provide the Manager with 'as-built' plans and details, which have been prepared and signed by a SQEP, confirming that the erosion and sediment controls have been constructed in accordance with the relevant certified SSESCP.

Commented [A4]: The draft conditions provided with the application requested a 10 working timeframe, for consistency with our standard EW conditions and PF, we have imposed a 2 working day timeframe.

Advice Note: For sediment retention ponds, as-built check sheets are available on the Wellington Regional Council's website at the following link: gw.govt.nz/earthworks.
For other ESC measures, as-built information for the purpose of this condition may include:

- *A signed copy of the certified SSESCP with a statement that the ESC measure has been constructed in accordance with the certified SSESCP. This statement may include the relevant construction quality check sheet for the ESC measure from Appendix C1.0 of the ESC Guidelines for the Wellington Region; and*
- *Photographs of each control measure as constructed.*

Site Audits

33. During works authorised by this consent and until each stage of earthworks has been permanently stabilised, the Consent Holder must have the site and erosion and sediment control measures audited by a SQEP. The audits must identify whether all erosion and sediment controls have been installed, operated and maintained in accordance with the certified SSESCP, and identify any steps or measures required to ensure compliance is achieved.

The audits required by this condition must be undertaken:

a) On a minimum of a weekly basis (unless a reduced frequency is agreed in writing by the Manager in advance); and
b) As soon as practicable after a heavy rainfall event.

Each audit must be recorded in writing and submitted to the Manager within 5 working days of the audit being undertaken. Unless otherwise agreed in writing by the Manager, the monitoring required by this condition may only cease once each stage of earthworks has been completely stabilised and the erosion and sediment controls decommissioned.

Advice note: Any site audits carried out by Wellington Regional Council or its contractors do not constitute the audits required by this condition.

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34. In the event that the audit required by Condition 33 identifies that an erosion or sediment control measure is not installed or operating correctly or are not in accordance with the relevant certified SSESCP or conditions of this consent, the Consent Holder must implement corrective action to remediate the erosion or sediment control measure as soon as practicable, but not later than 5 working days of the audit.

Within 5 working days implementing the corrective action, the Consent Holder must provide written notice to the Manager that includes evidence to demonstrate corrective measures have been implemented and all erosion and sediment control measures are installed and operating in accordance with the relevant SSESCP.

Rainfall triggered monitoring

35. The Consent Holder must sample and record the parameters set out in Table ESC.T1 as soon as practicable in the following instances as a minimum:
    a) following a heavy rainfall event;
    b) following the commencement of the discharge from any sediment retention pond (SRP) or decanting earth bund (DEB).

The sampling and recording required by this condition must be undertaken in accordance with the methodology set out in the certified ESCP and SSESCP.

The Consent Holder must submit all monitoring data and information collected under this condition to the Manager within five (5) working days of the date the sampling is undertaken.

This condition will cease to apply to any sediment control measure where the catchment for that measure has been completely stabilised, and the sediment control measure has been decommissioned in accordance with Condition 41.

Table ESC.T1: sampling parameters for SRPs and DEBs

Parameter	Outflow	Locations: Taupo Stream and/or Kakariki Stream, including tributaries	
		Downstream (as identified in SSESCP)	Immediately upstream of the point of discharge from each SRP and/or DEB
Ph	✓	✓	✓
Turbidity (NTU)	✓	✓	✓

Monitoring events

36. If any of the following events occur:
    a) The monitoring required under Condition 35 confirms that
        i. At the outflow of the device, the NTU value is 170 NTU or greater; or
        ii. The pH at the outflow of the device is at or below 5.5 or above 8.5; or
    b) There is a failure or malfunction of any erosion and sediment control measure, or any unauthorised discharge of contaminants, that has resulted in a discharge either directly or via land to a surface water body;

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the Consent Holder must undertake the following actions:

c) The site manager must be contacted immediately;
d) Cease the discharge until (f) has been undertaken;
e) The downstream receiving environment must be inspected immediately by a SQEP to determine if the failure may have had or is having an adverse effect on the receiving environment;
f) As soon as reasonably practicable, repair or replace the failed erosion and sediment control measure;
g) Within 10 working days, a written report of the event referred to in (a) or (b), must be provided to the Manager. The report must include:
    i. A description of the event;
    ii. A description of the remedial action undertaken to cease the discharge, a description of the likely cause of the event
    iii. A description of any amendments required to the ESCP or SSESCP to avoid the event occurring again in the future.

If modifications are required to the ESCP or SSESCP, these must be submitted as amendments under Condition 10.

Dust Control

37. Earthworks must not cause noxious, dangerous, offensive, or objectionable discharge or deposition of dust beyond the boundary of each earthworks stage.

38. The Consent Holder must undertake dust mitigation and management in accordance with certified ESCP and certified SSESCP.

Progressive Stabilisation

39. The Consent Holder must progressively stabilise all disturbed or un-stabilised areas in accordance with the staging plan and progressive site rehabilitation details set out in the ESCP, SSESCP, and ESC Guide for Land Disturbing Activities in the Wellington Region. Upon completion of works authorised by this consent, the entire site must be stabilised.

Cuts and fill

40. All fill material used on site must be restricted to natural material such as clay, soil and rock, and inert material such as concrete and brick, which, when buried, will have no adverse effect on people or the environment.

    Advice note: Rule R82 (Discharges from contaminated land) of the Operative Natural Resources Plan 2023 will apply to any imported or insitu material worked on the site. If the activity does not meet the permitted standards under Rule R82, consent will be required under Rule R83 (Investigation of, or discharges from contaminated land – discretionary activity).

41. All permanent or final cut and fill surfaces must be completed and stabilised so as to prevent erosion or instability. Any erosion of soil, including failure of cut and fill batters, that is attributable to the works must be contained, remedied and/or mitigated by the Consent Holder.

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Decommissioning

42. The Consent Holder must not remove or decommission any erosion or sediment control measure until the contributing catchment for the erosion or sediment control measure is completely stabilised. Written notice must be provided to the Manager prior to the removal or decommissioning of each erosion or sediment control measure. Written notice must include evidence of stabilisation and be signed off by SQEP confirming that the contributing catchment for the erosion or sediment control measure is completely stabilised.

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Contaminated land conditions

Detailed Site Investigations (DSI)

43. At least 20 working days prior to the commencement of earthworks in any earthworks stage where potential Hazardous Activities and Industries List (HAIL) sites are identified in the Preliminary Site Investigation (PSI) in Condition 1, the Consent Holder must provide a Detailed Site Investigation (DSI) to the Manager.

Advice note: The use of land to undertake a DSI is a permitted activity under Rule R81 of the Natural Resources Plan for the Wellington Region, subject to meeting the conditions of that rule.

Contaminated Site Management Plan

44. At least 20 working days prior to the commencement of earthworks in any earthworks stage where potential Hazardous Activities and Industries List (HAIL) sites are identified in the Preliminary Site Investigation (PSI) in Condition 1, the Consent Holder must submit a Contaminated Site Management Plan (CSMP) to the Manager for certification.

The objective of the CSMP is to show what measures, procedures, and methodologies will be put in place to manage discharges of contaminants from contaminated material.

The CSMP must be prepared by a SQEP in accordance with the requirements of the current edition of the Ministry for the Environment *Contaminated Land Management Guidelines No.1 Reporting on Contaminated Sites in New Zealand (Revised 2021)*.

The CSMP must include as a minimum, but not be limited to:

a) Description of how and feedback provided by Te Runanga o Toa Rangatira has informed the development of the management plan;
b) Responsibilities and contact details of all parties responsible for the management of contaminated material on site
c) The locations of any contaminated material on site;
d) The extent of contaminated material that will be disturbed during works;
e) A soil sampling programme to inform controls required at the site and disposal options during earthworks
f) Locations of temporary stockpiles of contaminated material (if relevant);
g) Procedures to minimise and manage on-site contaminant dispersal during works;
h) Unexpected contaminated material discovery protocols;
i) A methodology for preventing the creation of new contaminated land;
j) Transport and disposal of any material transported off-site.

45. Earthworks in any earthworks stage where a CSMP is required under Condition 44 must not commence until the CSMP has been certified by the Manager.

46. Earthworks in any earthworks stage where a CSMP is required under Condition 44 must be undertaken in accordance with the certified CSMP for that earthworks stage.

Commented [A5]: Given that DSI's have not yet been undertaken, we consider the CSMP should be subject to final certification (to take into account any findings of the DSIs).

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Remediation action plan

47. If a DSI required under Condition 43 demonstrates that remediation is required, then at least 10 working days prior to the commencement of earthworks in that earthworks stage the Consent Holder must submit a Remediation Action Plan (RAP) for that earthworks stage to the Manager for certification.

    The RAP must:

    a) Be prepared by a SQEP in consultation with the contractor undertaking the remediation.
    b) Be prepared in accordance with the requirements of the current edition of the Ministry for the Environment *Contaminated Land Management Guidelines No.1 Reporting on Contaminated Sites in New Zealand (Revised 2021)*.

    The RAP must include:

    c) Site description and summary of previous investigation results;
    d) Scope and purpose of remediation;
    e) Methodology and timing;
    f) Controls to be implemented during remediation;
    g) Any required monitoring;
    h) Record keeping;
    i) Remediation targets and standards;
    j) Proposed site validation strategy and methods to demonstrate the degree to which remediation objectives have been met;
    k) Relevant supporting information (e.g. figures/plans of proposed work, previous investigation, consents or permits).

    Advice note: Any RAP required by this condition may be incorporated into the relevant CSMP required by Condition 44.

48. Earthworks in any earthworks stage where a RAP is required under Condition 47 must not commence until the RAP has been certified by the Manager.

49. Remediation of contaminated soil in any earthworks stage where a RAP is required under Condition 47 must be undertaken in accordance with the certified RAP for that earthworks stage.

Site Validation Report

50. Within 20 working days of the completion of earthworks in any earthworks stage where a RAP is required under Condition 47, a Site Validation Report (SVR) for that earthworks stage must be submitted to the Manager.

    The SVR must be prepared by a SQEP in accordance with the Ministry for the Environment *Contaminated Land Management Guideline No. 1 – Reporting on Contaminated Sites in New Zealand (Revised 2021)*.

    The SVR must include:

    a) A summary of the works undertaken, including the locations and dimensions of excavations and the volume of soil excavated;

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b) Conditions of the final site contamination profile, including details and results of any validation testing undertaken (with a map of sampling locations and tabulated sampling results);
c) Details and results of any other contamination testing undertaken during the works (including any sampling undertaken on materials re-used on site or imported to site);
d) Records/evidence of the appropriate disposal for any material removed from the site;
e) Records of any unexpected contamination encountered during the works and response actions, if applicable;
f) Any on-going monitoring and/or management measures required to minimise risks to human health or the environment as a result of the final site contamination profile;
g) Reports of any complaints, health and safety incidents related to contamination, and/or contingency events during the earthworks; and
h) A statement certifying that all works have been carried out in accordance with the requirements of the DSI, CSMP and conditions of consent.

Note: the Manager may seek a peer review of the SVR by a SQEP to determine whether the SVR meets the requirements of this condition.

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Stream works conditions

Discharge quality

51. The Consent Holder must ensure that any discharges to the Taupo Stream or Kakariki Stream (including any tributaries) authorised by this consent do not give rise to any of the following beyond a distance of 50 m downstream from the point of discharge (zone of reasonable mixing):
    a) The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials; or
    b) Any conspicuous change in the colour or visual clarity; or
    c) A decrease in water clarity of more than
        i. 20% in a River class 1 and in any river identified as having high macroinvertebrate community health in Schedule F1 (rivers/lakes) identified the Wellington Regional Council Natural Resources Plan for the Wellington Region; or
        ii. 30% in any other river; or
    d) Any emission of objectionable odour; or
    e) The rendering of freshwater to be unsuitable for consumption by farm animals; or
    f) Any significant adverse effects on aquatic life.

In-stream structures authorised

52. This consent authorises the placement of the following structures in, on, or under the bed of a stream or river:
    a) [Describe location of culvert or pipe]
    b) [Describe location of culvert or pipe]

Stream Works Management Plan

53. The Consent Holder must provide a Stream Works Management Plan (SWMP) to the Manager for certification at least 20 working days prior to the commencement of stream works authorised by this consent.

    The objective of the SWMP is to demonstrate that appropriate procedures and methodologies are in place to manage the effects of works on streams during construction.

    The SWMP must be:
    a) Prepared by a SQEP, in consultation with the contractor;
    b) Be in general accordance with the documents listed in Condition 1.

    The SWMP must include:
    c) Description of how and feedback provided by Te Runanga o Toa Rangatira has informed the development of the management plan;
    d) Timing and staging of the stream works;
    e) A detailed description of all stream works to be undertaken, including but not limited to:
        i. Installation of culvert crossings;
        ii. Installation of subsoil pipes;
        iii. Installation of any erosion protection structures;
    f) The detailed design of all in-stream structures, including calculations undertaken to determine the sizing and design requirements;
    g) Detailed construction methodology for the construction of each in-stream structure

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h) Detail on how fish rescues will be undertaken in accordance with the Fish Management Plan (FMP) under Condition 59.
i) Detail of any temporary water diversion to separate construction works from flowing water, including location, type, capacities and:
    i. Calculations and cross sections of the temporary diversions to demonstrate that they can manage flows from the 5% Annual Exceedance Probability (AEP) rain event;
    ii. Contingency methods should a heavy rainfall event occur or be forecasted while the temporary diversion is in place;
    iii. Measures to facilitate fish passage upstream and downstream while the temporary diversion is in place.
j) Appropriate erosion and sediment control measures;
k) Methods to manage and treat any sediment-laden water before discharging from the works site;
l) Methods to prevent other contaminants on the works site from entering water, or to land where it may enter;
m) Details of all stream bank stabilisation planting to be undertaken;
n) Methodologies and timing for reverting the stream bed back to its pre-construction condition in accordance with Condition 68;
o) Measures to ensure that in-stream structures do not obstruct fish passage;
p) Any other relevant matters to ensure compliance with all conditions.

54. The Consent Holder must not commence any stream works authorised by this consent until written notice is received that the SWMP has been certified by the Manager.

55. The Consent Holder must undertake all stream works in accordance with the certified SWMP.

Fish Passage Monitoring and Maintenance Plan

56. Within 20 working days following completion of any culvert placement or stream piping, and any construction of an earth dam, the Consent Holder must submit a Fish Passage Monitoring and Maintenance Plan (FPMMP) to the Manager for certification.

The purpose of the FPMMP is to describe the ongoing monitoring and maintenance measures for the structure to ensure fish passage is maintained and does not reduce over the lifetime of the structure.

The FPMMP must be prepared by a SQEP.

The FPMMP must include the following detail and processes:
a) Description of how and feedback provided by Te Runanga o Toa Rangatira has informed the development of the management plan;
b) How the monitoring and maintenance will be done;
c) The steps to be taken to avoid any adverse effects on fish passage;
d) The steps to be taken to ensure that the structure's provision for fish passage does not reduce over its lifetime; and
e) A process for providing updated information on the structure to the Manager every year for the first 5 years of the placement of the structure, and every 2 years thereafter, or after a

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natural hazard event, for the purpose of reassessing the structures effect on the passage of fish.

f) Specific aspects of the structure that are to be monitored to ensure that the structure's provision for the passage of fish does not reduce over its lifetime.
g) Programme and frequency of routine monitoring and maintenance.
h) Record keeping of monitoring results.
i) Remediation measures should monitoring and inspections indicate as a result of the structure there is an adverse effect on fish passage.

Advice note: Clause a) to d) of this management plan is required by regulation 69(2) of the Resource Management (National Environmental Standard for Freshwater) Regulations 2020.

Advice note: after the first FPMMP is certified, this condition may be met for subsequent culverts or stream piping by amending the FPMMP to incorporate any subsequent structure under Condition

57. Stream works must not commence until the Consent Holder receives written notice that the FPMMP has been certified by the Manager.

58. The Consent Holder must undertake the monitoring and maintenance in accordance with the certified FPMMP.

59. The Consent Holder must submit a report to the Manager on the monitoring and maintenance undertaken in accordance with the certified FPMMP annually from the date that the placement each structure subject to the FPMMP is completed.

General stream works

Freshwater fish

60. The Consent Holder must undertake fish rescue in accordance with the Fish Management Plan (FMP) prepared by BlueGreen Ecology *(Mt Wellington Station Ecology: Appendix 3: Fish Management Plan, 20 November 2025)*. All fish rescue must be undertaken by a SQEP with the required permits.

Advice note: It is the responsibility of the Consent Holder to ensure that they secure any necessary authorisations from the Department of Conservation, the Ministry of Primary Industry and Fish and Game New Zealand, prior to the commencement of any fish rescue

61. The Consent Holder must provide all stream fish rescue data, including the number, length, and species of each captured fish, to the Manager within 10 working days of completion of the stream works.

62. The Consent Holder must ensure that fish passage in streams is maintained at all times during and after construction.

63. The Consent Holder must ensure that all structures is designed, constructed and maintained in accordance with the New Zealand Fish Passage Guidelines (NZFPG) (NIWA and DOC, Version 2.0, June 2024).

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64. Stream works must not be undertaken during the spawning period of native fish present in the catchment (1 May - 30 June, inclusive).

Temporary diversions

65. The Consent Holder must ensure all temporary water diversions are in place prior to the commencement of stream works. The temporary diversion must:
    a) Be implemented, managed and maintained in accordance with the certified SWMP;
    b) Separate all construction activities from flowing water;
    c) Remain in place for the full duration of the stream works in that location; and
    d) Not be removed and the stream flow reinstated until the stream works in that location have been completed.

Reducing effects on water quality

66. The Consent Holder must minimise sediment discharges and effects on in-stream habitats and ecology during the stream works, including but not limited to:
    a) Completing all stream works in the minimum time practicable;
    b) Undertaking stream works in dry weather conditions, as far as practicable;
    c) Avoiding the placement of construction or excavated material in the wetted channel;
    d) Separating all construction activities from flowing water;
    e) Installing appropriate sediment control and treatment measures;
    f) Minimising crossing of the stream bed and keeping crossings to one path only; and
    g) Minimising machinery in the stream bed and undertaking works from the banks where practicable.

67. The Consent Holder must ensure that prior to entering a stream or river that all vehicles and equipment are inspected for the presence of invasive or pest aquatic species including Didymosphenia geminata (didymo). In the event that an invasive or pest aquatic species is discovered upon any vehicle or equipment it must be removed prior to the vehicle or equipment entering the stream or river.

    Advice note: Advice on cleaning methods is available on the Ministry for Primary Industries website at http://www.mpi.govt.nz/travel-and-recreation/outdoor-activities/check-clean-dry/.

68. No dry cement product, unset concrete, concrete wash water or any water contaminated with concrete may enter water, or land where it may enter water.

69. The Consent Holder must ensure that:

    a) All machinery being used for the works is regularly maintained in such a manner to ensure no contaminants (including but not limited to oil, petrol, diesel, or hydraulic fluid) is released into water, or to land where it may enter water;
    b) No storage of hazardous substances or re-fuelling occurs within 10m of any surface water body or stormwater system;
    c) No machinery is cleaned or stored within 10m of any surface water body or stormwater system.

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Reducing effects on ecological habitat values

70. With the exception of stream reclamation, piping, and the placement of culverts, to maintain the ecological and biodiversity habitat values of the waterbody, the Consent Holder must ensure the bed of the affected water body is reverted back to its pre-construction condition or better upon completion of the stream works. This may include, but is not limited to:
    a) Removing, stockpiling, and reinstating the natural stream bed materials at the completion of stream works;
    b) Re-vegetation of any cleared vegetation from the banks of the stream;
    c) Ensuring that there is a variety of pools and riffles, and backwaters along the affected reach of water body;
    d) Ensuring that the there is a variety of widths and depths along the affected reach of water body;
    e) Minimising the use of geotextile fabric within the bed of the water body.

    All works and timing of works to revert the affected water body back to its pre-construction condition or better must be undertaken in accordance with a certified SWMP.

Erosion/scour and revegetation

71. The Consent Holder must ensure that any structure placed in the bed of a stream or river is embedded at least to the depth below the existing natural stream bed level specified in the certified SWMP.

72. The Consent Holder must ensure that any areas of the stream banks that are cut or disturbed as a result of the works are stabilised and grassed or replanted with native vegetation as soon as practicable following completion of the works.

    All replanting of native vegetation must be maintained for five years or until 80% canopy cover over the relevant area is achieved.

NES-F Culvert requirements

Monitoring, maintenance and removal of structures

73. The Consent Holder must provide the information required by Regulation 63 (Culverts) and Regulation 66 (dams) of the National Environmental Standards for Freshwater 2020 by uploading the details into the NIWA fish passage Assessment Tool and providing the Manager with the response number once the upload is complete. The information required by these regulations must be uploaded and provided to the Manager within 20 working days of the completion of construction of these structures.

74. The Consent Holder is responsible for each structure and must monitor and maintain each structure in accordance with the certified FPMMP, so that:
    a) The provision of fish passage does not reduce over its lifetime;
    b) Any erosion, scour or instability of the stream bed or banks that is attributable to the works carried out as part of this consent is remedied by the Consent Holder;
    c) Any adverse effects caused by the presence of the structure that limit, restrict or prevent fish passage must be rectified by the Consent Holder;
    d) The structural integrity of the instream structures remains sound in the opinion of a Professional Chartered Engineer; and

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e) The stream or river within or around the structure remains clear of debris.

Advice note: Maintenance does not include any works outside of the scope of this resource consent. Further resource consents may be required for any additional works (including structures, reshaping or disturbance to the bed of the watercourse).

Stream reclamation

Maximum extent of stream bed reclamation

75. The maximum extent of stream bed reclamation must not exceed the extent of stream bed reclamation identified in [insert plan reference from application documents].

Commented [A6]: It would be helpful if the application documents included a drawing that showed the extent of stream bed to be reclaimed.

Minimum stream offsetting required

76. The residual adverse effects of the stream reclamation authorised under Condition 74 must be offset by implementing the following offsetting measures (as a minimum):
    a) [Insert description of offset measure]
    b) [Insert description of offset measure]

Stream Offsetting Performance Targets

77. The Consent Holder must implement the offset measures required by Condition 75 so that the following outcomes and performance targets are achieved:
    a) At 5-years post planting, the planted sites achieve:
        i. At least 80% native canopy coverage;
        ii. The retention of at least 80% of the riparian planted species diversity when canopy coverage is achieved; and
        iii. No established invasive environmental weed species present.
    b) At 15-years post planting, the planted sites achieve:
        i. At least 80% native canopy coverage; and
        ii. No established invasive environmental weed species present; and
    c) Achievement of a Stream Ecological Valuation (SEV) of [insert SEV to be achieved], or evidence that this SEV will be achieved within 15-years post planting.

Commented [A7]: This may need to be amended based on the final details of the application, and any feedback from our experts.

*Stream Offsetting Management and Monitoring Plan **(SOMMP)***

78. The Consent Holder must prepare and submit a Stream Offsetting Management and Monitoring Plan (SOMMP) to the Manager for certification at least 20 working days prior to the commencement of any stream reclamation.

    The purpose of the SOMMP is to demonstrate how offset measures will be implemented, maintained and monitored to achieve the performance targets set out in condition 76.

    The SOMMP must be prepared by a SQEP.

    The SOMMP must include:
    a) Description of how and feedback provided by Te Runanga o Toa Rangatira has informed the development of the management plan;
    b) A programme of works for undertaking and completing the offsetting;

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c) Plans to scale showing location, lengths and widths of all proposed areas marked for offsetting;
d) Details on plant species to be used for offsetting, including:
    i. Proposed species mix;
    ii. Size and density of planting;
    iii. Details of eco-sourcing and how plants are appropriate to the locality;
e) Confirmation of a minimum 20 m wide riparian planting margin either side of the stream;
f) Details of the on-going maintenance of the planting, including but not limited to, the replacement of plants, future management and eradication of pest plants;
g) Details of how plants will be protected from pest animals;
h) A monitoring framework, including:
    i. Detail on how the performance measures will be monitored;
    ii. Monitoring methods and locations;
    iii. Details on the monitoring frequency that is at a minimum once annually;
    iv. Methods to analyse monitoring results to assess trajectory towards achieving performance targets, and details on trigger thresholds and/or early warning indicators that the performance targets are not being achieved.

79. The Consent Holder must not reclaim any stream or riverbed until written notice is received that the SOMMP has been certified by the Manager

80. The implementation, monitoring, and maintenance of offsetting must be undertaken in accordance with the certified SOMMP.

SOMMP reporting

81. Within 12 months of implementing the first offset measure required by Condition 76, the Consent Holder must prepare and submit an Annual Monitoring Report to the Manager.

Annual Monitoring Reports must be provided annually thereafter until the performance targets set out in Condition 77 are met.

The objectives of the monitoring and Annual Monitoring Report are to:
a) Report on whether the offset areas are achieving the performance targets as detailed in Condition 77;
b) Inform whether any amendments are required to the SOMMP to ensure that the performance targets are achieved.

The Annual Monitoring Report must be prepared by a SQEP.

The Annual Monitoring Report must include:
c) Date the monitoring was undertaken;
d) Evidence the person conducting the monitoring was a SQEP;
e) Evidence monitoring was undertaken using the methodology set out in the SOMMP;
f) Results of the monitoring;
g) An assessment of the progress towards achieving the performance targets in Condition 77;
h) Identification of any performance targets that have not been met, or are at risk of not being met;

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i) Assessment of likely causes of any performance targets not being met;
j) If a performance target is not met, or is at risk of not being met, identification of any amendments to the SOMMP that may be required to ensure that the target is met.

82. Where an Annual Monitoring Report demonstrates that the performance targets under Condition 77 are or will be met, no further action is be required for that annual reporting period.

83. Where an Annual Monitoring Report demonstrates that one or more of the performance targets under Condition 77 have not been met, or are not likely to be met within the required timeframes, within 20 working days of submitting the Annual Monitoring Report, the Consent Holder must submit an amendment to the certified SOMMP under Condition 10.

The amendment must address and include the following:

a) Description of how and feedback provided by Te Runanga o Toa Rangatira has informed the development of the amendment to the management plan;
b) Identification of the likely causes for not meeting the performance targets;
c) Detailed remedial actions to address the performance targets not met, or on a trajectory to not being met, which may include:
    i. Further planting, or re-planting, including new species or additional species; and/or
    ii. Further pest management to be implemented; and/or
    iii. Protection and/or exclusion measures, such as fencing.
d) Plans or maps showing where the remedial actions are to be implemented;
e) Justification for how the proposed remedial actions will, or are likely to address achieving the performance targets;
f) Timing and sequencing of remedial works;
g) Further monitoring to be implemented, including:
    i. Revised or additional monitoring; and
    ii. Monitoring methods, frequency and duration.

Legal and physical protection of stream offsetting

84. The Consent Holder must enter into an appropriate consent notice, covenant, or encumbrance (or similar legal mechanism) that ensures that, regardless of current land ownership or any future ownership or tenure changes, the offset measures required by Condition 76 are legally and physically protected and managed in perpetuity to ensure ongoing achievement of the performance targets set out in Condition 77.

The legal mechanism must detail how the protection and ongoing management of the offset measures specified in Condition 76 will be achieved in perpetuity.

The Consent Holder must provide evidence to the Manager that the legal mechanisms are in place and registered within six months of the implementation of the offset measure on the subject land.

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Wetland conditions

Delineation and exclusion of works from wetlands

85. At least 20 working days prior to the commencement of land disturbance or earthworks within 100 m of any of the wetlands identified in [insert document reference that describes location of existing wetlands], the Consent Holder shall clearly demarcate on site the location of each wetland using fencing or other form of visually distinguishable barrier. The demarcation shall be maintained for the duration of any earthworks or land disturbance being undertaken within 100 m of the wetland.

86. Except for wetland reclamation authorised under Condition 90, and the placement of culverts or stormwater outlets authorised by these consents, land disturbance or earthworks must not occur within any wetland.

Freshwater fish

87. Prior to undertaking any land disturbance or earthworks within a wetland, the Consent Holder must undertake wetland fish rescue in accordance with the Fish Management Plan (FMP) prepared by BlueGreen Ecology (*Mt Wellington Station Ecology: Appendix 3: Fish Management Plan, 20 November 2025).* All fish rescue must be undertaken by a SQEP with the required permits.

    Advice Note: It is the responsibility of the Consent Holder to ensure that they secure any necessary authorisations from the Department of Conservation, the Ministry of Primary Industry and Fish and Game New Zealand, prior to the commencement of any fish rescue

88. The Consent Holder must provide all wetland fish rescue data, including the number, length, and species of each captured fish, to the Manager within 10 working days of completion of the land disturbance or earthworks within the wetland.

89. Except where wetlands are reclaimed, the Consent Holder must ensure that fish passage within and from wetlands is maintained at all times during and after construction.

Wetland reclamation

Authorised wetland reclamation

90. The areas of wetland that may be reclaimed must not exceed the following areas:
    a) The parts of the following wetlands, where earthworks will be undertaken (as shown in [insert drawing reference]);
        i. [Wetland reference number]
        ii. [Wetland reference number]; and
    b) The parts of the following wetlands, where earth dams will be placed (as shown in [insert drawing reference]):
        i. [Wetland reference number]
        ii. [Wetland reference number].

Commented [A8]: We think it would be helpful if the application included a drawing that overlaid earthworks areas and earth dam placement on to of the existing wetlands, to show exactly what wetlands will be reclaimed.

Minimum wetland offsetting required

91. The residual adverse effects of wetland reclamation authorised under Condition 90 must be offset by implementing the following offsetting measures (as a minimum):
    a) [Insert description of offset measure]

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b) [Insert description of offset measure]

Wetland Offsetting Performance Targets

92. The Consent Holder must implement the offset measures required by Condition 91 so that the following outcomes and performance targets are achieved:
    a) At 5-years post planting, planted sites achieve:
        i. At least 80% native canopy coverage;
        ii. The retention of at least of 80% of the planted species diversity when canopy coverage is achieved; and
        iii. No established invasive environmental weed species present.
    b) At 15-years post planting, planted sites achieve:
        i. At least 80% native canopy coverage; and
        ii. No established invasive environmental weed species present.
    c) Groundwater levels do not drop below [depth below ground level to be specified] for periods of consecutive months or longer for enhanced, new, or expanded wetlands;
    d) Presence of hydric soils within 5 years of establishment of new or expanded wetlands;
    e) Minimisation of permanent open water areas (excluding open channels, and temporary ponding following rainfall); and
    f) Achievement of a Wetland Ecological Valuation (WEV) of [insert WEV to be achieved], or evidence that the trajectory of the condition of the wetland is trending towards the WEV.

Commented [A9]: This may need to be amended based on the final details of the application, and any feedback from our experts.

Wetland Offsetting Management and Monitoring Plan (WOMMP)

93. The Consent Holder must prepare and submit a Wetland Offsetting Management and Monitoring Plan (WOMMP) to the Manager for certification at least 20 working days prior to the commencement of any wetland reclamation.

    The purpose and scope of the WOMMP is to demonstrate how offset measures will be implemented, maintained and monitored to achieve the performance targets set out in Condition 92.

    The WOMMP must be prepared by a SQEP.

    The WOMMP must include:
    a) Description of how and feedback provided by Te Runanga o Toa Rangatira has informed the development of the management plan;
    b) A programme of works for undertaking and completing the offsetting;
    c) Plans to scale showing location, lengths and widths of all proposed areas marked for offsetting
    d) Details on plant species to be used for offsetting, including:
        i. Proposed species mix;
        ii. Size and density of planting;
        iii. Details of eco-sourcing and how plants are appropriate to the locality;
    e) Details of the on-going maintenance of the planting, including but not limited to, the replacement of plants, future management and eradication of pest plants;
    f) Details of how plants will be protected from pest animals;
    g) A monitoring framework, including:
        i. Detail on how the performance measures will be monitored;

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ii. Monitoring methods and locations;
iii. Details on the monitoring frequency that is at a minimum once annually;
iv. Methods to analyse monitoring results to assess trajectory towards achieving performance targets, and details on trigger thresholds and/or early warning indicators that the performance targets are not being achieved.

94. The Consent Holder must not reclaim any wetlands until written notice is received that the WOMMP has been certified by the Manager

95. The implementation, monitoring, and maintenance of offsetting must be undertaken in accordance with the certified WOMMP.

WOMMP reporting

96. Within 12 months of implementing the first offset measure required by Condition 91, the Consent Holder must prepare and submit an Annual Monitoring Reports to the Manager.

Annual Monitoring Reports must be provided annually thereafter until the performance targets set out in Condition 92 are met.

The objectives of the monitoring and Annual Monitoring Report are to

a) Report on whether the offset areas are achieving the performance targets as detailed in Condition 92; and
b) Inform whether any amendments are required to the WOMMP to ensure that the performance targets are achieved.

The Annual Monitoring Report must be prepared by a SQEP.

The Annual Monitoring Report must include:

c) Date the monitoring was undertaken;
d) Evidence the person conducting the monitoring was a SQEP;
e) Evidence monitoring was undertaken using the methodology set out the WOMMP;
f) Results of the monitoring;
g) An assessment of the progress towards achieving the performance targets in Condition 92;
h) Identification of any performance targets that have not been met, or are at risk of not being met;
i) Assessment of likely causes of any performance targets not being met;
j) If a performance target is not met, or is at risk of not being met, identification of any amendments to the WOMMP that may be required to ensure that the target is met.

97. Where an Annual Monitoring Report demonstrates that the performance targets under Condition 92 are or will be met, no further action is required for that annual reporting period.

98. Where an Annual Monitoring Report demonstrates that one or more of the performance targets under Condition 92 have not been met, or are not likely to be met within the required timeframes, within 20 working days of submitting the Annual Monitoring Report, the Consent Holder must submit an amendment to the certified WOMMP under Condition 10.

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The amendment must address and include the following:

a) Description of how and feedback provided by Te Runanga o Toa Rangatira has informed the development of the amendment to the management plan;
b) Identification of the likely causes for not meeting the performance targets;
c) Detailed remedial actions to address the performance targets not met, or on a trajectory to not being met, which may include:
    i. Further planting, or re-planting, including new species or additional species; and/or
    ii. Further pest management to be implemented; and/or
    iii. Protection and/or exclusion measures, such as fencing.
d) Plans or maps showing the remedial actions to be implemented;
e) Justification for how the proposed remedial actions will, or likely to address achieving the performance targets;
f) Timing and sequencing of remedial works;
g) Further monitoring to be implemented, including:
    i. Revised or additional monitoring;
    ii. Monitoring methods, frequency and duration.

Legal and Physical Protection of Ecological Offset and Compensation

99. The Consent Holder must enter into an appropriate consent notice, covenant, or encumbrance (or similar legal mechanism) that ensures that, regardless of current land ownership or any future ownership or tenure changes, the offset measures required under Condition 91 are legally and physically protected and managed in perpetuity to ensure ongoing achievement of the performance targets set out in Condition 92.

The legal mechanism must detail how the protection and ongoing management of the offset measures specified in Condition 91 of this consent will be achieved in perpetuity.

The Consent Holder must provide evidence to the Manager that the legal mechanisms are in place and registered within six months of the implementation of the offset measure on the subject land.

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Stormwater conditions

Stormwater Detailed Design

100. At least 20 working days prior to the commencement of construction of any stormwater management device, the Consent Holder must submit the detailed design of all stormwater management devices to the Manager for certification.

The detailed design must be in accordance with the Stormwater Management Plan prepared by Envelope Engineering dated 21 November 2025.

Commented [A10]: Subject to review by our experts

The detailed design must be prepared by a SQEP.

The detailed design must include:

a) Identification of staging, if the stormwater management devices will be constructed in stages;
b) The number of Equivalent Household Units (EHUs) that will connect to all stormwater management devices;
c) Contributing catchment size and impervious percentage;
d) Specific design and location of stormwater management devices;
e) Supporting calculations, including sizing capacity of stormwater management devices;
f) Information on how ongoing hydrological monitoring at the site (for a period of at least three years after the commencement date of this consent) will inform detailed design of stormwater management devices (including how the detailed design may need to be amended to account for the results of ongoing hydrological monitoring);
g) Catchment boundaries for each stormwater management device;
h) Plans and calculations that provide detail on how the proposed stormwater management devices achieve the capture of the hydrological control design runoff depth for new or redeveloped impervious surfaces in accordance with the Greater Wellington Hydrological Control Guidance Note (September 2026);
i) Plans and calculations, certified by a Chartered Professional Engineer, of the earth dams associated with each retention wetland;
j) Details of the construction methodology for stormwater management devices, including timing.
k) Details of planting required for any stormwater management devices.

101. The construction of any stormwater management devices in must not commence until the Consent Holder has received notice in writing that the detailed design has been certified by the Manager.

102. The Consent Holder must construct all stormwater management devices in accordance with the certified detailed design.

Stormwater Operation and Maintenance Plan

103. The Consent Holder must prepare and submit a Stormwater Operation and Maintenance Plan (SOMP) to the Manager for certification at least 20 days prior to discharges commencing from any stormwater treatment device.

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The objective of the SOMP is to ensure that all stormwater treatment devices are operated and maintained in accordance with the stormwater design plans approved under Condition 100 above and the Wellington Water Ltd Water Sensitive Design for Stormwater: Treatment Device Design Guideline (the Guideline) December 2019; and the conditions of this consent.

The SOMP must include:

a) Description of how and feedback provided by Te Runanga o Toa Rangatira has informed the development of the management plan;
b) Details of the person or organisation that will hold responsibility for long-term maintenance of each stormwater management device;
c) A programme for regular maintenance and inspection of each stormwater management device (including the earth dams associated with each retention wetland);
d) A programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;
e) A programme for post-storm inspection and maintenance;
f) General inspection checklists for each stormwater management device, including visual checks;
g) A programme for inspection and maintenance of vegetation associated with the stormwater management devices; and
h) A requirement to retain records of all inspections and maintenance for each stormwater management device, for the preceding three years.

104. Discharges from the stormwater treatment devices must not commence until the Consent Holder has received notice in writing that the SOMP has been certified by the Manager.

105. The Consent Holder must manage the stormwater management devices in accordance with the certified SOMP.

Maximum impervious surface

106. The maximum area of new impervious surface authorised by this consent is [insert authorised area of new impervious surfaces] m^2.

Restriction on exposed copper and zinc

107. Buildings and structures must not have exposed copper or zinc cladding, roofing, guttering or spouting.

As-built plans

108. No later than 20 working days after the construction of the stormwater management devices, the Consent Holder must provide the Manager with "as-built" certified plans of the stormwater management devices, detailing that the stormwater management devices have been built in accordance with the certified detailed design under Condition 100.

The as-built plans must be certified by a Chartered Professional Engineer as being in accordance with the certified detailed design.

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Inspections and maintenance

109. The Consent Holder must provide an inspection and maintenance report to the Manager on request. A maintenance report must be provided to the Manager within five days of receiving a written request. The maintenance report must include (but not necessarily be limited to) the following information:
    a) Details of all inspections completed during the year and for the preceding years; and
    b) Details of all maintenance undertaken during the year and for the preceding years.

    Inspection and maintenance records only need to be kept for a period of three years.

Financial Contributions

110. The Consent Holder must pay a financial contribution to the Wellington Regional Council in relation to the residual adverse effects of stormwater discharges as a result of the creation of impervious surfaces under this consent, in accordance with Schedule 30: Financial Contributions of the Natural Resources Plan Proposed Plan Change 1, being the following level of contribution:

Category	Financial Contribution Payable
Equivalent Household Units (EHU)	$4,599 per EHU
Non-residential greenfield development, including but not limited to new commercial, industrial or town centre areas	$858 per 100m^2
New roads and state highways (not in direct support of a new greenfield development) Financial Contribution	$360 per 100m^2

*Dwellings with <55m2 of roof site coverage, or dwellings with roof areas that are redirected to permanently plumbed greywater reuse systems, will be charged at 0.6 of the financial contribution rates

The calculation of the financial contribution will be based on the area and EHUs specified in the certified Stormwater Detailed Design. The financial contribution must be paid to Greater Wellington Regional Council on the 20th of the month following the issue of an invoice by the Council.

If the stormwater management devices will be constructed in stages, the financial contributions required by this condition may be paid in equivalent stages.

The financial contribution shall be required following the certification of the relevant SOMP, but not before 1 June 2027.

Note: Contributions have been calculated in accordance with Schedule 30: Financial Contributions of the Natural Resources Plan: Proposed Plan Change 1 (October 2023) for the Te Awarua-o-Porirua Whaitua. If the amount of financial contributions payable changes through the PC1 hearing process, the applicant may apply for a change of condition under section 127 of the RMA.

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4 August 2025

Pre-application consultation with Greater Wellington for Mt Welcome

Present: Andrew Banks (AB) – Greater Wellington
Andres Roa (AR) – Woods (on behalf of Greater Wellington)
Gregor McLean (GM) – Southern Skies (on behalf of Greater Wellington)
James Blyth (JB) – Collaborations (on behalf of Greater Wellington)
Melanie Dixon (MD) – Collaborations (on behalf of Greater Wellington)
Kirsty Duff (KD) - Greater Wellington
Scott Walker (SW) - Greater Wellington
Catherine Knight (CK) – Greater Wellington
William Dorsett (WD) – Classic Developments
Dan Smyth (DS) – Classic Developments
Torrey McDonnell (TM) – Incite
Tom Anderson (TA) – Incite
Paul James (PJ) – Envelope
Kyle Dirse (KD) – Envelope
Katy Grant (KG) – PDP
Brad Dobson (BD) – Blac

Apologies: Vaughan Keesing (VK) – Blue Green

Minutes by: Dan Smyth

Start time: 1.00 pm Finish time: 2.30 pm

ITEM	DESCRIPTION	RESPONSIBLE	DUE DATE
1	**Current status**		
	WD set out background including masterplan with yield of circa 950 dwellings to be completed across ~15 stages of civil works and six to nine stages of earthworks.	Note	
	WD noted that stages and actual timing will be market dependent.	Note	
	WD outlined development programme with earthworks starting in October 2026, first titles in late-2027 or early-2028, and fast-track substantive application lodgement in late-October 2025.	Note	
	WD noted opportunity for further meetings pre-lodgement between the applicants and Greater Wellingtons specialists.	Note	
	WD noted expectation for meeting between VK, KG, JB and MD to discuss wetlands and hydrology in the coming week(s).	Note	
2	**Earthworks design**		
	PJ discussed the earthworks design across the lower terrace, upper terrace, and Lucas Block.	Note	
	PJ highlighted the steep terrain and outlined the balancing achieved between earthworks, drainage, and ecological areas.	Note	
	PJ noted that the earthworks design achieves a cut/fill balance with non-engineered fill areas required to limit cut to waste and truck movements on the roads.	Note	
	PJ noted the earthwork design slopes have been dictated by ENGEO's geotechnical engineering team.	Note	

	PJ noted the extent of cut/fill across the entire 80-ha site is ~1.9 million cubic metres with the largest cuts reaching circa 20m and fill heights of 10m.	Note	
	PJ outlined the ecological aspects of the site and how the earthworks design has been coordinated with VK and KG.	Note	
3	**Stormwater design**		
	PJ discussed the stormwater design for the development including the reticulated pipe network, rain gardens, and retention wetlands.	Note	
	KD confirmed that the retention wetlands proposed are separate to the off-setting wetlands.	Note	
	KD outlined the design philosophy for treatment at source via the rain gardens so that only treated water is discharged to wetlands.	Note	
	PJ highlighted the size of the rain gardens and the maintenance considerations between fewer and larger vs more and smaller.	Note	
	KD confirmed that pre and post development stormwater flows are managed through the retention wetlands that have been specifically designed to survive intermittent flooding whilst retaining peak stormwater flows.	Note	
4	**Erosion and sediment control design**		
	PJ outlined the design approach for the erosion and sediment controls including limiting areas to 3-ha catchments with decanting earth bunds feeding into sediment retention ponds.	Note	
	PJ confirmed that intention will be to stabilise open areas as soon as possible during construction.	Note	
5	**Ecological considerations**		
	WD noted that the design approach has been to avoid ecological areas with higher relative ecological value. I.e. retained wetlands with some value. Noting that no wetlands within the site have been graded higher than “low” with regard to their ecological value.	Note	
	TA highlighted that the development would improve the wetlands from their current state and that the Taupō swamp catchment will also improve as a result of the improved quality of water. TM noted that the site also drains to the Pāuatahanui Inlet via the Kakaho Valley, this is a sensitive receiving environment that also requires careful management.	Note	
	PJ re-emphasised that treatment for stormwater will be via the rain gardens.	Note	
6	**General discussions**		
	AR queried if the wetlands are detention ponds? - KD confirmed that they are not detention ponds - TA noted that the species selected for within the wetlands will be tolerant to flooding - KD re-emphasised the retention wetlands are separate to the off-setting wetlands	Note	
	MD queried if the retention wetlands will be wet or dry? - KD confirmed that they will have “wet feet” when not holding any flooding	Note	

	AB queried if there is any existing state monitoring of streams? - KG confirmed that monitoring has now been set up and that the team will have limited data prior to lodgement - KG noted the marshy land within the site and that the existing ecological network is not reflective of a permanent stream system making monitoring more challenging - KG noted that there is no upstream data for Taupo swamp	Note	
	GM queried how monitoring will be used throughout construction? - KG noted that there will be a baseline to monitor against to show impact post development	Note	
	JB queried if there will be off-setting wetlands? - KG confirmed that off-setting wetlands will not be similar to that from Plimmerton Farm and that the approach for this development is to improve the existing wetlands rather than create new ones	Note	
	AB queried consenting approach with respect to super lots and development strategy. - WD explained the Kaha Ake entity and approach to development including confirmation that Kaha Ake will develop the lots per the consent and then partner with building companies like Classic Builders to deliver the homes	Note	
	AB asked about the impervious area calculation. - PJ confirmed that the rain gardens have been designed to treat all stormwater runoff from impervious area within the roading corridor - KD confirmed that the on-lot stormwater connected to the reticulated pipe network will go to the retention wetlands like the treated water from the rain gardens - KD noted that the stormwater design assumes a 50% impervious area for the lots	Note	
	AR asked if soakage has been allowed for within the rain gardens? - KD confirmed that the rain gardens will need to be lined for geotechnical considerations - KG noted that infiltration rates (if any) would be very low per experience with testing completed within the area	Note	
	AB noted that financial contributions will be from PC1 as no variations have been notified to date and that Greater Wellington have been imposing consent conditions in line with Schedule 30 of PC1.	Note	
	AB queried consultation to date with Ngāti Toa. - TM noted Ngāti Toa's heavy involvement in the plan change process and that consultation has been on-going. Next step will be a site walkover. - WD noted that an archaeological authority will likely be included within the fast-track resource consent application and that Patrick Harsveldt from Heritage & Archaeology Services Ltd is progressing updates to the plan change report.	Note	
	GM queried if erosion and sediment control device sizing will be the same as Plimmerton Farm? He noted chem - KD confirmed they won't be due to different requirements	Note	
	GM asked what sort of monitoring will be on-going throughout construction, as well as any consideration of telemetry.	Note	

	- KD noted that the team are still working through the construction management plan and that the proposed monitoring will be included within the report. - KD noted that each stage will likely need a specific management plan with more detail and updated plans.		
	SW noted that there are currently only 30 car parks at the Pukerua Bay train station.	Note	
	SW noted Greater Wellington's preference for bus stops to be built early to avoid re-work and complaints from residents.	Note	
	SW queried potential bus loop within the development. - KD confirmed route into the development - PJ showed potential loop through the Muri Block via the northern connection roads within the development	Note	
	AB queried next steps and how to best work together before application is lodged in late-October 2025? - WD noted preference for on-going meetings and workshops in place of issuing draft reports and formal RFI processes - WD confirmed sharing of plans with specialists as soon as the drafts have been completed in mid-August 2025 - AR requested concept plans and design philosophy statement - AB noted that it would be beneficial for JB and MD to agree with KG and VK on the wetland mapping and off-setting numbers prior to application lodgement. TA confirmed that off-setting and restoration plans can be shared prior to lodgement - GM also requested concept plans and design philosophy statement - JB requested plans showing pre and post hydrology flow directions	Note	
	TM noted that a development options analysis will be included with the fast-track application with regard to NES-F.	Note	
7	**Site visit**		
	General walkover starting in the lower terrace before heading up the ridge lines on the upper terrace to look back down on the lower terrace and also across to the Lucas Block.	Note	
	Existing culverts, steep terrain, and low ecological value wetlands observed by all.	Note	
8	**Next steps / other actions**		
	VK to set up meeting with KG, JB, and MD.	VK	15/08/2025
	PJ to prepare and share concept plans and design philosophy statements for earthworks, erosion and sediment controls, and stormwater with AB, AR, GM.	PJ	22/08/2025
	PJ to prepare and share concept plans showing pre and post hydrology flow directions with JB and MD.	PJ	22/08/2025
	AB, AR, GM, JB, MD to advise if additional information required and times available to meet in late-August for follow up workshops.	AB	22/08/2025

Meeting closed at 3.45pm

5 September 2025

Pre-application consultation with Greater Wellington for Mt Welcome

Present:	Andrew Banks (AB) – Greater Wellington Jessica Glover (JG) – Greater Wellington James Blyth (JB) – Collaborations (on behalf of Greater Wellington) David Usmar (DU) – Woods (on behalf of Greater Wellington) Katy Grant (KG) – PDP William Dorsett (WD) – Classic Developments Dan Smyth (DS) – Classic Developments Torrey McDonnell (TM) – Incite Paul James (PJ) – Envelope Kyle Dirse (KD) – Envelope
Apologies:	NA.
Minutes by:	Dan Smyth
Start time:	10.00 am Finish time: 10.50 am

ITEM	DESCRIPTION	RESPONSIBLE	DUE DATE
1	**Stormwater design background**		
	PJ presented the drainage plans and provided high-level background and design philosophy for the stormwater design.	Note	
	PJ noted that raingardens are proposed for treatment and that the raingardens are sized for 2% impervious area within road corridor with allowance for vehicle crossings.	Note	
	PJ noted that the raingardens discharge treated water into the retention wetlands.	Note	
	PJ noted that the raingardens have a low flow inlet and a high flow bypass so that stormwater in high flow events not requiring treatment can flow directly into the retention wetlands.	Note	
	PJ spoke to the attenuation design including the enhanced permanent wetlands that match predevelopment discharge with post development discharge and confirmed that PDP's hydrological modelling has informed the civil design.	Note	
	PJ identified on the plans the four larger retention wetlands and the smaller retention wetland to the north. PJ noted that Info Drainage modelling software has been used to model flood levels.	Note	
	PJ spoke to various catchments and discharge points via existing culverts. KG noted the extremely minimal changes to the Kakaho catchment to the west of the site. KG also noted minor impact on catchment to the north into the Muri Block.	Note	
2	**Discussion points**		
	DU asked if raingardens will be sized for driveways as well? - KD confirmed raingardens are for treatment for roading only. - KD noted detailed design for treatment loads will be included within the resource consent application.	Note	

	AB noted policy requiring 85% of mean annual runoff from all impervious surfaces needs to be treated. DU agreed with understanding of policy. - KD noted raingardens are lined and that they won't provide retention benefits. - PJ confirmed assumption of 75% of useable area for a standard lot or 50% for a larger lot with vegetated batter for impervious areas. - AB noted that a consent condition might be appropriate for ensuring development doesn't exceed the stormwater design (e.g. max area allowed per lot).	Note	
	DU queried if there was infiltration across the site? - KG confirmed that infiltration is very limited due to the shallow bed rock.	Note	
	DU queried how the retention wetlands attenuate storm events? - PJ presented cross-sections with the permanent water level, 10% and 1% AEP flood levels and highlighted the additional contingency between the 1% AEP level and the RL of the spillways for the retention wetlands.	Note	
	AB queried the hydrological aspects of the site. - PJ confirmed that the predevelopment and post development hydrological flows align. - KG confirmed PDP model includes development and non-development areas within their calculations.	Note	
	JB asked when the information for retention times will be able to be provided. - KG confirmed results are expected next week with data validation currently underway.	Note	
	JB queried the fish passage design for the retention wetlands. - PJ noted that Vaughan has checked the fish passage within the site and that areas requiring fish passage will be enhanced.	Note	
	JB queried attenuation wetland in the north next to Muri Block and asked if this wetland is included within the off-setting calculation? - PJ confirmed that it is a constructed wetland. - WD noted retention wetlands are not included in the off-setting calculations. Ecologist to confirm.	Note	
	AB asked if the ecology plans can be overlaid on the drainage plans with discharge points identified? - PJ confirmed that it can be.	Note	
	AB asked if there will be details for the culvert discharge points for managing scour, erosion, etc.? - PJ confirmed that a concept design will be included within the resource consent application.	Note	
	AB queried if drainage works will be vested with PCC? - PJ confirmed that they will be.	Note	
	AB asked if maintenance management plans will be included within the resource consent application? - PJ noted that maintenance plans are typically required with Engineering Plan Approval conditions. - JB highlighted that diggers won't be allowed for maintenance of the retention wetlands once they are vested.	Note	

	DU requested the calculations with natural hydrological flow be set out clearly within the stormwater impact assessment report.	Note	
	JB queried if retention wetlands will be used as sediment retention ponds (SRPs) throughout construction? And if so, how will these be remediated prior to vesting? - PJ noted that decanting earth bunds are proposed at the bottom of the catchments and that the SRPs are proposed to be constructed higher up the batters in the fill zones.	Note	
	AB asked what will be the process if there is a sediment discharge from a failure in the erosion and sediment controls? - PJ noted that any failures would be rectified immediately and that the retention wetlands will go through a vesting process to ensure that they are at the desired standard prior to vesting.	Note	
	AB asked if there was anything needed from Greater Wellington prior to lodgement from the applicant team? - TM noted additional review of stormwater impact assessment data / information once PDPs review has been finalised. - TM noted review of draft conditions proposed prior to lodgement of the resource consent application.	Note	
4	**Next steps / other actions**		
	TM to share additional information with AB, JB, DU and JG upon completion of hydrological monitoring by PDP.	TM	17/09/2025
	PJ to prepare drawings with overlay of drainage plans and ecological areas.	PJ	17/09/2025
	TM to provide confirmation from the ecologist that the constructed retention wetland next to Muri Block is not included within the off-setting calculations.	TM	17/09/2025
	TM and AB to arrange meeting for week commencing 22/09/2025.	TM / AB	17/09/2025

Meeting closed at 10.50 am

17 September 2025

Pre-application consultation with Greater Wellington Regional Council and Metlink for Mt Welcome

Present:	Andrew Banks (AB) – Greater Wellington Rory Smeaton (RS) – Porirua City Council Karthik Aale (KA) – Porirua City Council Rob Braddock (RB) – Greater Wellington Jessica Glover (JG) – Greater Wellington Scott Walker (SW) – Greater Wellington Paul James (PJ) – Envelope Kyle Dirse (KD) – Envelope Jamie Whittaker (JW) – Stantec William Dorset (WD) – Classic Developments Dan Smyth (DS) – Classic Developments Torrey McDonnell (TM) – Incite
Apologies:	NA.
Minutes by:	Dan Smyth
Start time:	1.00 pm Finish time: 1.45 pm

ITEM	DESCRIPTION	RESPONSIBLE	DUE DATE
1	**Public transport discussion points**		
	TM spoke to the masterplan outlining general approach to transport design such as active modes, buses, and connection to the existing public transport.	Note	
	AB noted that the development typology, as proposed at the briefing on 4 August 2025, is not suited to delivering any meaningful level of public transport service	Note	
	AB quired if design had connectivity to the southern block? - TM confirmed less connectivity in scheme than what is shown in the structure plan and that reduced connectivity is for a variety of engineering and ecological reasons. - TM noted that applicant has been working closely with the developer of the Muri Block to the north. - TM re-emphasised the steep terrain along the southern boundary and the highlighted the extent of wetlands that present significant challenges for achieving any connectivity to the south from Mt Welcome. - WD confirmed that the applicant is seeking to avoid impacting ecological areas with value which would occur with a connection in the low terrace portion of the site. - WD highlighted the steep terrain challenges and increased extent of earthworks required for providing a connection to the south via the upper terrace. - TM discussed ecological and hydrological impact on the Kakapo stream that would occur if a connection were to be made via the Lucas Block.	Note	

	- WD noted that the applicant is looking at an option for providing connection via the upper terrace but re-emphasised the challenges and justifications for not providing elsewhere. - KA acknowledged challenges and supported approach for investigating providing a connection to the south.		
	WD identified on masterplan the collector roads that are proposed to be bus enabled.	Note	
	JW spoke to the mini loop with the first northern connection with the Muri Block development and then identified the bigger loop when development is completed. JW noted that the bigger loop will allow buses to enter the NGA via the Mt Welcome SH59 intersection, pick up and drop off users, and then head back out onto SH59 to continue its route.	Note	
	RB noted that there should be no assumption that public transport will be provided to the development and that Metlink are currently working through budget and service cuts.	Note	
	RB noted the lack of demand for bus services for other recent new developments further away from the city.	Note	
	RB supported future proofing the road widths and pavement thicknesses so that buses could be provided in the future if the market supports a new service.	Note	
	RB noted that 950 dwellings may not meet the catchment requirement of 2700 people to support a new business case. - TM noted that combining Mt Welcome and Muri Block with the existing Pukerua Bay village will meet the minimum threshold.	Note	
	JW noted that purpose at this stage is to establish a roading hierarchy and to ensure services aren't precluded at the outset. - AB asked what "bus enabled" means within the reports? - JW confirmed that it means cross-section widths and pavement depths will be designed to accommodate busses.	Note	
	JW noted Muri Block will need to connect into Mt Welcome due to the existing constraints with connection to the existing Muri Road. - KD confirmed the existing Muri Road has a maximum carriageway width of 5m which precludes bus services entering via the existing road.	Note	
	WD asked RB how best to approach provisions for future bus stops if/when a bus service is provided? - JW noted indented kerbside parking that converts into a bus stop or in-lane bus stops are both options at this stage. - RB confirmed in-lane stops should be sufficient. - RB noted requirements for resolution reports with consultation for bus stops and highlighted preference for bus stop locations to be outside parks and in locations that are least intrusive for future residents that will be providing feedback on the resolution reports. - RB noted concrete pad for level boarding is preferred but acknowledged challenge in providing in advance of a bus service being provided and confirming bus stop locations. - AB noted that berms can be reclaimed in the future for concrete pad level boarding points if required.	Note	

	TM noted the community open day held 04/09/2025 and highlighted that public transport was a key focus raised by the community.	Note	
	AB asked how the development is providing connectivity to Pukerua Bay? - WD confirmed that connection is via Muri Block development. - WD noted the 100 kmph speed limit on SH59 and the safety concerns surrounding encouragement of pedestrians into the high-speed environment. - WD noted that the Muri Road connection will be in alignment with staged delivery of the Mt Welcome development as both developments are reliant on the water reservoir currently being consented for the Muri Block. - AB asked about pedestrian connection if Muri Road follows Mt Welcome? WD confirmed that there will not be a connection to Pukerua Bay until provided via the Muri Block.	Note	
	AB asked if the southern connection will be included in the application? - WD noted that a connection will likely be provided and re-emphasised challenges with providing.	Note	
2	**Next steps / other actions**		
	TM to distribute meeting minutes with AB.	TM	03/10/2025

Meeting closed at 1.45 pm.

29 September 2025

Pre-application consultation with Greater Wellington Regional Council for Mt Welcome

Present:	Andrew Banks (AB) – Greater Wellington Kristy Duff (KD) – Greater Wellington Andres Roa (AR) – Woods (on behalf of Greater Wellington) Melanie Dixon (MD) – Collaborations (on behalf of Greater Wellington) Gregor McLean (GM) – Southern Skies (on behalf of Greater Wellington) Paul James (PJ) – Envelope Vaughan Keesing (VK) – Blue Green Ecology Katy Grant (KG) – PDP William Dorset (WD) – Classic Developments Dan Smyth (DS) – Classic Developments Torrey McDonnell (TM) – Incite
Apologies:	NA.
Minutes by:	Dan Smyth
Start time:	1.30 pm Finish time: 2.30 pm

ITEM	DESCRIPTION	RESPONSIBLE	DUE DATE
1	**Ecology**		
	VK outlined ecological considerations from the roundabout design including works within SNA, 110m of stream required to be culverted, and works potentially within 10m of an existing wetland.	Note	
	VK discussed the downstream culvert that is currently perched 2m above ground level removing any chance of fish passage from downstream (from the proposed roundabout).	Note	
	VK identified on an aerial image the existing wetland, extent of proposed roundabout, stream alignment, existing culverts within the area, and the SNA areas.	Note	
	PJ shared the SH59 roundabout design extents and identified the existing drainage network discharging into the stream. PJ noted the new culverts proposed for under SH59, discussed throttling required to achieve hydraulic neutrality, and identified the existing bulk watermain and wastewater network within SH59.	Note	
	MD queried the extent of stream replaced by culvert. - PJ shared the extent, confirming length is currently 110m and that the team are trying to reduce as much as possible. - PJ noted that the roundabout extent is governed by the two-lanes currently being requested by NZTA. - PJ confirmed that the entire roundabout sits within NZTA land. - VK noted that the proposal has a multiplier of 1.75 and that the intention is to use the western Kakaho area within the site for off-setting triggered by the roundabout.	Note	
	AR queried the stormwater quality and quantity with respect to the contaminants generated from the roundabout. - PJ noted intent is to keep pre-and-post development as close as possible.	Note	

	- PJ identified and noted the constraints for the roundabout in every direction. - PJ noted that a rain garden has been investigated but it requires further removal of existing vegetation. - PJ noted that any type of treatment will need to be approved by NZTA as the potential asset owner. - PJ noted that swales won't work for treatment as the gradient of the road exceeds the limit for swales to provide treatment.		
	AB queried where the stormwater discharge from the additional impervious area is proposed. - PJ confirmed design splits the catchment prior to discharge to the existing stream. - PJ noted there is no existing stormwater network for SH59 with exception of two isolated wingwalls and culverts that cross under the road with discharge to the stream. - VK confirmed that surface flows from SH59 currently go straight into the stream. - AB queried if a treatment train approach would be suitable for the roundabout? VK noted that a targeted planting strategy would assist in treatment of contaminants.	Note	
	AB queried the total catchment modelling. - PJ confirmed that the total catchment modelling (existing) will be included within the application.	Note	
	AB asked if NZTA will impose any other conditions on the resource consent such as compliance with their bridge manual? - PJ noted meeting organised with NZTA for 07/10/2025.	Note	
	AB queried if the roundabout had been discussed with Ngāti Toa. - TM confirmed meeting held with Ngāti Toa 25/09/2025 and that there is another site visit organised for 13/10/2025.	Note	
	JB queried the eastern tributary and asked if there is another to the north through the culvert or if primarily from the east? - VK confirmed there is through the east with a combination of three streams. - VK confirmed that fish passage is blocked by the perched downstream culvert and that there is one stream that bypasses the perched culvert. - JB queried how hard it would be to remediate the perched culvert? VK confirmed very difficult and referenced similar challenges experienced with the Transmission Gully Highway.	Note	
	AB queried extent of SH59 design and noted need to assess effects from additional impervious area going through the downstream culverts. - PJ confirmed that pre-and-post development stormwater assessment will be included within the application and that this assessment will be from the downstream perched culvert. - AR requested that the assessments include investigation into hydraulic controls. KG confirmed that hydrology report will include assessment of existing culverts.	Note	
	AB queried temporary stream diversion, construction timeframes, and timing for the roundabout.	Note	

	- WD confirmed timing for roundabout will be through a trigger outlined within the resource consent conditions. Noting that the exact trigger is currently being worked through with NZTA. - WD noted that the construction timeline is to be confirmed when a contractor has been engaged. - PJ confirmed that the temporary stream diversion will be within a management plan. VK noted intention would be for the culvert to be constructed prior to the stream diversion to limit timing of works within the stream.		
	MD queried fish passage and asked if the 110m culvert would make the fish passage issue permanent? - VK noted gradients of the culvert will be acceptable for fish passage and confirmed that research shows the rate of fish passage decreases when culverts exceed 200m in length. - VK confirmed that the 110m culvert would be ok and would not impact fish passage in the future if the downstream culvert was remediated in the future.	Note	
	MD asked if fish passage remediation could be used as off-setting? - VK referenced previous challenges with Greater Wellington when tried to include fish passage within off-setting calculations and confirmed that the enhancement of fish passage from the development has not been included in the overall calculations.	Note	
	AB queried next steps for the application. - TM noted meeting arranged with NZTA to discuss the roundabout design. - TM noted additional meeting with NZTA and Porirua City Council to discuss connectivity to the shared path on the western side of SH59. - TM confirmed lodgement target is late-October 2025. - AB queried if technical reports will be made available for review in advance of lodgement? TM confirmed that they won't be shared in their entirety prior to lodgement and that the drafts are currently being reviewed internally. - AB queried if another site visit would be beneficial prior to lodgement? MD supported another site visit for SH59 scope.	Note	
	MD queried off-setting proposed and re-emphasised that off-setting must be additional. - VK confirmed that all off-setting proposed is additional. - VK shared extent of off-setting proposed on plans.	Note	
	AR asked if concept plans for stormwater can be shared prior to site visit? - TM confirmed that draft plans will be made available.	Note	
2	**Next steps / other actions**		
	TM to arrange site inspection for SH59 roundabout with AB. **PMN**: Organised for 13/10/2025.	TM	02/10/2025
	MD and VK to investigate off-setting proposed at site visit	MD / VK	TBC
	TM to send draft stormwater plans to AB prior to site visit.	TM	TBC

Meeting closed at 2.30 pm.

13 October 2025

Pre-application consultation with Greater Wellington Regional Council for Mt Welcome

Present:	Andrew Banks (AB) – Greater Wellington Melanie Dixon (MD) – Collaborations (on behalf of Greater Wellington) James Blyth (JB) – Collaborations (on behalf of Greater Wellington) Gregor McLean (GM) – Southern Skies (on behalf of Greater Wellington) Ella Jaspers (EJ) – Ngāti Toa Rangatiratanga Jaida Howard (JH) – Ngāti Toa Rangatiratanga Kyle Dirse (KD) – Envelope Vaughan Keesing (VK) – Blue Green Ecology William Dorset (WD) – Classic Developments Dan Smyth (DS) – Classic Developments Torrey McDonnell (TM) – Incite
Apologies:	NA.
Summary by:	Vaughan Keesing
Start time:	1.30 pm Finish time: 4.00 pm

Site inspection summary

The site inspection focused primarily on the proposed culvert location for the SH59 intersection works and the existing condition of the western Kakaho stream.

The majority of the discussion surrounding the culvert centred around the proposed location of the culvert. AB and GM queried and provided input into potential construction methodologies such as a pump and pipe approach. The inspection involved a general viewing of the stream corridor that will be impacted by the roundabout.

The second part of the site inspection involved walking the stream section below the existing farm sheds down to the proposed wetland retention area within the western Kakaho stream catchment of the site. Observations included poor bank condition and high sediment loads within the stream, likely need for recontouring of stream banks which could trigger the requirement for an earthworks consent, consideration for a 20m riparian planting buffer as part of the ecological off-setting strategy, and discussion on timing; implementation; and conditions required to ensure effective long-term management of the retention wetlands.

JB raised concern with discharge from the neighbouring Muri Block and the potential for sediment to fill up the retention wetlands post construction and vesting. JB queried how the remediation of the retention wetlands would be managed if this was to occur.

There was a general agreement that the status quo was not beneficial from an ecological perspective and that enhancements through development can achieve better outcomes.

Site inspection finished at 4.00 pm.

Meeting Notes

Meeting date	4 September 2025
Project	Mt Welcome Fast Track Substantive Application
Topic	Pre-lodgement consultation - workshop on erosion and sediment control approach
Location	Microsoft Teams
Present	William Dorsett (WD) – Classic Developments Torrey McDonnell (TM) – Incite Paul James (PJ) – Envelope Kyle Dirse (KD) – Envelope Andrew Banks (AB) – Greater Wellington Jessica Glover (JG) – Greater Wellington Gregor McLean (GM) – Southern Skies (on behalf of Greater Wellington)
Apologies	Dan Smyth – Classic Developments

ITEM	DESCRIPTION	RESPONSIBLE	DUE DATE
1	**ESC design background**	Note	
	PJ and KD provided high-level overview and design philosophy for the ESC design (see memo for overview)	Note	
	PJ noted that engineers are working with Katy and Vaughan on iterative approach	Note	
2	**General discussion**		
	AB asked GM to talk through Plim Farm experience in terms of what good looks like for ESC	Note	
	PJ said the approach will be to do an overarching ESC which covers principles and high-level methodology, and prepare first stage ESC as detailed set which would be a roadmap for future stage specific plans	Note	
	GM noted that it would be useful to check overarching principles can be implemented, 20 working day condition can be tight turnaround and that Plim Farms plans more like 6-8 weeks. Need to be clear about what conditions mean.	Note	
	GM noted that if staging based on environmental restrictions this needs to come through. This needs to be thought through rather than solely basing stages on development areas.	Note	
	Gm noted in terms of monitoring that it is an advantage that Katy working similar issues through with Plim Farms and	Note	

	seeing what works and what doesn't, there is a need to make sure what you measure is of use and has some feedback into the project.		
	AB asked if the approach was to have overarching ESC and then stages, and will want overarching certified first? Noted that need to make sure approach suitable for all stages, GW happy to review draft ESC in advance of lodgement.	Note	
	PJ noted overarching will look across site, but not in level of detail where every cut off is, first stage will look through details.	Note	
	WD queried of overarching could be certified before lodgement, then contractors can check later stages.	Note	
	AB noted that the applicant needs to be satisfied that mgmt. plans are implementable.	Note	
	KD noted that EW staging needs to complement civils staging.	Note	
	GM noted that constructability is critical, cumulative effects in catchment need to be considered, need to acknowledge other influences. Typically ecologist will say that effects addressed if installed in line with guidance, this doesn't always reflect sensitivity of receiving environment.	Note	
	AB asked if all discharges will be to DEB or SRP and point source discharge to existing wetlands or streams	Note	
	KD confirmed that discharges will be to low point of catchment which will be stream or wetland	Note	
	AB noted all discharges need an NES-F discharge to wetland consent, how monitored in terms of heavy rainfall events, this goes to cumulative effects of sediment in the catchment, policy will be maintain or improve. Needs quality set at level to address cumulative effects.	Note	
	AB noted that it is important to understand how construction of wetlands is sequenced, will it need to be maintained until wetlands become live	Note	
	KD noted that they are working through staging at the moment, with wetlands being completed following EW stages, but need to think through this some more	Note	

	AB notes that Vaughan said that wetlands will not be clogged with sediment before they start doing their job	Note	
	AB noted that based on Vaughan's waterway classification there looks like there will be stream works, ESCP needs to address works in streams for installing culverts etc	Note	
	AB asked about contaminated soils, and that rules 82 and rule 82 may apply - will check conditions that they cover discharge	Note	
	TM noted that the PSI identified several potentially contaminated sites, DSI will be required through NES-CS consent, and rule 82 and 83 will be assessed for investigation and discharge	Note	
	GM asked whether consent will be sought for winter earthworks	Note	
	TM said that consent will be sought to cover instances where may be required, but intention is to complete works in summer. Wil proposed conditions of consent based off recent consents for GWRC to certify. Will cover small works such as trenching.	Note	
	AB noted that areas less than 3000sqm has become the threshold for consents	Note	
	GM noted maintenance access to ponds important, esp with winter	Note	
	AB noted that process for chemical treatment, benchmarking, rates etc should be covered in overarching ESCP	Note	
	GM noted could have specifics in ESC staged plans, but monitoring done in high level ESC plan	Note	
3	**Next Steps**		
	WD/TM to share memo, plans. Can catch up again on teams once time to digest.	WD/TM	5/9/25 (Complete)
	TM said that GWRC review of rules assessment and proposed condition set would be very useful pre-lodgement, want to ensure comprehensive application	TM	Prior to lodgement in Oct

	AB noted could do s30 notice at same time	AB	Prior to lodgement in Oct

18 December 2025

Post-application lodgement consultation with Greater Wellington Regional Council for Mt Welcome

Present:	Andrew Banks (AB) – Greater Wellington Regional Council Jessica Glover (JG) – Greater Wellington Regional Council William Dorset (WD) – Classic Developments Dan Smyth (DS) – Classic Developments Torrey McDonnell (TM) – Incite
Apologies:	NA
Minutes by:	Dan Smyth
Start time:	3.00 pm
Finish time:	3.50 pm

ITEM	DESCRIPTION	RESPONSIBLE	DUE DATE
1	**Introductions**		
	TM outlined agenda including discussing GWRC key issues after s46 review of the substantive application and to progress conditions of consent.	Note	
	WD queried why GWRC thought the application was incomplete? - AB noted GWRC didn't take a formal position on whether or not the application was complete and added further context to what the Environmental Protection Agency (EPA) asked of them and GWRC's understanding of the fast-track process.	Note	
2	**GWRC scope concerns from s46 review**		
	GWRC noted scope concerns within s46 letter to the EPA. - TM confirmed that the water reservoir is being consented by the neighbouring developers on the Muri Road development as the water reservoir will be on their land. - TM confirmed that the commercial centre is proposed to be enabled through this consent as a serviced super lot. - AB noted Metlink team may have comments on pedestrian and cycle links through to Pukerua Bay. TM emphasised that the application enables connections to Pukerua Bay as far as the applicant's land holdings allow. I.e. to the boundaries.	Note	
3	**GWRC missing information concerns from s46 review**		
	TM confirmed that the 9000 drawing series were meant to be included within the ecology report appendices and that these plans were issued to the EPA post-lodgement.	Note	
	TM confirmed that one area of off-setting contained within the vendors retained balance lot was not shown on the Landscape and Ecology Plans (LEPs) and that these plans are currently being updated to include the proposed planting for the off-setting.	Note	
	AB noted GWRC would like more certainty for the offsetting via a connection to the LEPs in consent conditions. I.e. not relying on the "in general accordance" condition.	Note	

	AB noted stream offsetting access track for maintenance is not shown on the scheme plan or LEPs. - TM confirmed that the maintenance access track will be added to all relevant plans.	Note	
	AB noted that the first key issue for GWRC is with the stream offsetting calculation that determines the quantity of offsetting required and the certainty of provision for offsetting.	Note	
	AB noted the second key issue for GWRC is offsetting of natural inland wetlands and the certainty of providing for offsetting.	Note	
	AB noted preference for conditions to be more specific than relying on the "in general accordance" condition.	Note	
	TM noted Ngāti Toa's position and opposition to offsetting. - TM confirmed that CVA was issued to the EPA post lodgement. - AB acknowledged Ngāti Toa's position on offsetting but noted that offsetting is provided for within the GWRC Regional Plan for addressing more than minor adverse effects. - TM confirmed that the applicants are actively working through the SH59 intersection design with Ngāti Toa, NZTA, and PCC in an effort to reduce the impact on the stream from the proposed final intersection design. - AB acknowledged position of applicant and confirmed that the focus for GWRC will be more on the offsetting of the stream rather than the culverting of the stream.	Note	
	AB noted the third key issue for GWRC was the information level for the culvert design and embankment designs. - AB would like to the see construction methodology, maintenance plans, etc. - TM noted receipt of similar comment from PCC. - TM noted detailed design allowed for within consent conditions for both culverts and the embankments. - DS discussed the design intent for the embankments and the reliance on PCC consent conditions 26 through 30.	Note	
	AB discussed monitoring conditions for water quality and hydrology. - TM confirmed intention is to work with GWRC on progressing wording of the relevant consent conditions.	Note	
	AB summarised key issues include stream and wetland offsetting and the inclusion of more specific consent conditions.	Note	
	AB noted preference to progress consent conditions via a specific workshop with relevant specialists.	Note	
	AB noted calculation of stream loss value and determination of effect of the loss of wetlands are what will likely be points of contention throughout the next steps.	Note	
	AB noted preference for similar approach to Plimmerton Farm. - TM noted that the sites are quite different with Plimmerton Farm being materially more ecologically sensitive. - TM noted that the applicant's approach is to have fewer management plans than Plimmerton Farm. - DS noted intent for consent conditions is to make them as useable as possible to make sure that they are functional for those actually implementing and following them on site.	Note	

	AB noted Gregor (GWRC ESCP specialist) will have substantive comments on the consent conditions.	Note	
	TM noted that the applicant utilised the Plimmerton Farm consent conditions when drafting the erosion and sediment controls consent conditions within the application.	Note	
	AB noted that GWRC are back 12/01/2026.	Note	
4	**Next steps / actions**		
	Vaughan Keesing (project ecologist) to organise workshop with GWRC to work through offsetting calculation concerns.	VK	14/01/2026
	TM to organise consent conditions workshop with AB for mid-January 2026.	TM / AB	14/01/2026

Meeting closed at 3.50 pm.

Attachment 3: Feedback from DOC

- Pre-lodgement summary for Applicant (3 November 2025); and
- Minutes from two meetings.

Fast-Track Pre-Lodgement Consultation Summary

Purpose - This document provides a summary of information from DOC following a pre-lodgement consultation request.

Project Details

Project name:	Mt Welcome
Engagement type:	Pre-lodgement consultation for substantive (listed) project
Applicant/agent:	**Pukerua Property Group LP**
Proposal overview:	The creation of over 900 residential allotments, as well as a commercial centre and associated infrastructure, including three waters infrastructure, roading, and pedestrian and cycle links to Pukerua Bay Village. The proposal also includes facilitatory works including bulk earthworks.
Location:	422A and 422B State Highway 59, Pukerua Bay, Porirua
Date pre-lodgement request received:	20 August 2025 Date draft documents received on 24 October 2025. Pre-lodgement consultation meetings took place on 9 September 2025 and 3 October 2025.

Summary of pre-lodgement Consultation

Fast track project lead DOC:	Terry Calmeyer– Consultant Planner Fast Track Team
DOC specialist input required:	Fast Track Project Lead – Terry Calmeyer RMA Planner – Ronan Whitelock Permissions Advisor(s) - Chris Williams Statutory Manager (Regional Office) - Racheal Mora Legal – Matt Pemberton Statutory Planning National Advisor – Katherine Hughes Technical Advisor (lizards) - Chris Wedding Technical Advisor (freshwater) - Katie Collins
DOC Permissions/ Approvals Identified by applicant in pre-	Authority under Wildlife Act 1953 for the relocation of lizards

lodgement request as potentially required:	
DOC Commentary on Fast Track approvals and permissions identified: **Note DOC's role in relation to specific**	**Conservation Act Permissions/Approvals** Potential issues to consider: NA **Wildlife Act Permissions** We understand that the applicant intends to apply for a Wildlife Approval for the relocation of lizards. Potential issues to consider: • There is no survey effort of impacted habitats (including adjacent habitats, where high values species and populations may be present), or proposed release sites. Although the Wildlife Approval Application does refer to an existing survey as being a site visit on 24 September 2025 to determine habitat quality and determine the likelihood of the presence or absence of all potential lizard species. We understand this to be a site visit and not a formal survey of impacted habitats or proposed release sites, which is what is required. • There is no assessment of the project on potential lizard values in adjacent environments (e.g. domestic cats from 950 new lots). • There is no strong rationale for the numbers of lizards expected to be impacted at the impact or receptor sites. • There is no consideration for triggers for unexpectedly high values as a result of the proposed management. i.e. to provide a greater scale of management e.g. longer term pest control (two years as proposed is very short), mouse control, or a larger area for lizard release: commensurate to a greater number of lizards or higher value lizards, should they be found. • Staged approach over 15 years - The Lizard Management Plan does not appear to address change in habitat value over this time scale. **Concessions** Potential issues to consider: We understand that, although this box was ticked on the request for pre-lodgement consultation form, no concessions are being applied for. **Land Exchange** Potential issues to consider: N/A
Treaty partners:	DOC is aware of the following Treaty partners with interests that may be relevant to this site: • Ngāti Toa Rangatira, however, none of the provisions or statutory acknowledgement sites are specifically relevant to the Project site, and no general (non-site-specific) provisions are established with obligations for DOC. We encourage the applicant to engage directly with relevant Māori groups as required by section 29 of the Act.

Treaty Settlement implications/considerations:

DOC is aware of the Ngāti Toa Rangatira Claims Settlement Act 2014 that consists of

- Cultural redress,
- The vesting of sites,
- Statutory acknowledgements and deeds of recognition,
- The establishment of a freshwater advisory committee to provide input into local authority planning and decision making under the RMA, as well as
- Establishing financial and commercial redress.

However, none of the provisions or statutory acknowledgement sites are specifically relevant to the Project site, and no general (non-site-specific) provisions are established with obligations for DOC.

Potential Resource Management Act (RMA) considerations and effects:

Note: DOC's role in relation to 53(2)(m)(i) FTAA

It is our understanding that the "*Mt Wellington Station Ecology – Ecological values, effects and effects management", "Lizard Management Plan" and "Wildlife Approval Assessment: Lizards Mt Welcome, Pukerua Bay",* all dated 24 October 2025*,* provided are draft, and that further revisions will be made before they are finalised. On this basis, the comments provided below are based on the information and assessment contained in the current draft reports. These comments are likely subject to change, depending on any subsequent amendments to the reports and any additional information received after the date on which these comments were prepared.

General Comments

- The *Ecological values, effects and effects management* does not consider Policy 31 of the Operative Natural Resources Plan (NRP), which outlines the requirements for managing adverse effects on biodiversity and aquatic ecosystem health.

Freshwater

- We recognise that the design of the development has put effort into avoiding reclamation of perennial and intermittent streams.
- The streams and wetlands impacted by the development are showing typical signs of impairment associated with rural land management practices. These effects are reversible; therefore they have potential values (part of the effects management hierarchy requirements as per NPSFM policy 3.21, 3.22 and 3.24) that could be realised by improved land management. Potential values are not considered in the assessment. This reduces the magnitude of the values that may be lost, and hence the offsetting required to compensate for the loss.
- The NPSFM sets out principles for aquatic offsetting in Appendix 6, in relation to managing effects on natural inland wetlands, we consider the aquatic offsetting model should be designed through a step-by-step process in accordance with Appendix 6.
- One of the principles is "*No net loss and preferably a net gain: This is demonstrated by a like-for-like quantitative loss/gain calculation, and is achieved when the extent or values gained at the offset site (measured by type, amount and condition) are equivalent to or exceed those being lost at the impact site*". This proposal extensively proposes non like-for-like

habitats in offsetting, changing from riverine and natural inland wetland habitats to lacustrine habitats.

- The draft assessment refers to the EIANZ guidelines for assessing the level of ecological effects. "*The magnitude of the effect of the loss of gully wetland in each main catchment is considered as a proportion of the similar or better habitat within the Taupo swamp catchments between Plimmerton and Pukerua Bay for the western draining systems, and in the kakaho west and kakaho east for those systems*." By comparing the loss of habitat within each main catchment, the magnitude of the impact at the site is minimised. In contrast, the EIANZ Guidelines explicitly refer to 'site' when describing criteria for magnitude of effect.
- We note the roundabout proposed to be installed at the SH59 intersection with the site, that involves a new 110m culvert to take the Taupo Stream under the roundabout. the report states that:

  "*The addition of a roundabout on SH 59 will require that the Taupo stream be culverted as there is no room and appropriate gradients to allow a realignment around the roundabout (the preferred option)*."

  Culverting constitutes reclamation of stream bed which is a permanent loss. More robust evidence of why the realignment/diversion has been ruled out would benefit supporting this decision.
- Strict compliance should be provided pursuant to regulations 62, 63, and 70 of the National Environmental Standards for Freshwater (NESFW), particularly for the provision of fish passage.
- A fish management plan should be implemented in accordance with the New Zealand Fish Passage Guidelines | Earth Sciences New Zealand | NIWA
- Freshwater monitoring should be implemented as consent conditions.

Terrestrial Ecology

- Currently, the proposal does not give effect to Policy 31 of the NRP. We consider the potential effects on the SNA have not been fully realised, given there is no confirmation of the terrestrial values present within SNA 027.
- The application does not provide specific information whether the vegetation located on the eastern side of SH59 is significant indigenous vegetation. We recommend the applicant adopts a precautionary approach in accordance with Policy 31 of the NRP, and Policy 3 of the NPSIB, to confirm the value of the vegetation. If this meets the significance criteria of Appendix 1B of the PRPS, then the effects should be managed in accordance with 3.16 of the NPSIB and any similar provisions in the NRP.
- In relation to the effects management for SNA/Indigenous vegetation removal the applicant has not applied an offset model, rather used a generalisation of 3:1 ratio, as it is 'commonly accepted'. The offsetting model should be designed in accordance with Schedule G2 of the NRP.
- Monitoring of the proposed effects management should be provided as a consent condition.

Consent conditions

- Draft consent conditions were not provided for consultation. Consent conditions should be appropriate, enforceable, include the relevant management plans, and manage environmental effects appropriately.

DOC Statutory Planning Document considerations in relation to site (e.g. CGP/CMS/CMP):

The application is not inconsistent with the relevant statutory planning provisions. However, consideration needs to be given to:

- conserving healthy freshwater ecosystems downstream of the site, particularly significant wetlands
- managing threatened and at-risk species that may be found on the site to ensure their persistence and disturbance is minimised
- protecting freshwater ecosystems, fisheries, fish habitat and fish passage on site.

The specific provisions can be provided if needed.

Any specific information requests to applicant(s)/agent for pre-app engagement at this point:

DOC understands that the applicant is planning to lodge their application on 14 November 2025, and that no further information is planned to be provided to DOC for consideration.

Any further information/considerations:

None.

Additional Notes:

While DOC will assist applicants as much as we can when they engage in pre-lodgement consultation, it is the applicants' responsibility to comply with the Fast-track Approvals Act 2024 (FTAA) and to ensure they have applied for all permissions they need.

Note that a panel will invite the statutory bodies listed in clause 4 of Schedule 7 to comment on the application (NZCA, conservation boards, Fish and Game Council, and Game Animal Council). We encourage applicants to engage with these bodies in advance of filing a substantive application.

- Guidance for applying for a wildlife approval under the Fast-track Approvals Act 2024 can be viewed here: Guidance for applying for a wildlife approval

Lizards

- There is a likelihood of threatened and /or at risk lizard species and populations in immediately adjacent habitats (e.g several at risk species are identified as potentially present), which may be put at risk by a substantial increase in domestic cats from 950 new lots, resulting in significant harm to their populations. Consideration should be given to impacts of the project on these potential values, particularly given the lack of any formal survey, which DOC says should be undertaken as mentioned above.
- The proposal documents discuss 'compensation' for loss of lizard habitats, as well as resulting 'net gain'. Compensation is defined in the NPS-IB and

its application requires demonstration of the effects management hierarchy. The NPS-IB also sets principles for compensation that are required to be adhered to. If the proposal is to 'compensate' then, the applicant should demonstrate how they are adhering to compensation principles.

Wetlands

- The surveys of each of the wetland areas and the plant species present is thorough and useful.
- A higher resolution version of Figure 6, or zoomed in areas showing each catchment would be useful to locate the wetland areas referenced in this section.
- The photos of each of the gullies help build a picture of the site.

Fish Surveys

- The fish populations over the site could be better described with additional surveying. It could be worth putting nets out in the areas that have appropriate habitat. Further fish sampling could be undertaken under normal baseflow conditions. A wider spatial scale eDNA survey would be beneficial. It should also be noted that eDNA signal strength is not a proxy for abundance.

Freshwater

- We note that headwater wetlands and streams have value, while they might be small and degraded at this site, they are still important.
- We note that no macroinvertebrate kicknet or surber samples were collected as part of the assessment and in several places an MCI is given as an "observation", or "expected".
- DOC is aware of unpublished macroinvertebrate and fish data sourced from Boffa Miskell investigations that would add value to the assessment.

Terrestrial Ecology

- The application notes that approximately 1,000m^2 of SNA 027 is proposed to be lost. We recommend a figure is provided showing the extent loss from the proposed round about.

9 September 2025

Pre-application consultation with Department of Conservation for Mt Welcome

Present:	Terry Calmeyer (TC) – Department of Conservation Rachael Mora (RM) – Department of Conservation Vaughan Keesing (VK) – Blue Green Ecology William Dorset (WD) – Classic Developments Dan Smyth (DS) – Classic Developments Torrey McDonnell (TM) – Incite
Apologies:	NA.
Minutes by:	Dan Smyth
Start time:	2.00 pm Finish time: 3.00 pm

ITEM	DESCRIPTION	RESPONSIBLE	DUE DATE
1	**Introduction**		
	Introductions were completed.	Note	
	TC set out agenda including: 1. Applicant to share application background and proposal 2. Discuss expectations from each other through the fast-track process	Note	
2	**Mt Welcome project background**		
	WD shared draft urban design strategy document and discussed the development from a high-level.	Note	
	WD noted location in Northern Growth Area near Pukerua Bay.	Note	
	WD discussed considerations for design including: - Fresh water management areas / wetlands and enhancing areas with currently low ecological area - Steep topography	Note	
	WD identified neighbourhood centre and residential zoning.	Note	
	WD discussed delivery strategy for 950 dwellings across 15-20 stages built over circa 15 years. Noting timeframes are market dependent.	Note	
	WD identified and discussed the freshwater management areas and the four enhanced retention wetlands and new constructed retention wetland.	Note	
3	**Discussion points**		
	TC set out how consultation with Department of Conservation (DOC) typically works.	Note	
	TC queried lodgement date. - WD confirmed target lodgement is late-October 2025	Note	
	TC noted that the consultant team for DOC is currently being established, and that DOC would like to review draft documentation prior to lodgement.	Note	
	TC noted that a Wildlife Permit would be required for removing lizards from site.	Note	

	- VK noted permit would be precautionary as surveys to date have not found any lizards.		
	TC discussed relocation of freshwater fish and working in waterways and queried if other permits under fisheries regulations will be required? - VK noted potential requirement to shift fauna during enhancement works on the retention wetlands - TC noted that fisheries regulations are now managed by DOC - TC noted to confirm / check complex freshwater authorisations. RM noted if non-complying.	Note	
	RM noted that effects on Taupo swamp will need to be reviewed by DOC. TM queried DOCs role with regard to Taupo swamp approvals and Greater Wellington Regional Council's role. - RM confirmed no approval for discharge, but DOC is interested in water quality discharging from the subdivision	Note	
	TC noted management plans to be included will likely require more information than normal, especially if relocations are required. - VK noted no lizards found to date through surveys - VK queried if relocation within the site is still deemed relocation? RM confirmed that relocation within the site is not translocation, and that DOC would provide a summary.	Note	
	RM reconfirmed DOCs interest on cumulative effects on wetlands.	Note	
	TM noted target lodgement date in late-October 2025 and outlined workshop style engagement processes with Porirua City Council and Greater Wellington Regional Council and queried if similar approach could be undertaken with DOC to provide DOC with key information instead of full draft reports? - TC confirmed approach would be acceptable provided sufficient detail is provided for the DOC team to assess species that could be affects and if the management / mitigation measures proposed will be adequate enough.	Note	
	TC noted DOC website has guidance documentation on what needs to be included within technical reports.	Note	
	TC noted DOC would like to review ecological assessment prior to lodgement if possible. RM re-emphasized importance of this.	Note	
	TC noted that documents need to consider if approvals are required or not (I.e. freshwater) and that wildlife approvals will need management / mitigation plans.	Note	
	TC noted intention to set up internal DOC meeting shortly and that any questions that arise from the meeting will be shared with TM.	Note	
	TM queried how DOC prefers the structure of the reports and applications? - TM noted legal advice to structure per the act with a separate section for DOC with wildlife and conservation acts - TC happy with approach and doesn't want permits scattered within the wider application	Note	
	VK asked if there were processes for obtaining approvals once required after re-emphasising that there is no habitat on site? I.e. similar to accidental discovery protocols for archaeology. - RM confirmed not possible and that obtaining permits is the best approach	Note	

	TM asked about the complex fisheries approval and if any other fast-track approvals have required this approval? - TC and RM have not worked on one yet - VK noted not relevant as development is maintaining fish passage where there is existing fish passage	Note	
4	**Next steps / other actions**		
	RM to provide guidance summary on translocation.	RM	24/09/2025
	TC to establish DOC team and send through any specific questions regarding the development to TM.	TC	24/09/2025
	TM to send through base level information and coordinate with TC on what additional information will be required for review prior to lodgement.	TM / TC	24/09/2025

Meeting closed at 3.00 pm

3 October 2025

Pre-application consultation with Department of Conservation for Mt Welcome

Present:	David Greaves (DG) – Inspire on behalf of Department of Conservation Katie Collins (KC) – Department of Conservation Vaughan Keesing (VK) – Blue Green Ecology William Dorset (WD) – Classic Developments Dan Smyth (DS) – Classic Developments Torrey McDonnell (TM) – Incite
Apologies:	Terry Calmeyer (TC) – Department of Conservation Chris Williams (CW) – Department of Conservation
Minutes by:	Dan Smyth
Start time:	12.00 pm Finish time: 12.30 pm

ITEM	DESCRIPTION	RESPONSIBLE	DUE DATE
1	**Discussion points**		
	VK discussed history of the site with respect to fish passage noting EDNA and spot lighting completed. VK raised questions surrounding EDNA findings and noted potential they findings could be historical due to challenges with fish passage downstream.	Note	
	VK discussed east and west branches of the Kakaho stream.	Note	
	VK outlined typical process followed in other fast track resource consent applications with fish management plan submitted alongside ecology report and approved by MPI.	Note	
	KC noted MPI typically approve if fish relocated within the same catchment and DoC approve if fish are relocated to a location where species are not present or if proposed transfer location is public conservation land (PCL). - VK confirmed intention is to move downstream within the same catchment. - VK noted proposal is downstream as there is no habitat upstream.	Note	
	KC highlighted the importance of sediment control to protect relocated fish.	Note	
	KC noted that whoever transfers the fish will need relevant qualifications.	Note	
	KC listed off typical conditions such as pest species management, collected records database updates, spawning conditions, confirmation of capacity of new sites / comparable habitats.	Note	
	TM discussed “complex” fisheries within the fast-track legislation.	Note	
2	**Next steps / other actions**		
	TM and VK to send questions to CW and organise meeting if need to discuss further.	TM	10/10/2025

Meeting closed at 12.30 pm

Attachment 4: Feedback from NZHPT

- Minutes of one meeting; and
- Feedback on Archaeological Authority (12 November 2025).

10 September 2025

Pre-application consultation

Present:	Kathryn Hurren (KH) – Heritage New Zealand Pouhere Taonga Darran Kerei-Keepa (DK) – Heritage New Zealand Pouhere Taonga Dean Raymond (DR) – Heritage New Zealand Pouhere Taonga Patrick Harsveldt (PH) – Heritage & Archaeology Services Ltd William Dorset (WD) – Classic Developments Dan Smyth (DS) – Classic Developments Torrey McDonnell (TM) – Incite
Apologies:	NA.
Minutes by:	Dan Smyth
Start time:	9.30 am Finish time: 10.00 am

ITEM	DESCRIPTION	RESPONSIBLE	DUE DATE
1	**Mt Welcome project background**		
	Introductions completed.	Note	
	WD shared draft urban design strategy document and discussed the development from a high-level.	Note	
	WD noted location in Northern Growth Area near Pukerua Bay and highlighted Muri Block to the north and the Scaife Block to the south. Also identified Plimmerton Farm at the southern end of the Northern Growth Area.	Note	
	WD discussed considerations for design including: - Fresh water management areas / wetlands and enhancing areas with currently low ecological area - Steep topography	Note	
	WD shared the vision for Mt Welcome, discussing the lower terrace, upper terrace, Lucas Block, and neighbourhood centre.	Note	
	WD discussed delivery strategy for 950 dwellings across 15-20 stages built over circa 15 years. Noting timeframes are market dependent but targeting circa 50 to 80 lots per year.	Note	
2	**Discussion points**		
	DK queried archaeological values on site and engagement undertaken to date with mana whenua. - TM noted working towards lodgement in late-October with technical reports currently being finalised. - TM noted engagement with Ngāti Toa including their recommendation to engage PH. - TM discussed series of hui held with Ngāti Toa throughout the plan change process and the latest site visit. - TM noted cultural values assessment (CVA) was provided for the plan change and that Ngāti Toa are currently working on a letter to supplement the plan change CVA with respect to the Mt Welcome resource consent application.	Note	

	- PH noted area is of cultural importance to Ngāti Toa and identified a number of sites of significance within the NGA but not within the Mt Welcome site boundaries. - PH confirmed that the closest archaeological site is a WW2 trench circa 100m to the south of Mt Welcome and that pits and terraces and pa sites are located circa 700m to the north. - PH discussed the Clough and Associates report from the plan change and his current investigation into the depressions identified in their report. - PH discussed the woolshed and cottage dwelling recommendation for ageing buildings and noted indications from assessments to date are the woolshed is post-1900's and that the cottage is pre-1900's. PH also noted potential for earlier structure underneath the woolshed.		
	DK queried if draft heritage report can be shared upon completion? - PH confirmed that it can be once site assessments have been completed, and report finalised.	Note	
	KH queried if applying for an archaeological authority through the fast track consent application? - TM confirmed that it will form part of the application.	Note	
	KH queried how long term management of the project will ensured with regard to archaeology? - PH noted similar to a large scale roading project and that a 10-year duration from date of issue will be sought. - PH noted consent conditions will require on-going reminders and training for new personnel of responsibilities under the approved authority - PH noted management plan will be included within the application and that the management plan will include the specific processes to be followed	Note	
	WD asked if management plan will be specific to certain areas of the site or a broad brush across the site? - KH noted specific areas will have different requirements	Note	
	DR noted reduced timeframe for review under fast track legislation and asked for copies of PH report as soon as possible to assist with the review process. DK reemphasised this point.	Note	
	DR asked what information is needed by applicants from HNZPT prior to lodgement? - TM confirmed requirement to record feedback from engagement	Note	
	TM proposed next steps include: 1. TM to share meeting minutes and PH report 2. HNZ to provide feedback on PH report	Note	
	WD noted that the buildings will be demolished but there will be an opportunity for people to relocate at their own costs if desired. - KH noted that proposed demolition will need to be post of a pre-1900 building would require archaeological building recording and archaeological monitoring of the demolition and foundation removal works, whereas the removal of a pre-1900 building (for relocation) would only require archaeological monitoring of foundation removal earthworks and subsurface investigation of the former building footprint.	Note	

	PH asked if both proposed options (regarding the demolition or removal of the pre-1900 cottage) that would be included as an appropriate consent condition of the Archaeological Authority? KH confirmed that it would be, and that best approach is to include everything within the application as scope's for authorities can be decreased but not increased once approved.		
	TM confirmed that the authority application would form a separate part within the overall resource consent application.	Note	
3	**Next steps / other actions**		
	TM to share meeting minutes and archaeological report with DR.	TM	24/09/2025
	DR to provide feedback on archaeological report to TM.	DR	10/10/2025

Meeting closed at 10.00 am.

Torrey McDonnell

From: Kathryn Hurren [redacted]
Sent: Wednesday, 12 November 2025 12:36 pm
To: Torrey McDonnell
Cc: [redacted]'; Dean Raymond; 'William Dorset'; 'Dan Smyth'; Darran Kerei-Keepa
Subject: Mt Welcome HNZPT Fast Track Engagement Arch Assessment

Kia ora Torrey

I can confirm that neither Darran or I have any comments or concerns to raise about the archaeological assessment.

A high standard piece of work from Patrick as per usual.

Ngā manaakitanga,
Kathryn

Kathryn Hurren *(she/her)* | Senior Archaeologist Tuakana Poutairangahia, Te Tari o te Takiwā o Te Pūtahi a Māui (Central Region)| Heritage New Zealand Pouhere Taonga | Level 1, 79 Boulcott Street, Wellington 6011 | PO Box 2629, WELLINGTON 6140| Mobile: [redacted] | Ph: 0064 (04) 494 8320 | DDI: [redacted] | Visit www.heritage.org.nz and learn more about New Zealand's heritage places

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HNZPT **Central Region** area includes Carterton, Central Hawkes Bay, Hastings, Hutt, Marlborough, Masterton, Napier, Nelson, South Wairarapa, Tararua, Tasman, Upper Hutt, Wairoa, Chatham Islands, Horowhenua, Kapiti Coast, Manawatu, New Plymouth, Palmerston North, Porirua, Rangitikei, Ruapehu, South Taranaki, Stratford, Wanganui, Wairoa and Wellington. Our Central Region office is in Wellington.

Poutairangahia – Archaeology: the discovery, recovery and interpretation of the surviving evidence of past human activity in its context in or above the ground. Archaeological sites are the Tapuwae (ancestral footprints) of our past and may be in or on land, in water, or in the coastal marine area. We regulate the modification of and information recovery from archaeological sites throughout the country and have a team of archaeologists and Pouārahi around the country who can offer advice.

https://www.heritage.org.nz/archaeology
An archaeological site is defined in the *Heritage New Zealand Pouhere Taonga Act* 2014 as any place in New Zealand (including buildings, structures or shipwrecks) that was associated with pre-1900 human activity, where there is evidence relating to the history of New Zealand that can be investigated using archaeological methods. The *Heritage New Zealand Pouhere Taonga Act* 2014 makes it unlawful for any person to modify or destroy, or cause to be modified or destroyed, the whole or any part of an archaeological site without the prior authority of Heritage New Zealand. This is the case regardless of whether the land on which the site is located is designated, or the activity is permitted under the District or Regional Plan or a resource or building consent has been granted. The Act provides for substantial penalties for unauthorised destruction or modification.

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Attachment 5: Feedback from MCH

- Email from MCH 20 August 2025.

Torrey McDonnell

From: William Dorset [redacted]
Sent: Thursday, 21 August 2025 2:08 pm
To: Phillis Chen
Cc: Dan Smyth; Torrey McDonnell
Subject: RE: Mt Welcome - Substantive Application under the Fast Track Approvals Act

Hi Philis,

Thanks for your prompt response, much appreciated. We have noted that pre-lodgement engagement is not required Ministry for Culture and Heritage, and I can confirm that we have reached out to Heritage New Zealand Pouhere Taonga to discuss the Mt Welcome project and we are awaiting their response.

Best regards,

Will

Classic Developments
PART OF CLASSIC GROUP | Classic Group

William Dorset
Regional Manager
P: [redacted]
E: [redacted] | W: www.classicdevelopments.co.nz
Ground Floor, 10A Norrie Street, Porirua City Centre, Porirua

From: Phillis Chen [redacted]
Sent: Wednesday, 20 August 2025 4:01 pm
To: William Dorset [redacted]
Cc: Dan Smyth [redacted]
Subject: FW: Mt Welcome - Substantive Application under the Fast Track Approvals Act

Some people who received this message don't often get email from phillis.chen@mch.govt.nz. Learn why this is important

Kia ora William,

Forwarding the email below as I've got an out-of-office message from Dan.
Please feel free to let me know if you have questions.

Ngā mihi,

Phillis Chen
Pou Tohu Matua o Te Pae Kaupapa Haumi | Senior Adviser, Operational Policy & Investment
Manatū Taonga Ministry for Culture & Heritage
Email [redacted]

Ki te puāwai te ahurea, Ka ora te iwi
Culture is thriving, The people are well

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From: Phillis Chen
Sent: Wednesday, 20 August 2025 2:59 pm
To: [redacted]
Subject: RE: Mt Welcome - Substantive Application under the Fast Track Approvals Act

Kia ora Dan,

Thanks for getting in touch and bringing this project to our attention.

Although the Ministry for Culture and Heritage (the Ministry) is one of the administering agencies under the Heritage New Zealand Pouhere Taonga Act 2014 (the HNZPT Act 2014), our role under the HNZPT Act 2014 is limited to a policy role. Therefore, a pre-lodgement engagement with the Ministry under section 29 of the Fast-track Approvals Act 2024 is not required.

If you haven't done so, we strongly encourage you to reach out to Heritage New Zealand Pouhere Taonga (HNZPT) to discuss your project.
HNZPT is the agency responsible for the archaeological authority under the HNZPT Act 2014. The Ministry will defer to HNZPT's statutory role and its expertise under the HNZPT Act 2014 and does not expect to be consulted separately on the matter of archaeological authorities.

Hope this helps. Please feel free to let me know if you have any questions.

Ngā mihi,

Phillis Chen
Pou Tohu Matua o Te Pae Kaupapa Haumi | Senior Adviser, Operational Policy & Investment
Manatū Taonga Ministry for Culture & Heritage
Email [redacted]

Ki te puāwai te ahurea, Ka ora te iwi
Culture is thriving, The people are well

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From: Dan Smyth < >
Sent: Friday, 15 August 2025 11:32 am
To: Info Mailbox <info@mch.govt.nz>
Cc: William Dorset [redacted]; Torrey McDonnell [redacted]
Subject: Mt Welcome - Substantive Application under the Fast Track Approvals Act

Hi Leauanae Laulu Mac, please see attached letter regarding Substantive Application under the Fast Track Approvals Act for the Mt Welcome residential development in Pukerua Bay.

Let us know if you have any questions or would like to meet to discuss the development further.

Kind Regards,
Dan

Dan Smyth
Development Manager
P: [redacted]

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E: [redacted] | W: www.classicdevelopments.co.nz

Level 3, 12 Viaduct Harbour Avenue, Auckland CBD, Auckland

Attachment 6: Feedback from Te Rūnanga o Toa Rangatira

- Letter dated 19 September 2025;
- Letter dated 5 November 2025; and
- Feedback on proposed conditions of consent (13 November 2025); and
- Feedback on proposed conditions of consent (27 January 2026).

TE RŪNANGA O
TOA RANGATIRA

19 September 2025

Attn: Torrey McDonnell

Engagement on early stages of Mt Welcome Fast-track application

Tēnā koe Torrey,

Thank you for contacting Te Rūnanga o Toa Rangatira (Te Rūnanga) regarding your proposed application for a Fast-track approval for the Mt Welcome subdivision in the upper Taupō Swamp and Te Kakaho Stream catchments.

Te Rūnanga is the mandated iwi authority for Ngāti Toa Rangatira (Ngāti Toa) for the rohe in which your works are proposed. We have the responsibility for protecting and enhancing the mana of Ngāti Toa across the various political, economic, social and environmental spheres.

In relation to Te Ao Tūroa, the objective of Ngāti Toa is to nurture a resilient environment to sustain future generations through reclaimed connection and mātauranga to natural resources, empowering kaitiaki who are leaders and co-managers of our natural environment, our commitment to environmental sustainability and our ability to adapt to the impacts of climate change.

Early-stage application and the view of Te Rūnanga

Thank you for hosting us on site on 4 September 2025 and for initiating the early stages of consultation with Te Rūnanga. We wish to develop a constructive and deliberate relationship with your team as you move towards finalising your application.

The information we have received about the Mt Welcome project is a series of high-level ‘methodology statements’ and design maps, provided to Te Rūnanga on 8 September 2025, and the site visit with yourself and Will Dorset on 4 September 2025. We understand that your current plan is to lodge a Fast-track approval application with the EPA in October of this year.

Te Rūnanga is concerned at the lack of information on many aspects of the Mt Welcome project and the speed at which the application is moving. We feel it is not currently possible to provide meaningful feedback given the limited detail of the information provided so far and the absence of sound information on critical matters such as the impacts on streams and wetlands and the range of activities that will make up the project.

Further information sought

In order to progress our participation in your proposed project, can you please indicate if, and when, you are able to provide the following information:

- A rules assessment against the relevant local statutory plans (e.g. Porirua City Council District Plan and Proposed District Plan, Greater Wellington’s Natural Resources Plan and Plan Change 1 to the Natural Resources Plan) so that we can understand clearly the range of activities that are proposed.

- Details, including maps, of the location, extent and characteristics of any streams and wetlands that will be impacted by the proposed project, including through reclamation, diversion, culverting or other works proposed to be undertaken in streams and wetlands.
- Details of any offsetting and compensation to be undertaken for impacts on streams and wetlands, including summary information on the methods used to establish and offset the ecological values impacted by the proposed project.
- Summary information on the management of stormwater from the proposed new impervious surfaces (housing, roading and commercial developments), in relation to the impacts on stream/wetland hydrology and water quality and how these will be managed.

We note that the proposed subdivision layout markedly differs from the PCC Northern Growth Development Area framework, particularly regarding road design and public transport impacts. Te Rūnanga was broadly supportive of the Northern Growth Area SDP, recognising its potential to deliver integrated outcomes across housing, transport, community, and the taiao. We therefore strongly encourage ensuring that the Mt Welcome development aligns with the Northern Growth Area Structure Plan.

One of the outcomes for the rezoning process enabling the Northern Growth Area was the inclusion of freshwater principles. These principles were developed as part of an overall goal to ensure that any development of the area was undertaken in an integrated manner that recognises Te Mana o Te Wai, including Taupō Swamp, Taupō Stream, Te Kakaho Stream and Te Awarua o Porirua. These principles referred to as the Mana Whenua Principles are attached to this letter as Appendix 1.

The Position of Te Rūnanga

Te Rūnanga wish to establish an engagement process with you to help facilitate access to useful information so that we can be meaningfully engaged on, and respond to, the Mt Welcome project.

We also wish to discuss remuneration for Te Rūnanga for any involvement in assessing your draft application. We suggest meeting to agree on the process and terms of engagement before any further work is undertaken. Please let us know your availability to discuss next steps.

Ngā mihi maioha,

Ella Jaspers

Kaitohu Tuakana Rawa Taiao Matua – Senior Advisor Resource Management

Appendix 1. Mana Whenua Principles

- Engagement of mātauranga Māori in research, design [and monitoring] of water systems.
- Avoid the mixing of waters from different catchments.
- Treating stormwater by passing it through land or rock before it is released into receiving environments.
- Water conservation, including water harvesting, to preserve the resource and its mauri.
- Identification, recognition and appropriate protection/enhancement of culturally significant sites/features.
- Re-vegetation for stormwater management utilising indigenous plants.
- Protecting and restoring wetlands with the potential for use by communities.

TE RŪNANGA O
TOA RANGATIRA

5 November 2025

Attn: Torrey McDonnell

Mt Welcome Fast-track application

Tēnā koe Torrey,

Thank you for your engagement with Te Rūnanga o Toa Rangatira (Te Rūnanga) regarding the proposed application for a Fast-track approval for the Mt Welcome subdivision (the development) in the upper Taupō Swamp, Waimapihi and Te Kakaho Stream catchments.

Te Rūnanga o Toa Rangatira is the mandated iwi authority for Ngāti Toa Rangatira for the rohe in which your works are proposed. We have the responsibility for protecting and enhancing the mana of Ngāti Toa Rangatira across the various political, economic, social and environmental spheres. This responsibility includes the Ngāti Toa Rangatira Deed of Settlement and the Ngāti Toa Rangatira Claims Settlement Act 2014.

In relation to Te Ao Tūroa, the objective of Ngāti Toa Rangatira is to nurture a resilient environment to sustain future generations through reclaimed connection and mātauranga to natural resources, empowering kaitiaki who are leaders and co-managers of our natural environment, our commitment to environmental sustainability and our ability to adapt to the impacts of climate change.

Pre-lodgement engagement and the view of Te Rūnanga

We appreciate your ongoing engagement with Te Rūnanga o Toa Rangatira including hui and site visits to discuss the proposal and view ecological and archaeological features on the site. The purpose of this letter is to provide feedback on the application prior to lodgement under the Fast-track Approvals Act.

This letter outlines our key values, principles and concerns across the proposed development especially relating to waterways, archaeological sites, wastewater and stormwater. Feedback on individual reports is provided in Appendix 1. This letter is to be considered in conjunction with the Mt Welcome Cultural Values Assessment (CVA), dated 3 November 2025.

Te Rūnanga o Toa Rangatira appreciates your provision of the documents supporting your application. We have received and reviewed the following:

- Methodology statements for earthworks, erosion and sediment control, roading and access, stormwater, wastewater and potable water supply.
- Mt Welcome Station Ecology: Ecological values, effects and effects management (24/10/2025).
- Archaeological Assessment of Effects Addendum: Mt Welcome Station Subdivision Development (October 2025).
- Draft Stage 1 Erosion and Sediment Control Plan drawings (25/10/2025).
- Mt Welcome Subdivision – Site Access Strategy memo (22/10/2025).
- Mount Welcome – Hydrology assessment (October 2025).

This letter is an initial response to the development as a holistic assessment has been difficult considering the supporting material has been provided in an incremental manner and within constrained timeframes.

Cultural values of waterways

Waterways are a source of life and mauri which is integral to the wellbeing of the environment as well as our people and future generations. As outlined in the Mt Welcome CVA, specific cultural values associated with Taupō Stream, Taupō Swamp, Waimapihi and Te Kakaho Stream include mahinga kai, puna raranga, rongoā, wai māori, wai ora, wāhi tūpuna and wāhi maumahara. The values of individual tributaries cannot be separated from those of the wider catchment and of Te Awarua o Porirua. Te Awarua o Porirua is essential to the identity and values of Ngāti Toa Rangatira. The harbour is also associated with values including mahinga kai, pā, tauranga waka, marae and papakāinga. Te Awarua o Porirua and Pukerua Bay have recognition as statutory acknowledgements under the Ngāti Toa Rangatira Treaty settlement.

Mahinga kai are areas where food, rongoā and materials are traditionally gathered, as well as the practices associated with customary harvesting. Mahinga kai is central to the wellbeing and identity of Ngāti Toa Rangatira. To maintain traditional practices such as mahinga kai, the health of these traditional areas must be restored. These areas include the coastal environment, streams, wetlands, and forests. Access to these areas must also be maintained for whānau to continue these practices and transfer mātauranga and tikanga to future generations.

The health and values of our waterways have been significantly impacted over the years through discharges of contaminants, reclamation, erosion, and sedimentation. These issues continue to persist due to activities such as earthworks, removal of vegetation, stormwater and wastewater discharges, and construction of in stream structures.

Restoration of wetlands and waterways is essential to sustaining te taiao for future generations. It is the aspiration of Ngāti Toa Rangatira for the health and mauri of Te Awarua o Porirua to be restored. The protection and enhancement of waterway health must be a priority and should include actions such as planting, managing weeds and pests, enhancing habitats, and improving water quality and ecosystem health. Equally important is recognising the mauri of waterways as taonga and their intrinsic interconnectedness within the wider environment.

Mana Whenua principles in urban development

Te Rūnanga o Toa Rangatira has an expectation that urban development responds to our kaitiakitanga responsibilities to Te Ao Tūroa. We have worked hard previously to express our expectations of the principles and practice of good urban development in our rohe in relation to rezoning proposals in the area.

Freshwater Principles were developed as part of the Plimmerton Farm rezoning process to ensure that the recommendations from the Te Awarua-o-Porirua Whaitua Implementation Programme were appropriately considered. They aim to guide development in an integrated manner that recognises Te Mana o Te Wai, including Taupō Swamp, Taupō Stream, Te Kakaho Stream, and Te Awarua o Porirua. These principles are also relevant to the Mt Welcome development.

A key feature of the Freshwater Principles is their focus on Mana Whenua. Developed through engagement with Ngāti Toa Rangatira, they highlight the potential of mātauranga Māori, including culturally significant plant varieties, kaitiakitanga, and the promotion of mauri. The principles also emphasise that future development should involve ongoing engagement with Mana Whenua and consider the following key elements:

- Engagement of mātauranga Māori in research, design [and monitoring] of water systems.
- Avoid the mixing of waters from different catchments.
- Treating stormwater by passing it through land or rock before it is released into receiving environments.
- Water conservation, including water harvesting, to preserve the resource and its mauri.
- Identification, recognition and appropriate protection/enhancement of culturally significant sites/features.
- Re-vegetation for stormwater management utilising indigenous plants.

- Protecting and restoring wetlands with the potential for use by communities.
- Protecting and restoring streams as taonga.

These principles reflect the importance of freshwater and the strong reliance on awa and moana, for physical and spiritual sustenance.

Te Rūnanga o Toa Rangatira is particularly concerned about the potential effects on Te Kakaho Stream, Waimapihi, Taupō Stream and Taupō Swamp as part of the wider Te Awarua o Porirua and Pukerua cultural landscapes. It is critical that the most stringent contaminant controls are applied. As kaitiaki, Ngāti Toa Rangatira actively strives to protect and revitalise waterways and the moana within our rohe. Any reduction of water quality would further undermine the mauri of these taonga, potentially impacting the associated cultural values.

Key concerns

Oppose piping of Taupō Stream
Te Rūnanga o Toa Rangatira opposes the proposed piping and loss of approximately 110 metres of Taupō Stream associated with the roundabout access. While we acknowledge the need for suitable access to the site, we do not support any reclamation of Taupō Stream. We strongly encourage that alternative access options are fully explored in order to avoid reclamation/stream piping. This is particularly important given that existing culverts associated with State Highway 59 already create significant barriers to fish passage within Taupō Stream, further impacting its ecological health and mauri.

Avoid using waterways for stormwater retention
Te Rūnanga o Toa Rangatira are concerned with proposed works to turn waterways into stormwater retention wetlands. 'In-line' stormwater management within the bed of a stream or wetland does not reflect good urban development practice.

Our aspiration is for our waterways to be protected, enhanced and restored. The cultural values associated with Taupō, Waimapihi and Te Kakaho streams and wetlands indicate a need to enhance fish passage, indigenous vegetation, water quality and access for whānau to reconnect through whakapapa, to practice traditional activities and to uphold kaitiakitanga and manaakitanga.

Offsetting is unacceptable
Te Rūnanga o Toa Rangatira is opposed to the proposed offsetting approach which includes significant alterations to streams and wetlands. Offsetting is an approach that does not uphold Te Mana o Te Wai from a mātauranga Māori perspective and does not

account for cultural or spiritual values. While we support the enhancement of streams through riparian planting and the removal of stock from riparian margins, many aspects of the development would still cause significant, negative impacts on waterways. Our expectation is that any offsetting must result in ecological outcomes that are at least equivalent to, and ideally exceed, the existing ecologically values of the affected environments.

Our strong preference is for alterations to waterways to be avoided wherever possible, unless any changes provide clear ecological benefits, such as restoring them to their natural state or enhancing habitat and water quality. The intrinsic values of our waterways must be recognised, protected, and enhanced, as they are taonga.

Protection of archaeological sites

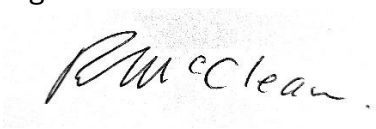
As discussed in the Archaeological Assessment of Effects Addendum, recorded archaeological sites are present on the Mt Welcome Development site. Ngāti Toa Rangatira exercises kaitiaki over all archaeological sites within the Porirua district despite the origin and history of many archaeological sites being unknown. Damage to recorded archaeological sites should be avoided in the design of any development at Mt Welcome. If damage to sites is unavoidable, Ngāti Toa Rangatira will direct the tikanga and kawa associated with disturbance of any sites.

Conclusion

The significance of Mt Welcome in the context of Pukerua and Te Awarua o Porirua cultural landscapes requires high standards of development to protect and enhance the wellbeing of te taiao and the community. As outlined in the CVA, Mt Welcome is originally part of the 1847 Porirua Reserve set aside for Ngāti Toa Rangatira. It is a special ancestral landscape.

Te Rūnanga o Toa Rangatira appreciates the engagement throughout this process and will continue to work with the applicant to ensure that the cultural values and aspirations of Ngāti Toa Rangatira are understood and the best outcomes for the taiao are achieved. The historical connection of Ngāti Toa Rangatira with the landscape is important to acknowledge as this is a connection which must be sustained for future generations.

Signed



TE RŪNANGA O
TOA RANGATIRA

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TE AO TŪROA | ŌHANGA | ORANGA | WHAI MANA | NGĀTI TOA RANGATIRATANGA

Appendix 1 – Review of application documents

Mt Welcome Station Ecology: Ecological values, effects and effects management review

The ecological assessment identifies that the anticipated activities associated with the proposed development include reclamation of streams and wetlands, culverting, vegetation clearance, earthworks and sediment discharges. Te Rūnanga o Toa Rangatira understands that the proposed works affect Taupō Stream and Swamp, Te Kakaho Stream, and Waimapihi Stream and their catchments.

The Taupō Stream has been assessed as having good quality aquatic habitat, though with barriers to fish passage due to an existing perched culvert downstream of the proposed development. The stream-wetland complexes within the development site have been assessed as low value due to modification, low biodiversity, poor conditions, lack of shading, nutrient inputs, as well as erosion and sedimentation. We again note that the waterways of Taupō Stream and Swamp, Te Kakaho Stream, and Waimapihi Stream to be impacted by the proposed development are greatly valued be Ngāti Toa Rangatira. Te Rūnanga o Toa Rangatira does not support the approach taken to assess their ecological values or the conclusions reached in this assessment.

The development proposes to turn areas of gullies, streams and wetlands into stormwater retention wetlands which will involve infilling ephemeral headwaters of gully systems, leaving intermittent and perennial gully stream corridors unaffected by the development. Headwaters are the source of wai ora and are extremely significant for mana whenua. We oppose the proposed reclamation or infill of headwaters.

The roundabout proposed to access the site would involve piping and reclaiming 110m of Taupō Stream and removing an SNA that currently provides a buffer between the stream and the highway. The ecological assessment states that this ‘culvert’ installation is not considered reclamation because the waterway is not lost but rather changes in form and condition. This is in contrast to the view of mana whenua who have the aspiration for waterways to maintain natural character, form and flow in order for mauri to be sustained.

As stated earlier, the applicant should avoid piping the Taupō Stream and the consequent loss of cultural and ecological values that would flow from it. We note that the Site Access Strategy provided does identify some alternative options for site access but contains very limited justification for the selected roundabout approach. Nor does it investigate a different alignment of the roundabout that would avoid the need to reclaim the Taupō Stream.

It is noted in the assessment that specific fish passage measures are not currently proposed for the proposed piping due to the existing lack of fish passage in the stream. As no new channel can be created, the offset would require improvement of the existing stream habitat through enhancement of fish passage and riparian vegetation. The proposed offset for reclaiming this stretch of Taupō Stream is remediation works for a section of Te Kakaho Stream. We are concerned that the proposed offset is located in a different catchment from where the effects are. The enhancement package is limited in detail and provides no certainty as to the long-term protection and success.

We also note that the assessment identifies that there has been no engagement with tangata whenua in relation to the planning, implementation or monitoring of the proposed offsets, as anticipated by the principles for offsetting in the National Policy Statement for Freshwater Management. The NPS-FM seeks that applicants ensure that the 'opportunity for the effective and early participation of tangata whenua or stakeholders is demonstrated when planning aquatic offsets, including their evaluation, selection, design, implementation, and monitoring.' Te Rūnanga o Toa Rangatira would value the opportunity to work collaboratively with the applicant's experts on ways to give effect to this principle.

Vegetation clearance is also proposed to be offset. We support the statement in the ecology assessment that a full and complete restoration programme should be implemented, including monitoring to assess the success of revegetation.

Draft Archaeological Assessment Review

As outlined above, damage to recorded archaeological sites should be avoided in the design of any development at Mt Welcome. If damage to sites is unavoidable, Ngāti Toa Rangatira will direct the tikanga and kawa associated with disturbance of any sites.

In addition to the recorded archaeological sites, the woolshed is of importance to Ngāti Toa Rangatira. It is a marker of the presence of the iwi on the landscape as outlined in the Mt Welcome CVA. In particular, the woolshed contains shearers' graffiti/ branding, some of which are the names of Ngāti Toa Rangatira whānau. We request the opportunity to preserve these features in some form, recognising their historical and cultural significance to whānau.

Te Rūnanga o Toa Rangatira supports the opportunity identified in the archaeological assessment for interpretation such as signage in future reserves on the site to provide information about the significance of archaeological sites if they are found. Particularly given the significance of the surrounding area, including Taupō Swamp for food and resource harvesting.

Methodology Statement review

Earthworks & Erosion and Sediment Control

As stated in the Erosion Sediment Control Plan (ESCP), erosion and sediment controls include sediment retention ponds and the installation of decanting earth bunds. At this stage, the ESCP does not provide us with confidence that sediment-related effects can be appropriately managed during construction. We expect best-practice erosion and sediment controls for the Mt Welcome development, and sediment retention ponds must be appropriately sized to manage any runoff which could enter Te Kakaho Stream, Taupō Stream and Waimapihi Stream.

Ensuring best practice design, implementation and management during earthworks is essential to ensuring that the taiao is protected from risks of erosion and sedimentation. For Ngāti Toa Rangatira as kaitiaki - whenua and waterways must be protected from risks associated with inappropriate land use, development and earthworks. An outcome that has been identified for Te Awarua o Porirua and its tributaries is to reduce the rate of sedimentation as well as the amount of sediment entering waterways.

Stormwater

This methodology statement outlines the design objectives and principles for stormwater management for the proposed development. The statement also outlines methodologies for stormwater treatment, attenuation, and retention which involve treating stormwater through centralized rain gardens and retaining stormwater in wetlands.

The increase in impervious surfaces proposed is anticipated to increase stormwater flows and discharge volumes. Appropriate mitigation measures must be in place to manage stormwater as well as mitigate stream erosion and sedimentation.

Te Rūnanga of Toa Rangatira supports the use of rain gardens and stormwater wetlands in principle. However, we disagree with the approach of creating stormwater wetlands as a form of offset. We encourage attenuation of rainwater for conservation and reuse as this helps to preserve the mauri of wai. It is currently unclear whether rainwater harvesting has been considered as part of the hydrological mitigation strategy for the development.

Wastewater

The design objectives within the wastewater methodology involves providing capacity to service 953 lots for the Mount Welcome development as well as 550 lots for Muri Road development. The planned wastewater network will involve a gravity-based network and pump stations.

Appropriate management of wastewater is necessary to protect the health of waterways and ecosystems. Ensuring appropriate treatment of wastewater before it is discharged can support water quality, ecosystem health as well as natural character and flows of waterways. Although land use activities and residential development vary in nature and scale, all contribute to the overall contaminant load.

Te Rūnanga o Toa Rangatira remains concerned about the significant environmental effects that wastewater discharges and overflows have had on our waterways. We are particularly cautious about the effects of further urban development on the taiao. Aging and limited wastewater infrastructure heightens the risk of harm to our waterways and ecosystems if these pressures are not carefully managed. We expect the proposal to clearly demonstrate how these risks will be effectively addressed and how the mauri of waterways will be safeguarded over the long term.

TE RŪNANGA O
TOA RANGATIRA

CULTURAL VALUES ASSESSMENT

Proposed Subdivision at Mt Welcome Station

Pukerua Bay

KA UPANE Ā UPANE WHITI TE RA!

TE RŪNANGA O
TOA RANGATIRA

Ko te ora me te mauri o Te Awarua o Porirua ka whakahokia, ā ko ōna

wai ka noho hauora, ka toitū mō ngā reanga kei te heke mai, me te hunga

e noho ana, e mahi ana, e tākaro ana, e hono ana rānei ki te whanga.

The health and mauri of Te Awarua o Porirua is restored,
its waters are healthy and sustainable for future generations and
for those who live, work, play or connect with the harbour.

Te Wai Ora o Parirua

Porirua Harbour Accord

6 February 2025

TE RŪNANGA O TOA RANGATIRA

TE AO TŪROA | ŌHANGA | ORANGA | WHAI MANA | NGĀTI TOA RANGATIRATANGA

Name	
Robert McClean *Principal Advisor* *Ahurea Taiao*	5 November 2025
Aimee Bishop *Kaiwhakahaere* *Te Mana Taiao*	

Te Rūnanga o Toa Rangatira (Te Rūnanga) as the mandated iwi authority for Ngāti Toa Rangatira has responsibility for protecting and enhancing the mana of Ngāti Toa across the various political, economic, social and environmental spheres.

In relation to Te Ao Tūroa, the objective of Ngāti Toa Rangatira is to nurture a resilient environment to sustain future generations through reclaimed connection and mātauranga to natural resources, empowering kaitiaki who are leaders and co-managers of our natural environment, our commitment to environmental sustainability and our ability to adapt to the impacts of climate change.

Subject to the written consent of Te Rūnanga o Toa Rangatira, the information contained within this document must not be used for any other purpose than that intended.

Written consent from Te Rūnanga o Toa Rangatira is required prior to wider circulation and/or public release of this document.

Te Rūnanga o Toa Rangatira Inc.

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[redacted]

Front cover Pukeura Pā, 1847 – 1849, Brees, Samuel Charles, National Library of New Zealand

TE RŪNANGA O TOA RANGATIRA

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Introduction and summary

This Cultural Values Statement (CVA) provides a summary of the history and values of Ngāti Toa Rangatira relevant to the proposed Mt Welcome Development located at Pukerua Bay, Porirua (the proposal). The proposal will consist of multiple stages, to develop approximately 900 residential allotments, a commercial centre, and associated infrastructure, including a water reservoir, water storage facilities and roading. (see location below).[1]

Mt Welcome Station is a significant place for Ngāti Toa Rangatira. It is part of the Pukerua and Te Awarua o Porirua cultural landscape. This landscape includes the Taua Tapu Track, Pukerua Pā, Te Waimapihi Pā, Te Ngutu o Huia, Pukemiro (the ridgeline of Mt Welcome) and urupā and the associated streams of Taupō, Waimapihi and Te Kakaho. It is also part of Te Awarua o Porirua (Porirua Harbour).

The whenua is part of the history and values of the iwi. It was part of the reserves set aside for Ngāti Toa Rangatira in the 1847 Porirua Deed. This Deed created the northern reserve between Tawhitikurī (Goat Point) and the Wainui Stream (near Paekākāriki). The reserve was subdivided and alienated by the Native Land Court in the late 19th Century. Mt Welcome Station was known as Pukerua No. 4 and vested in the chiefs Atanatiu Te Kairangi and Ngahuka Tungia.

Mt Welcome Station remains important for Ngāti Toa Rangatira. Any development needs to be designed in a way that is respectful of the history, whenua and waterways. The principles and values of this CVA indicate the importance of a planning approach to protect waterways, restore the ngahere and manages potential impacts relating to damage to archaeological sites, wastewater and stormwater. There are also opportunities for an indigenous urban form, promoting public transport, affordability, appropriate street and place names and setting aside significant observation viewing sites.

The Crown issued a formal apology to Ngāti Toa as part of the Ngāti Toa Rangatira Claims Settlement Act 2014 (the settlement legislation). In the apology, the Crown profoundly regrets actions such as the indefinite detention of Te Rauparaha, the actions of the Native Land Court and loss of access to customary resources and significant sites. In addition, the Crown acknowledged the degradation and destruction of Te Awarua o Porirua, discharge of human waste into the rivers and seas, discharge of industrial effluent into waterways and ongoing impact on use of traditional resources.

The Crown promised to “mark the beginning of a new, positive, and enduring relationship with Ngāti Toa’ founded on ‘mutual trust and co-operation and respect for Te Tiriti o Waitangi.” The actions of the Crown and agents such as local authorities are critical to maintaining this new, positive and enduring relationship in the context of the proposal, especially regarding section 7 of the Fast-Track Approvals Act 2024 and the duty to act in a manner that is consistent with the obligations of Treaty settlements.

The Pukerua cultural landscape is recognised in the Cook Strait and Pukerua Bay Scientific Reserve statutory acknowledgements under the Ngāti Toa Rangatira Claims

[1] 422A and 422B State Highway 59, Pukerua Bay, Porirua

Settlement Act 2014 (Appendix 2). The statutory acknowledgement includes statutory areas and statement of associations which have statutory recognition in resource consent and Heritage NZ Pouhere Taonga Act 2014 processes. The Taupō and Te Kakaho streams are also part of Te Awarua o Porirua which is also recognised as a statutory acknowledgement and Poutiaki Plan under the settlement.

This CVA has the status of citing the Pukerua Bay Scientific Reserve statutory acknowledgement as evidence of association with Pukerua Bay in the RMA consenting process and Heritage NZ Pouhere Taonga archaeological authority process under section 32 of the Ngāti Toa Rangatira Claims Settlement Act 2014.

Te Rūnanga advocates that archaeological assessments and authority applications relating to Pukerua Bay prepared under the Heritage NZ Pouhere Taonga Act 2014 should recognise the Pukerua Bay Scientific Reserve Statement of Association (Appendix 2) as a valid description of Ngāti Toa Rangatira history and values.

Figure 1, Map of proposal from the Mt Welcome Master Plan and Landscape Urban Design Strategy

Ngāti Toa Rangatira

Ko Te Rauparaha te Rangatira o Kapiti me Te Moana o Raukawa

Mana whenua

Ngāti Toa Rangatira are mana whenua of Pukerua. Ngāti Toa took possession of Pukerua by conquest in accordance with tikanga Māori. The cultural, social and spiritual life of Ngāti Toa Rangatira centres around the land on which the iwi hold mana whenua. Ngāti Toa Rangatira acquired mana whenua by take raupatu, subsequently followed by occupation or ahi kā resulting in the displacement of the original inhabitants. The lands remain connected to Ngāti Toa Rangatira through ongoing iwi occupation, protection of wāhi tapu and sites/areas of cultural significance (particularly urupā) and the retention and transmission of mātauranga Māori pertaining to the history and customary rights of Ngāti Toa Rangatira with the area.

Kaitiakitanga is exercised by Ngāti Toa Rangatira as mana whenua to protect the natural environment, cultural practices, iwi traditions and all taonga. Ngāti Toa Rangatira kaitiakitanga includes maintenance of tikanga, kawa and preservation of taonga. Kaitiakitanga flows from mana whenua and the authority to act as guardians. Kaitiakitanga is an inherited responsibility passed down by the ancestors to each successive generation to care for and preserve the natural environment for our benefit and ultimate survival. As mana whenua and Kaitiaki, Ngāti Toa Rangatira recognise whakapapa as the basis of their relationship with Paptūānuku and the natural world imbued by a reciprocal duty of care to sustain the health of the environment so that it continues to sustain the health of the iwi.

Mātauranga, kaitiakitanga and manaakitanga are important aspects of Ngāti Toa tikanga that relate to the ability of the iwi to sustainably manage the taiao and ensure its spiritual and temporal wellbeing. Shared whakapapa to the Atua reminds us that we are connected to our natural environment and have a responsibility to maintain its continued health and wellbeing for our own benefit as well as the flora, fauna and tupua that inhabit it. Traditional tikanga such as rāhui remain an important mechanism for management of certain areas.

The guardianship role of Ngāti Toa Rangatira aims to protect and enhance mauri. The health and wellbeing of iwi members and the community is secured by ensuring the spiritual and cultural needs of the taiao and those that are associated with it are respected. In respect of Pukerua, it also involves environmental restoration that reconnects Ngāti Toa Rangatira whānau with the taiao for mahinga kai, waka ama, tikanga and associated traditional practices.

It is the aspiration of Ngāti Toa Rangatira to maintain our cultural practices that physically, spiritually and culturally connect us with our taiao and our whakapapa.

Cultural values assessment

Pukerua is an ancestral landscape of Ngāti Toa Rangatira, reflecting the deep ties of the iwi to Te Awarua o Porirua, te Moana o Raukawa and Kapiti. As outlined in Appendices 1 & 2, the value and significance of Pukerua is connected to the Taua Tapu Track, pā sites, cultivations, urupā, papakāinga and mahinga kai.

The proposal must consider overarching effects on the environment and how it is planned to offset effects to produce net benefit to te taiao (environment). The proposal should also outline how the subdivision aligns with the principles and values of Ngāti Toa Rangatira articulated in this CVA, especially mana whenua, mātauranga, kaitiakitanga and manaakitanga.

Indigenising urban form and development

As submitted by Te Rūnanga on the Draft Intensification Planning Instrument,[2] our aspiration is an indigenous urban form and development that will enable residential, commercial and recreational spaces is a way that promotes the wellbeing of te taiao, tangata whenua and the public. This will require careful urban design which enhances the relationship with Te Awarua o Porirua and Pukerua, including protection of significant viewshafts and reducing light pollution.[3]

Our city is dominated by vehicle traffic making it unsafe and unsustainable.[4] A shift is required to non-vehicle forms of transport and public transport options in order to reduce emissions and road pollution. More sustainable accessibility planning is required for the Pukerua cultural landscape.

Affordability & inequality

The urban areas of Porirua are marked by inequality. The northern area is affluent in contrast with Porirua East and other suburbs like Elsdon. New urban development needs to challenge this geography of inequality and create places for everyone, all sectors of society and promote diversity.

New suburban development is often unaffordable for iwi. Housing prices associated with ‘sea views and new ‘high spec’ development has the impact of excluding Ngāti Toa whānau from living in the area. This results in the mana whenua feeling alienated and excluded from their own whenua. Affordability must be addressed as part of any subdivision within the proposal.

Cultural landscape

The importance of Pukerua to Ngāti Toa is not limited to ‘dots on a map’ that indicate sites of significance. This CVA, submissions and other relevant documents reiterate the importance of the cultural landscape – the importance of people connected by place names, cultivations, streams, hill tops, pathways, urupā, tauranga waka, papakāinga, etc. This is expressed in the whakapapa, history, pūrākau, waiata and

[2] Te Rūnanga o Toa Rangatira, *Feedback on Porirua City Council, Draft Intensification Planning Instrument*, 21 Hūrae 2022
[3] Te Rūnanga o Toa Rangatira, *Shared Pathway, Revised Cultural Impact Assessment*, 18 August 2022
[4] Te Rūnanga o Toa Rangatira, *Kenepuru Corridor Improvements, Cultural Impact Assessment*, 20 December 2022

stories of Ngāti Toa Rangatira. Mt Welcome Station is part of Te Awarua o Porirua and Pukerua cultural landscapes.

The recognition and restoration of the cultural landscape must be central to any development plans in the proposal. This landscape includes important observation points and the focus of karakia, mahi toi and tikanga. These places are located on prominent ridges and can provide a place of surveillance and monitoring, including the ability to sight Mana Island, Te Tauihu, Whitireia, Taua-Tapu, Te Awarua o Porirua and other significant sites.

In addition to planning rules, the recognition of the cultural landscape can be facilitated by new street names, place names, urban design and playground development. A street and park naming policy will require the direction and guidance of Ngāti Toa Rangatira.

To quote the Plimmerton Farms submission – "It is important to Ngāti Toa that our history is told in a way that is mana enhancing and that the richness and strength of Ngāti Toa as mana whenua in Porirua is not undermined."[5]

Waterways

The waterways are the life of the whenua. Streams such as Taupō, Waimapihi, Te Kakaho and others flow over the land and provide a source of wellbeing and mahinga kai. The values of the streams include mahinga kai, puna raranga, rongoā, wai māori, wai ora, wahi tupuna and wāhi maumahara. The waterways are part of Te Awarua o Porirua and Pukerua. Te Mana o Te Wai under the NPS-FM 2020 places the health and well-being of water bodies and freshwater ecosystems as the No.1 priority.

Many of the Freshwater Principles developed for the Plimmerton Farm Zone are relevant for Mt Welcome Station. These principles highlight the importance of protection of the waterways, treatment of stormwater, restoration of wetlands and revegetation.

The protection and restoration of the waterways at Mt Welcome Station should make a significant contribution to Te Wai Ora o Parirua, the Porirua Harbour Accord (see vision above). The Accord was signed by Te Rūnanga o Toa Rangatira, Greater Wellington Regional Council, Porirua City Council, Wellington City Council and Wellington Water Ltd at Takapūwāhia Marae on 5 February 2025.

Taupō wetland

Taupō wetland is of high importance to Ngāti Toa Rangatira. As outlined in this CVA, the wetland has multiple values as a mahinga kai, source of rongoā, customary harvest and essential to the cleansing of waterways.

Ngāti Toa Rangatira has advocated for the protection and restoration of Taupō wetland during the rezoning process and other specific development activities. In our submission on the Plimmerton Farm Rezoning, we called for the protection and restoration of wetlands with potential for use by communities. Our submission stated:

> Ngāti Toa see that there is an opportunity to manage the wetlands into the future with a kaupapa Māori model of practice to ensure that the health of

[5] Te Rūnanga o Toa Rangatira, *Plimmerton Farms, Submission on Plan Change 18*, 2020

> the wetland habitats within Plimmerton Farm are able to be protected and to ensure that disturbances of mauri in respect of the waterways is kept to an absolute minimum.
>
> Te Rūnanga propose that an Environmental Monitoring Plan (EMP) be developed for the management of the wetlands at Plimmerton Farm, and that Ngāti Toa is involved in the development of such a plan. Consideration should be given to inclusion of cultural health indicators so that adverse cultural effects, such as loss of mauri, can be properly measured and assessed.
>
> It is also important for Ngāti Toa that there is ongoing involvement in the urban wetland and attenuation areas, as well as involvement in planting plans and pest management. The aim is to enhance the health of natural environment to the point that we can look at reintroducing native birdlife (potentially species from Mana and Kapiti Islands).[6]

This CVA restates the importance of a specific environmental monitoring plan for Taupō wetland and this plan should provide for opportunities (where possible) to remediate original areas of the Taupō wetland that have been drained, damaged or reclaimed since the 1880s.

Taua Tapu Track

The Taua Tapu track is a highly significant route way for Ngāti Toa. The track gave access between Taupō Pā, Pukerua Pā, Hongoeka, Motuhara and a range of papakāinga, mahinga kai and cultivations. The track formed the boundary between the Waimapihi and Pukerua lands.

The Taua Tapu track is one of the few Māori pathways in Aotearoa which is protected under cadastral law and part of land title easements in Plimmerton and Pukerua Bay. Despite this status, the track has been damaged by roading and railway development and landowners who have blocked access. Further investigation is required to identify if any parts of the Taua Tapu track are still in existence near State Highway 59 and adjoining Mt Welcome Station.

Restoration and customary harvest

The original ngahere of Pukerua provided important historical customary harvesting sites. With the removal of the forest, customary harvesting has been limited to waterways and Taupō wetland.

There is an opportunity to manage the wetlands and restore the indigenous ngahere to facilitate restoration and customary harvesting. This may include establishing hunting sites to camp alongside mahinga kai.

With regards to the restoration of the ngahere, wetlands and waterways, Te Rūnanga o Toa Rangatira has a Te Tiaki Taiao team that employs rangatahi to undertake tree planting, weed control, waterways, fish passage, pest trapping, etc. This team has been active to restore native bush in areas such as Hongoeka and we seek future employment opportunities for Te Tiaki Taiao team at Pukerua.

[6] Te Rūnanga o Toa Rangatira, *Plimmerton Farms, Submission on Plan Change 18*, 2020

Kaimoana

In addition to the customary harvesting in waterways, wetlands and on whenua, the marine and coastal environment is highly significant for Ngāti Toa Rangatira. With increasing urban population, regulation will be necessary in the form of Mataitai reserves or other restrictions to project kaimoana at Plimmerton but also to safeguard customary rights.

We are particularly concerned about the continuing loss of fisheries along the coast and this issue must be addressed in relation to urban development in the area.

Stormwater

All development within the proposal requires a stormwater strategy that involves:

- Compulsory water tanks to capture rain from roofs and other structures.
- Treatment using wetlands and rain gardens.
- Attenuation of flows for all stormwater flows (peak and normal flows).
- Restrictions on roadside washing of vehicles.

Sewerage and wastewater

New development in the area will require dedicated treatement systems, including attenuation tanks which will enable release of sewage during off peak times. There will also need to be upgrades to existing local gravity networks for additional wastewater.

Te Rūnanga o Toa Rangatira remains concerned about the accumulated impact of subdivision and housing discharges in the Pukerua Bay and Plimmerton area on the wastewater network and the capacity of Titahi Bay Wastewater Treatment Station.

We aspire towards a system whereby local communities can ‘treat their own waste’ using micro-wastewater treatment plants. This model will eventually replace the current ‘one pipe going out to the bay’ network.

Earthworks

The historical land use of the area was original native forest and Ngāti Toa tracks and cultivations. The majority of native vegetation on the steep hillsides was not removed until the 1930s.

For Ngāti Toa Rangatira our concern is that the earthworks may disturb wāhi tapu and impact on wetlands and waterways. Earthworks may also increase sedimentation into Te Awarua o Porirua.

Earthworks should be minimised within the proposal. Existing ridgelines should be protected, and the natural landscape be retained as much as possible. There must be dedicated and stringent sedimentation and erosion control measures.

Archaeological sites

Ngāti Toa Rangatira exercises kaitiaki over all archaeological sites within the Porirua district despite that the origin and history of many archaeological sites is unknown. Urban development around the harbour has destroyed many sites in the past and, therefore, significant archaeological features are uncommon in the area.

Damage to recorded archaeological sites should be avoided in the design of any development at Mt Welcome Station. If damage to sites is unavoidable, Ngāti Toa Rangatira will direct the tikanga and kawa associated with disturbance of any sites.

In addition to the archaeological authority process, all works will require a dedicated plan to provide for iwi monitoring of sensitive areas (ie, waterways) and other areas which could be guided by an Accidental Discovery Protocol (ADP).

Woolshed

The woolshed carries many of the names and memories of whānau who were part of shearing gangs on Mt Welcome Station. We will work with the owners to ensure that these names can be respected in some way to preserve as a recollection and memorial.

Appendix 1. Pukerua Historical Overview

Te Āmiowhenua and Ngāti Toa occupation

The history of Pukerua is part of a long and complex story of conquest and settlement of Kapiti, Porirua and Te Whanganui a Tara.[7] The conquest of south-western Te Upoko o Te Ika began with the Te Āmiowhenua expedition of 1819. This was a war party led by Ngā Puhi and Ngāti Toa Rangatira, especially Te Rauparaha, Te Pēhi Kupe and Te Rangihaeata. Te Pēhi Kupe is a hereditary rangatira of Ngāti Toa Rangatira. The expedition involved a number of battles and the taking of critical and strategic pā sites such as Waimapihi (Pukerua Bay).[8] Following the battle, a waka of Te Pehi Kupe was erected at Pukerua as a pou that the land was reserved for Ngāti Toa:[9]

> He waka ta Te Pehi I poua ki te huarahi (ki Pukerua te taha o te wai) he tohu rahui i te whenua. I muri i te pounga o te waka ka huihui nga tangata kua korerotia e ahau ki reira ki Pukerua noho ai, ka mahi kai, ka tua i te rakau, noho tonu i reira, ka patohe, neke atu, ka te tahataha tai ka mahia ki te kumara. Ka tahi ka uru a Te Paraha raua ko Mokau, ki tetehi taha o te mana mo raua.[10]

Te Āmiowhenua expedition was followed by occupation by Ngāti Toa Rangatira during the 1820s. Tamihana Te Rauparaha wrote that Ngāti Toa Rangatira 'claimed ownership of the land by dividing it up as they travelled [in 1822]' during the migration from Kāwhia Harbour.[11] As part of the migration story, mana and occupation of the district was secured at the decisive battle at Waiorua (also known as Whakapaetai) on Kapiti Island. Pirihana Tungia during the Kahotea hearing recalled that, 'if Ngāti Toa had been defeated at Waiorua, they would not have gained a right to the land.'[12] Wiremu Neera Te Kanae stated that Waiorua 'was the last battle of Ngāti Toa with the

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[7] Waitangi Tribunal, *Te Whanganui a Tara me ona takiwa: Report on the Wellington District*, 2003

[8] Wiremu Neera Te Kanae, *The history of the tribes Ngāti Toa Rangatira, Ngāti Awa-O-Runga-O-Te-Rangi, and Ngāti Raukawa, having special reference to the doings of Te Rauparaha'*, 20 August 1888, Translated by G Graham (1928); Biggs, Bruce. Two letters from Ngaati Toa to Sir George Grey, Translated by Bruce Biggs, Journal of the Polynesian Society, Vol 68, 1959, p 263

[9] Evidence of Nopera Te Ngiha, 6 November 1871, Haukopua, Minutes of the Native Land Court, Minute Book 1H, 6 November 1871, p 291; Evidence of Wi Parata Te Kakakura, Komangarautawhiri, Minutes of the Native Land Court, Minute Book No. 11, 7 October 1903, p 50

[10] 'A canoe of Te Pehi's was set up on the road (at Pukerua beside the water) as a sign that the land was reserved [hei tohu rahui]. After the setting up of the canoe the people I spoke of assembled there at Pukerua to live and raised food. Trees were felled; they are still there. The ground was left fallow; the cultivations moved; on the slopes near the sea kumara were grown. Then Te [Rau]Paraha and Mokau [Te Rangihaeata] came.' Evidence of Nopera Te Ngiha, 6 November 1871, Haukopua, p 291. Ballara, Angela. Translation of Maori Verbatim Evidence Wellington Native Land Court Minute Book IH A translation commissioned by the Waitangi Tribunal

[11] Te Rauparaha, Tamihana, *He pukapuka tātaku i ngā mahi a Te Rauparaha nui/A record of the life of the great Te Rauparaha/by Tamihana Te Rauparaha; translated and edited by Ross Calman,* Auckland University Press, 2020, p 111

[12] Evidence of Pirihana Tungia, Minutes of the Native Land Court, Kahotea Block, Otaki Minute Book, No.28, 26 August 1895, p 236

tribes of the Southern Districts of this Island of Aotearoa. The land passed to Ngāti Toa.'[13]

Ngāti Ira were living in the Porirua district prior to Te Āmiowhenua.[14] Ngāti Ira continued to live at Porirua for some time after the battle of Waiorua and there was a period of peace with Ngāti Toa Rangatira:

> Ka mau te rango kia Whanake. Ka tahi ka rewa katoa mai a Ngatikahungunu ki te rawhiti nei, ki Kapiti, ka tuku a ki Ohariu, noho ai hei kainga mona, hei ki ika mo Ngatitoa. Ka mau te rongo na Whanake iho hou.[15]

Ngāti Ira later left the area after disputes over rights to mahinga kai and kaimoana and the arrival of Ngāti Toa Rangatira allies such as Ngāti Mutunga.[16]

Ngāti Huia also accompanied Ngāti Toa Rangatira at Pukerua. For example, Karanama Kapukai of Ngāti Huia arrived in the area at the time of the battle of Haowhenua and had cultivations along the Taua Tapu track between Taupō and Pukerua. Karanama Kapukai shifted to Otaki and the Horowhenua in the early 1840s.[17]

Colonial survey and alienation

Ngāti Toa Rangatira resisted the taking of the Pukerua lands during the 1840s when the NZ Company attempted to occupy the Porirua District.[18] The settlers started building a road along the Kenepuru Stream from Glenside to Porirua. The road crossed the stream in many places within the valley and a rāhui was placed on Te Kenepuru stream which contained settler advance. Despite opposition, the New Zealand Company surveyed the Pukerua area and other areas with the intention to divide rural areas into 100-acre lot country sections. In 1845 colonial troops started to

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[13] Wiremu Neera Te Kanae, *The history of the tribes Ngāti Toa Rangatira, Ngāti Awa-O-Runanga-O-Te-Rangi, and Ngāti Raukawa, having special reference to the doings of Te Rauparaha*, 20 August 1888, Translated by G Graham (1928)

[14] Hohepa Horomona stated that the 'rights of Ngāti Ira (Ngāti Kahungunu) were entirely obliterated by that conquest [battle of Waiorua] over Kapiti, Waikanae and other parts of the mainland', Evidence of Hohepa Horomona, Minutes of the Native Land Court, Takapūwāhia, Otaki Minute Book, No.27, 16 July 1895, p 230

[15] 'We made peace with Whanake then all of Ngāti Kahungunu set out eastwards here to Kapiti; they were sent to Ohariu to live as a settlement for them, to catch fish for Ngāti Toa. Peace was made; it was made by Whanake.' Evidence of Ropata Hurumutu, Motuhara, Minutes of the Native Land Court, Otaki Minute Book 1H, p 258. Translation of Maori Verbatim Evidence Wellington Native Land Court Minute Book IH A translation commissioned by the Waitangi Tribunal

[16] Te Karehana Whakataki (Te Weta), quoted in Smith, Percy. *History and Traditions of the Maoris of the West Coast, North Island of New Zealand, Prior to 1840*. Polynesian Society, 1910, p 410

[17] Evidence of Karanama Kapukai, Motuhara, Mintues of the Native Land Court, Otaki Minute Book, 1H, 31 October 1871, p 241. Translation of Maori Verbatim Evidence Wellington Native Land Court Minute Book IH A translation commissioned by the Waitangi Tribunal

[18] This report uses the imperial area system of measurement for land survey and plans. The imperial area is converted using: 1 rood (r) = 40 perches (p) and 1 acre = 4 roods, then 1 hectare (ha) = 10,000 sq. metres (m^2).

work on the construction of a military road along the Kenepuru Valley, including the construction of McCoy's Stockade at Takapū.[19]

Following military action, the Porirua district was alienated from Ngāti Toa on 1 April 1847 under the Porirua Deed. The alienation of the Porirua lands in 1847 to Governor Grey was the 'price' for the release of Te Rauparaha. As Karanama Kapukai stated in 1871 the alienation of the Porirua district was 'given as a condition required by Sir George Grey for the release of Te Rauparaha and others detained on board the Man of War.'[20][21] The Porirua Deed alienated the Porirua lands which included parts of the Hutt Valley, Tawa and Paekākāriki.

Northern reserve lands

Governor Grey, however, did not secure all of Porirua. After the fight at Battle Hill, Governor Grey visited Te Rangihaeata at Poroutawhao. Te Rangihaeata insisted that Taupō and the coastal lands be retained by Ngāti Toa.[22] Atanatiu Te Kairangi also recounted that 'in 1847 Governor Grey wanted Ngatitoa to sell all the land in that locality including Pukerua, but Ngatitoa would not consent and it was agreed that the boundary should go from Tawhitikuri to the Wainui Stream and the Natives should retain all the land to the westward and the inland part sold to the the Government.'[23]

As a consequence, the 1847 Porirua Deed set aside three coastal reserves for Ngāti Toa. The northern reserve went from Tawhitikurī (Goat Point) to the Wainui Stream, north of Paekākāriki and included Pukerua and Taupō (see Porirua Deed map below).

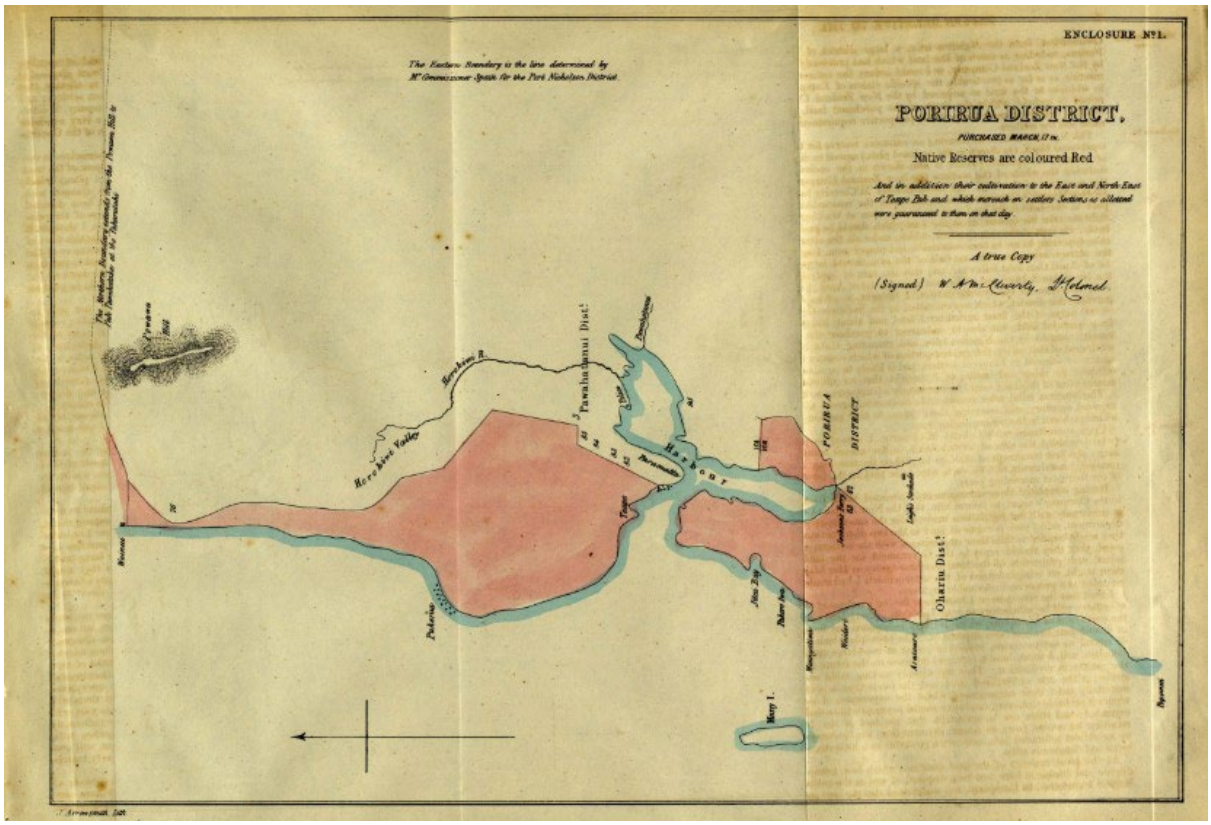
[19] Bevan, Thomas, *The Reminiscences of An Old Colonist, My arrival in New Zealand – 'How four pakeha children travelled from Port Nicholson to Waikawa in 1845'*, In: The Pamphlet Collection of Sir Robert Stout: Volume 78, Victoria University of Wellington Library, Wellington
1907

[20] Evidence of Karanama Kapukai, Motuhara, Mintues of the Native Land Court, Otaki Minute Book, 1H, 31 October 1871, p 242

[21] Petition of Wi Neera Te Kanae and 50 others of Ngāti Toa for compensation for land taken from them (1894), R24619555, ACGS, 16211, J1,718/v1904/1234, Archives New Zealand

[22] Evidence of Rakapa Kahoki, Motuhara, Mintues of the Native Land Court, Otaki Minute Book, 1H, 30 October 1871, p 225. Translation of Maori Verbatim Evidence Wellington Native Land Court Minute Book IH A translation commissioned by the Waitangi Tribunal

[23] Atanatiu Te Kairangi evidence, Pukerua, Minutes of the Native Land Court, Wellington MB No.4 13 June 1892, p 82



Porirua District and Reserves, 1847 [24]

The Porirua reserve lands of 1847 reflected the importance of the coastal environment for Ngāti Toa. The reserve lands included tauranga waka, papakāinga and other significant sites at Whitireia, Wairere, Komangarautāwhiri, Kenepuru, Takapūwāhia, Aotea, Taupō, Hongoeka, Pukerua and Paekākāriki. Transport between the Ngātitoa settlements was undertaken by walking, horse or waka.

The northern reserve encompassing Pukerua was contested from the start. The boundaries described in the 1847 Deed were:

> Ka timata tetahi rohe i Tawitikuri, ka haere i te hiwi, haere tonu ka tae ki te ritenga o Te Kakaho, katahi ka peka wakauta, kei nga maka i tuhia ki te pukapuka te rohe, ka tae ki te maunga i runga ake o Te Paripari, ka tika i runga i te hiwi, haere tonu i runga i te hiwi ka tae ki Wainui, ka tahi ka heke ki roto ki te awa o Wainui, ka tika i tera awa te rohe, ka tae ki Pouawa tika tonu atu i reira ki Pawakataka,—ko te taha ki waho o tenei rohe kei a matou

[24] New Zealand. *Papers relative to the affairs of New Zealand*: correspondence with Governor Grey in continuation of the papers presented by Command in January and June, 1847. Note, the southern boundary at Te Ara Taura is incorrectly located on this map and on the original 1847 Porirua Deed. The boundary started at Jacksons House (on Te Kenepuru Estuary) and proceeded in a straight line to Te Ara Taura. The incorrect boundary resulted in the southern part of the reserve being acquired by the Crown illegally. After many years of protest and petitions by Ngāti Toa, compensation for the loss of the land was awarded in the form of an isolated land parcel near Taihape. See summary in McClean, R, *Te Ara o Raukawa Moana, Climate Change Research and Strategy,* Te Rūnanga o Toa Rangatira, 18 Hōngongoi 2022

> ano—ki te taka a matou mara taewa i runga ake o Taupo ki roto i nga rohe a Kawana, me wakahokimai era ki matou.[25]

These boundaries were officially translated as:

> We have this again in Reserve the Boundary of which begins at Tawitikuri, running along the ridge until it reaches opposite the reeds. It then crosses inland according to the plan laid down in the map reaching the Mountains above the Paripari, then it runs along the ridge to Wainui, and it there descends into the Wainui river. It then runs straight along that river to Pouawa running to Pawakataka, the part outside of this boundary we still retain as ours. If any of our cultivations that are above Taupo should fall within the boundary of the Governor's Land, they are to be returned to us.[26][27]

As indicated in the 1847 Deed, the boundary of the reserve proceeded from Te Kakaho to the mountains above Paripari (south of Paekākāriki), to the Wainui Stream and over to Pāwakataka (Whakataka Pā at Te Mārua, north of Upper Hutt).

The setting of the northern reserve boundary was strongly determined by the New Zealand Company survey. As indicated in the boundary description, the reserve 'crosses inland according to the plan laid downin the map.' While the 'plan' is not specified in the 1847 Deed, the most likely candiate is the Brees New Zealand Company Survey of 1843 (see map below). This survey had proceeded to mark out sections along the Horokiri Valley. The northern reserve became the land between this survey and the coast.[28]

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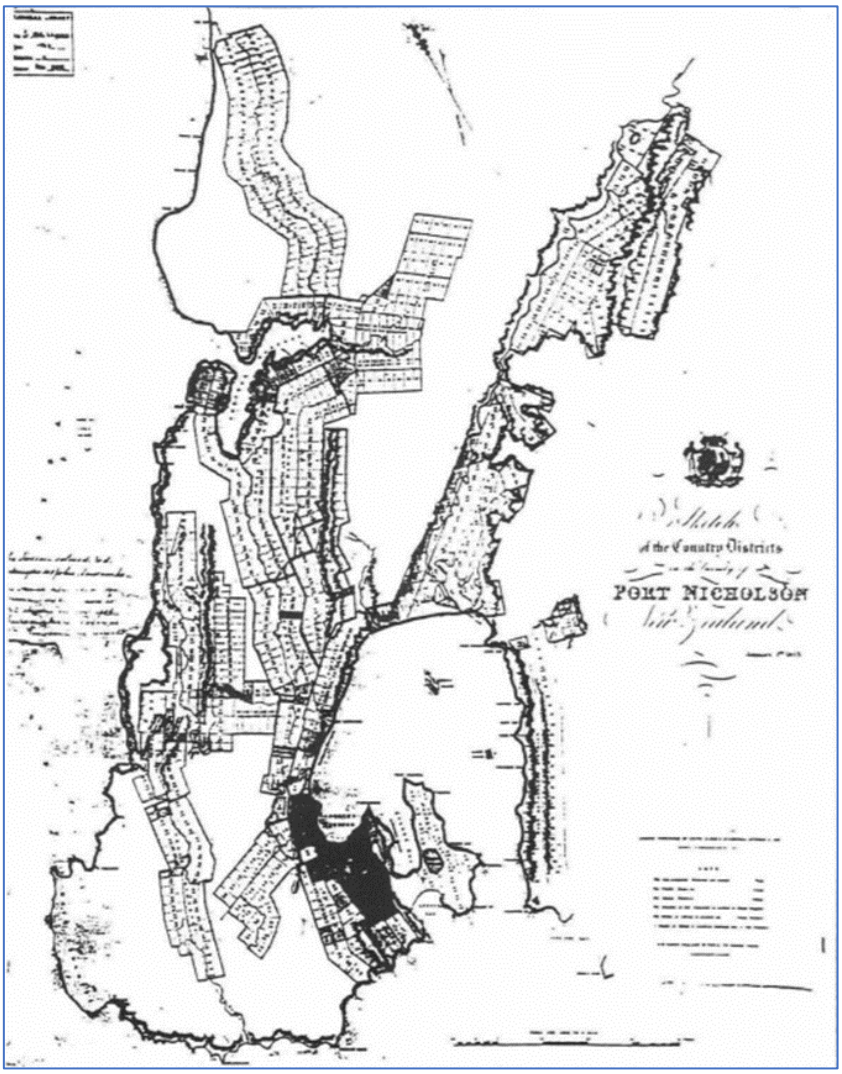
[25] Turton, H, Hanson, *Maori Deeds of Land Purchases in the North Island of New Zealand*, Volume Two, George Didsbury, 1879

[26] ibid

[27] The cultivations above Taupo may have referred to areas 'outside' the reserve boundary that had not been included in the 1847 Deed Map. There is some evidence that these cultivations could have been located at Pāuatahanui. A letter from Hemi Kuti in 1877 stated that Waiohata (Duck Creek), Rapaotewhai (Golden Gate/Brown's Bay) and Whitianga (Lundon's place/Ivy Bay) was reserved for Ngātitera hapū of Ngāti Toa in 1846. Kemi Kuti said that Governor Grey had visited Te Rangihaeata and Te Rakahera at Poroutawhao and had reserved these lands at Pāuatahanui for Ngātitera hapū. These reserves, however, were never recognised by the Crown. *Hemi Kuti to Major Heaphy*, *Commissioner of Native Reserves*, 16 April 1877, Native Reserves, A Mackay, Wellington, 10 November 1886, With file of papers regarding Porirua Native Reserve, 1861 - 1886, R24717333, Archives New Zealand

[28] McClean, Robert, *Power/Knowledge and Space, the Creation and Alienation of the 'Reserve' at Porirua*, Massey University unpublished thesis, 1996



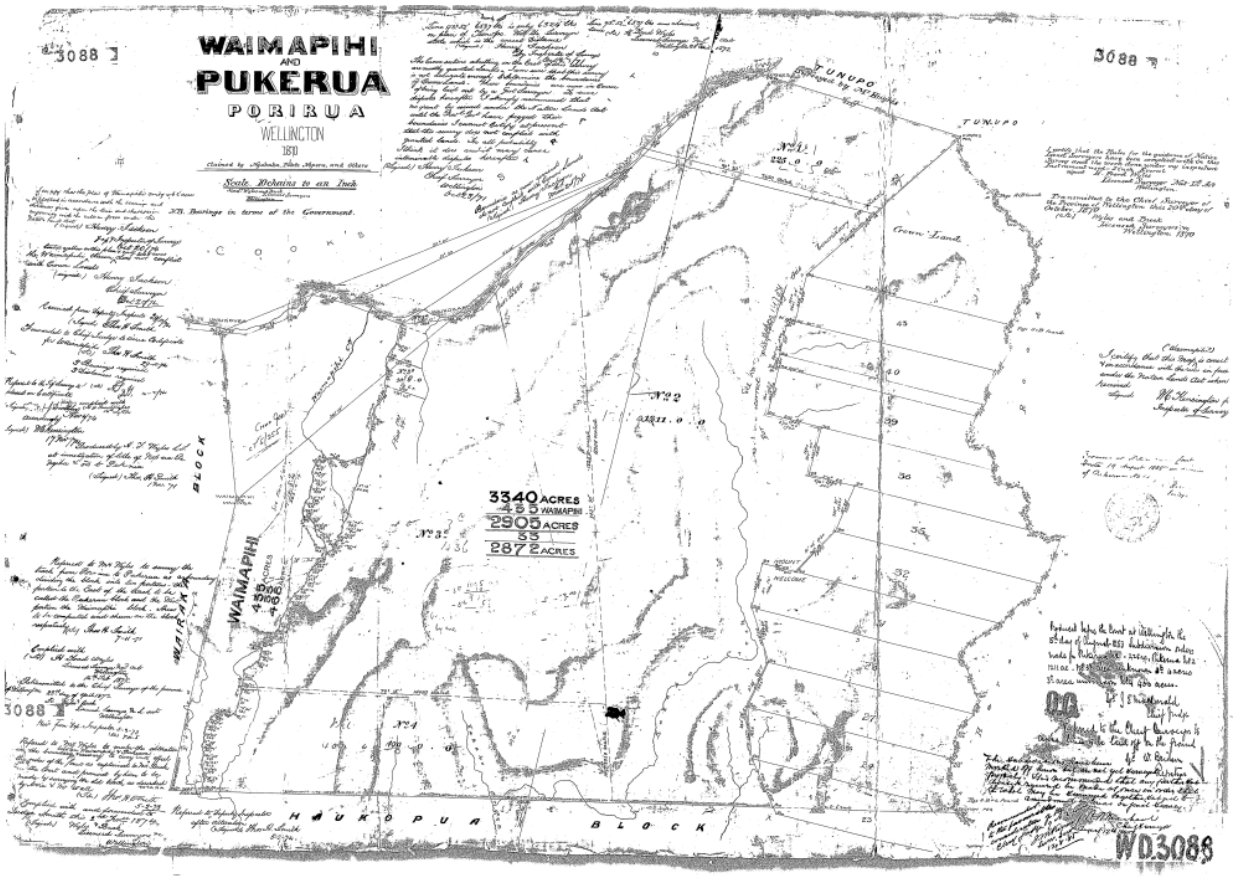
Sketch of the Country Districts in the Vicinity of Port Nicholson, 1843. W.M Smith and S.C Brees. Source, National Library Collection.

As a result of this survey and the 1847 Porirua Deed, settlers obtained the lands of the Horokiri Valley and marked out the country sections. Meanwhile, the northern reserve lands remained in the collective customary ownership of Ngāti Toa Rangatira and not defined by survey or mapping.

Native Land Court

The Native Land Court was established in the 1860s with the objective to facilitate the alienation of Māori land by individualisation of title. Any person could apply to the Court to acquire land and obtain title. Survey was a critical part of the Native Land Court operations. Private surveyors were engaged by the Native Land Court and often the cost of the survey was charged against the land (called a survey lien). This meant that future Māori landowners were burdened by the cost of surveys for the Native Land Court and this frequently resulted in the alienation of the land.

The first survey of the northern reserve was undertaken by Wyles and Buck in 1870. The survey divided up the reserve into various partitions include Taupō (Plimmerton area), Motuhara, Hongoeka, Haukopua, Waimapihi, Wairaka and Pukerua. The Waimapihi and Pukerua plan (S.O. 3088) is shown below. This map indicates an early partition of the Pukerua Block which the marking out of 400 acres at the southern boundary. This became the future Pukerua No.4 (North & South) Block and Mt Welcome Station.



Waimapihi and Pukerua Blocks, S.O. 3088, 1870

The Native Land Court hearing of the northern reserve land began in October 1871. The hearing was long and disputed with conflicting claims and counter claims.[29] A main source of the confusion was the boundaries of the reserve lands and the Wyles and Buck survey. While the original northern reserve had been estimated at 7,700 acres, the Wyles and Buck survey indicated 6,481 acres. A key issue behind the reduction in size was the extent of private land along the Horokiri Valley arising from the New Zealand Company sections. This land had the impact of shifting the eastern

[29] This hearing was one of the most important Native Land Court hearings in Porirua as it involved testimonies from Ngāti Toa and Ngāti Huia who had had mitgrated to Te Upoko o Te Ika on the heke and witnessed first hand the conquest and settlement of the district during the 1820s. Witnesses include Ropata Hurumutu, Tamihana Te Rauparaha, Te Hira Kahinga, Rakapa Kahoki, Piraha Te Hoata (wife of Te Rangihaeata), Matene Te Whiwhi, Te Karehana Te Weta, Pene Koti, Piripi Poutini, Karanama Kaputai, Wiremu Parata Te Kakukura and Nopera Te Ngiha

boundary and making the northern reserve smaller than intended. This eastern boundary was contested by Ngāti Toa Rangatira.[30]

The Pukerua area of the reserve was a rich cultural landscape with cultivations and mahinga kai. Karanama Kaputai described Wairaka and Pukerua in 1871:

> Wairaka side there were kumara cultivations belonging to Te Rauparaha, Te Rangihaeata, Tungia, Te Hiko and Te Tahua - on the Wairaka side of the road. On the Pukerua side it belonged to Te Teke; on the northern [or eastern] side towards the sea were the kumara plots of of Ngāti Toa. The plot on top of the cliff belonged to Tungia; Ngahuka was his descendant. Pukemiro [or the hill of miro trees] was a bird-catching place belonging to Ngāti Kikopiri, Ngāti Tuara and Tahourangi. Te Waikuku[31] was a stream for snaring; it bent sharply [to] Te Pukehinau [or the hill covered with hinau trees]; this was also a place for catching birds belonging to those hapu. Te Kakaho was another bird-catching place; it is above the road at Horokiri in the mountains. There were bird snaring trees there. Te Rauparaha and Te Rangihaeata ordered that game (huahua) should be collected.[32]

Pukemiro is the ridgeline of hills that includes Mt Welcome/Diggings.

The many interests in the Pukerua land were described by Nopera Te Ngiha:

> This land is beside Haukopua at Wairaka; there are many of us who are the owners: Te Pehi [Kupe], [his son] Te Hiko, Tungia, Te Teke, Te Rangihiroa, Mohi Te Hua and Te Koto. That is all the chiefs whose land this was; they have all died. The surviving chiefs are myself (Nopera), Wi Parata, Ngahuka, Potete, Te Matenga; these are living. The people [tangata] to whom the land belongs right now are Manupiri, Te Karira Tonoa, Te Wari and Kerehoma; these are my children. The descendant of Te Koto is a woman, Riria Te Kahurangi is her name. She has interests.[33]

The result of the hearing was the division of the Pukerua area into two main land blocks. The western area (called Te Waimapihi) was vested in Tamihana Te Rauparaha, Matene Te Whiwhi, Rakapa Hakohi and Heni Te Kokoro.[34] The eastern

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[30] Ropata Hurumutu, Motuhara, Mintues of the Native Land Court, Otaki Minute Book, 1H, 1 November 1871, p 244. See also, McClean, Robert, *Power/Knowledge and Space, the Creation and Alienation of the 'Reserve' at Porirua*, Massey University unpublished thesis, 1996, pp 143-146

[31] This may be the Waikokako Stream at Pukerua and another stream in the area

[32] Karanama Kaputai, Haukopua, Mintues of the Native Land Court, Otaki Minute Book, 1H, 4 November 1871, p 284. Ballara, Angela. Translation of Maori Verbatim Evidence Wellington Native Land Court Minute Book IH A translation commissioned by the Waitangi Tribunal

[33] Evidence of Nopera Te Ngiha, Pukerua, Minutes of the Native Land Court, Otaki Minute Book 1H, 6 November 1871, p 291. Translation of Maori Verbatim Evidence Wellington Native Land Court Minute Book IH, A translation commissioned by the Waitangi Tribunal

[34] Motuhara decision, Mintues of the Native Land Court, Otaki Minute Book, 1H, 6 November 1871, p 299

area was called Pukerua and vested in Nopera Te Ngiha and others. The Taua Tapu track was established as the boundary between the two blocks.

Nopera Te Ngiha[35]

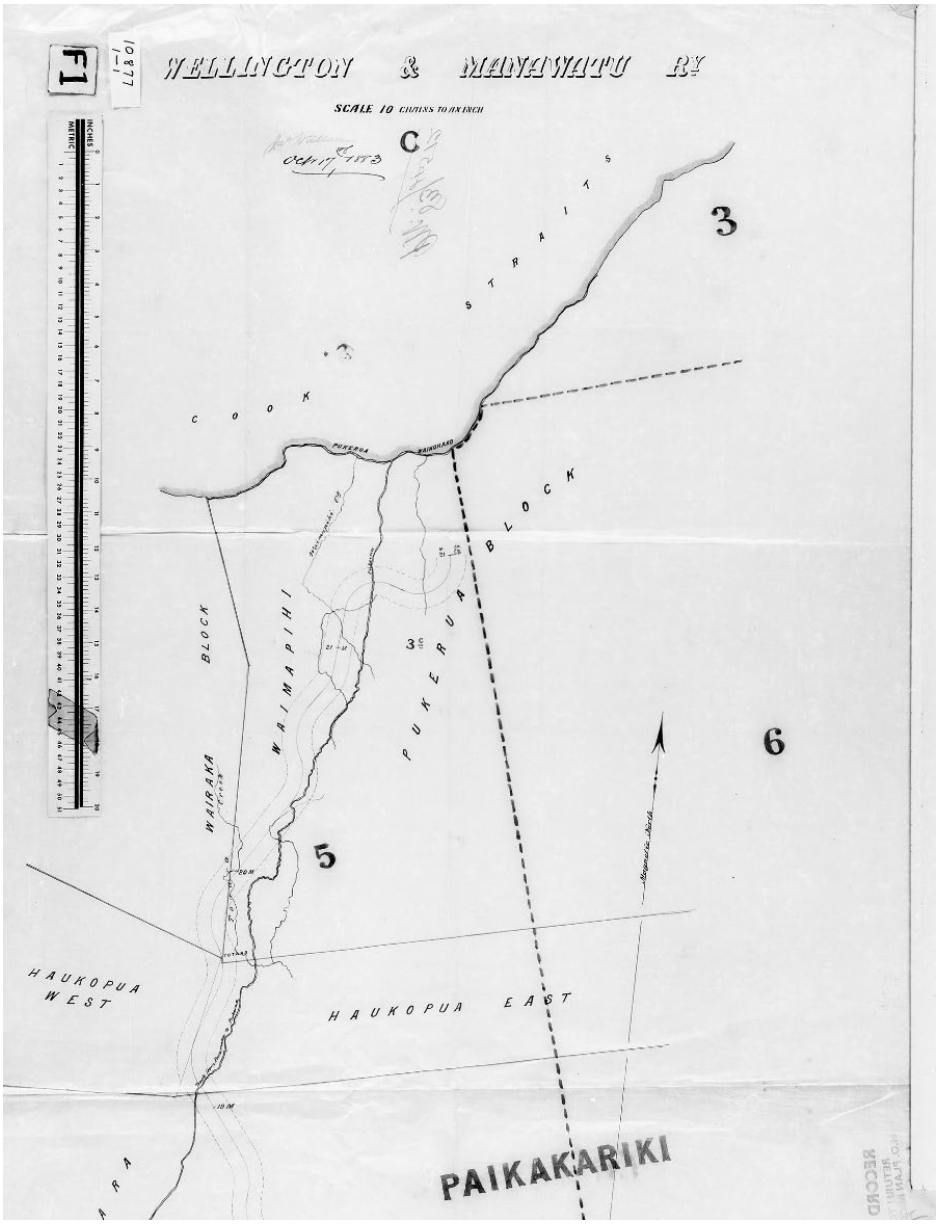
Pukerua Block, 1871-1914

During the 1880s, the Pukerua Block was subject to a confusing sequence of re-surveys, partitions, acquisition of land for the Wellington Manawatu Railway Company and various roads. The following narrative only provides a brief summary of the events.

[35] Te Papa o Tongarewa, https://collections.tepapa.govt.nz/object/1447177

As stated above, the Taua Tapu track formed the boundary of the Te Waimapihi and Pukerua lands. The original Taua Tapu track had avoided a wetland area and taken a route around the eastern side of Te Waimapihi Stream (the Rawhiti Road area). However, as stated above, the route was shifted with a straight pathway running over to the Pukerua Stream (to the east of Sea Vista Drive). The area west of the Pukerua Stream was occupied by Frederick Bright. Nopera Te Ngiha and Ngahuka Tungia contested the boundary but were overruled by the Native Land Court. Consequently a section of the Pukerua lands was included within Te Waimaphi Block.

Major change came with the arrival of the Wellington Manawatu Railway. The railway was built by a private company with the support of the government under the Railways Construction and Land Act 1881. The map below indicates the proposed route of the railway in 1884 with land to be acquired from Te Waimapihi and Pukerua blocks.



Wellington Manawatu Railway Line, 1884 Survey.[36]

The railway spurred new surveys of the Pukerua Block. These surveys were again hampered by confusion about the original boundary lines and dense native forest. One of the surveyors described the bush in the area as 'the worst of its kind.'[37]

Despite the primary objective of constructing the railway, the Wellington Manawatu Railway Company sought guarantees that the survey of Pukerua would be paid by the Ngāti Toa landowners.[38] In addition to the actual railway construction, land survey was required to issue titles and acquisition under the Public Works Act. Further, survey liens (survey costs registered against the land) could only be registered against a title. Thus, survey began a process of alienation and loss of whenua for Ngāti Toa Rangatira.

In the context of the forthcoming railway and prior to survey, the Pukerua Block was partiitioned into a number of sections in 1883.[39] Despite the brief Native Land Court hearing, the evidence highlighted the importance of the urupā, papākainga and associated cultivations. The resulting partition created a burial ground for Ngāti Toa Rangatira (Pukerua 3A) which was vested in Pirihana Ngahuka Tungia and Reene Te Orenuka. The Pukerua C Block was also formed which comprised of 1,020 acres and vested in:

- Ngahuka Tungia
- Otanatu te Kairangi
- Erenora Tungia
- Kerehoma Te Kairangi
- Manupiri Nanatu
- Mahinga Te Hiko

In August 1885, a section of the Pukerua Block was partitioned on the application of Atanatiu Te Kairangi and was divided equally into sections. This became Pukerua No.4 (north and south) vested in Atanatiu Te Kairangi and Ngahuka Tungia (see map below) and the future Mt Welcome station.[40]

[36] Wellington and Manawatu Railway Coy's land plans, from Thorndon reclamation to Longburn sheets as per schedule attached to papers, from Davis St, scale 3 chains to 1 inch, 90 plans, 1908, R25343734, Archives NZ
[37] *Coleridge to Department of Lands and Survey*, 27 April 1885, Surveys of Pukerua and Haukopua, 1881-1887, R23976211, Archives New Zealand
[38] *R.S. Allan, WMR Company to Chief Surveyor, Survey Department*, 1884, Pukerua Block, 1883-1914, R23976680, Archives New Zealand
[39] Minutes of the Native Land Court, Wellington MB No.1, 2 August 1883
[40] Minutes of the Native Land Court, Otaki MB No.7, 19 August 1885

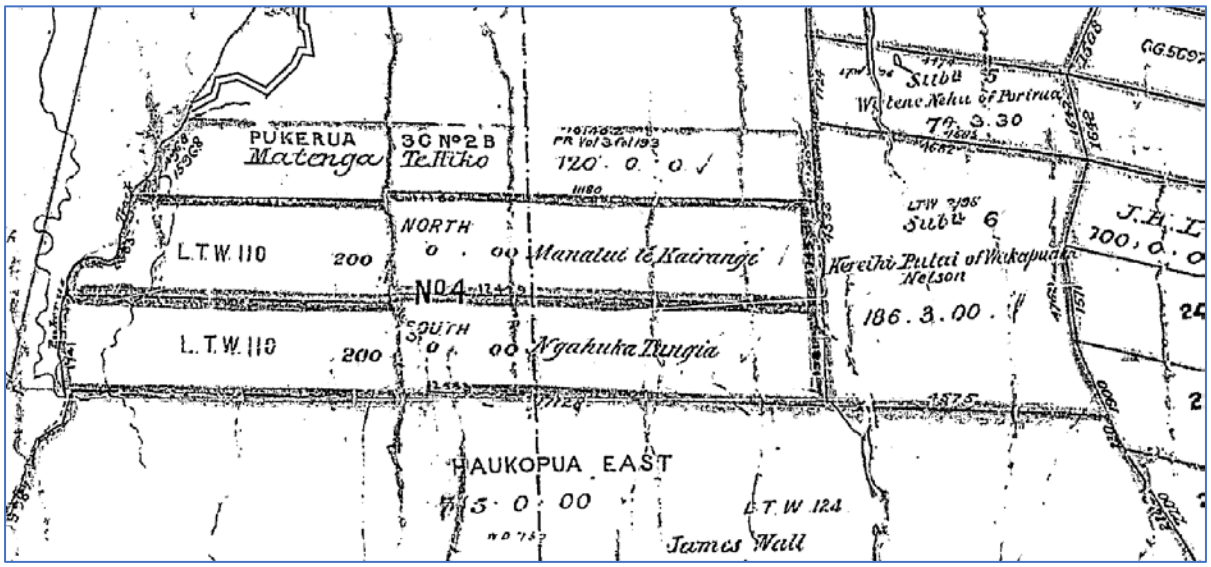
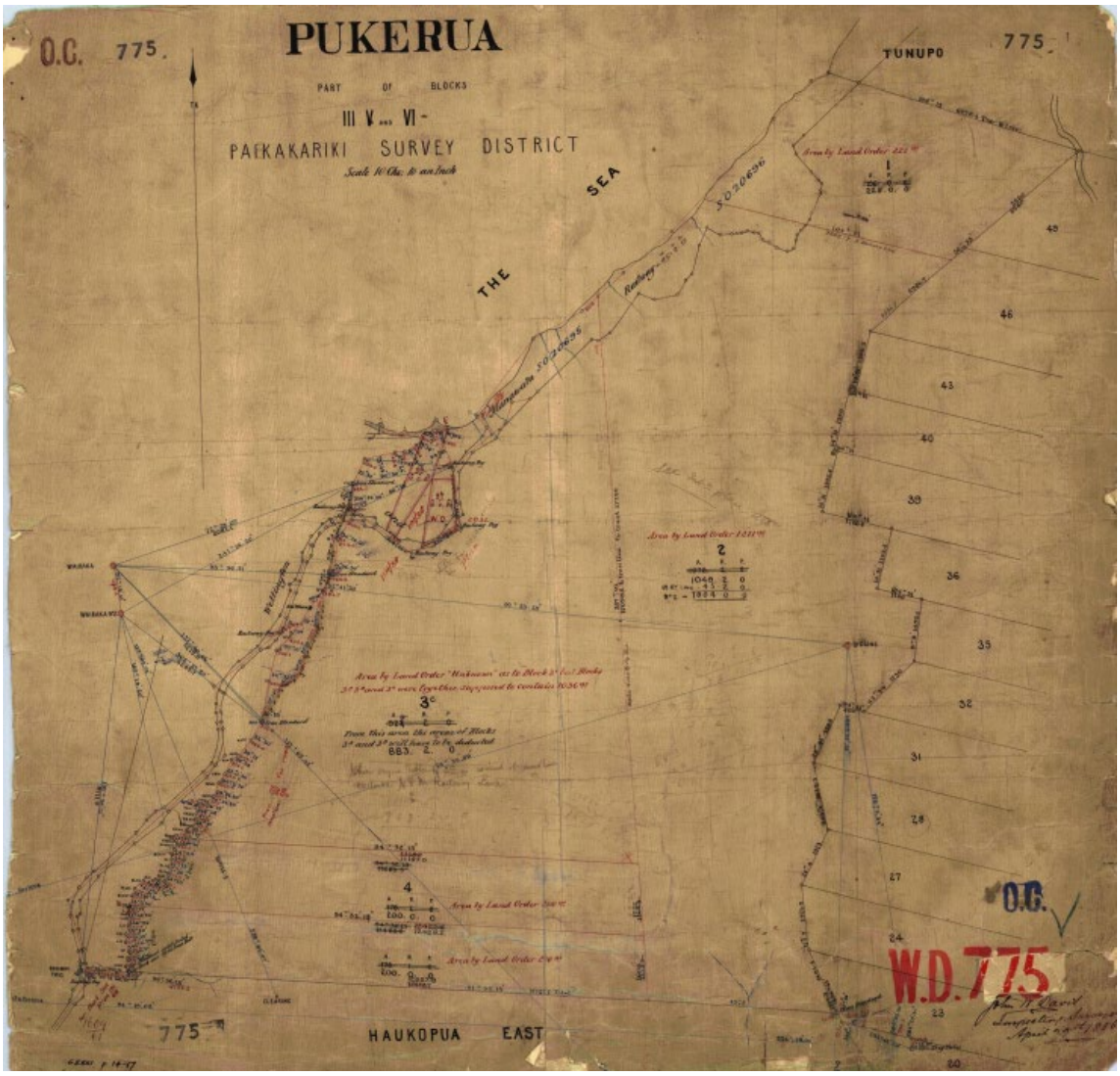


Figure 1 Pukerua No.4 North and South, SO 10329



S.O. 775, 1886

The evidence before the Native Land Court continued to stress the importance of the land for cultivations. For example, Ngahuka Tungia described the mahinga kai and cultivations along the Taua Tapu track (in the Sea Vista Drive area).[41] There were also significant cultivations in the area under the care of Manupiri.

Soon after the Land Court confirmed title in 1885, Pukerua No.4 (north) was alienated to Francis Dillon Bell who was the former Minister of Māori Affairs and one of the architects of the Native Land Act to ensure it was easier for settlers to obtain Māori land. Francis Dillon Bell soon on sold the land to Anthony Wall who was active in buying up Māori land in the Pukerua Bay area and had also obtained Pukerua No.4 (south) in 1889.[42]

[41] Evidence of Ngahuka Tungia, Minutes of the Native Land Court, Wellington MB, No.4, 13 June 1892, p 80
[42] Historic CT, WN44/252; WN44/251 Landonline

Taua Tapu Track and Roading

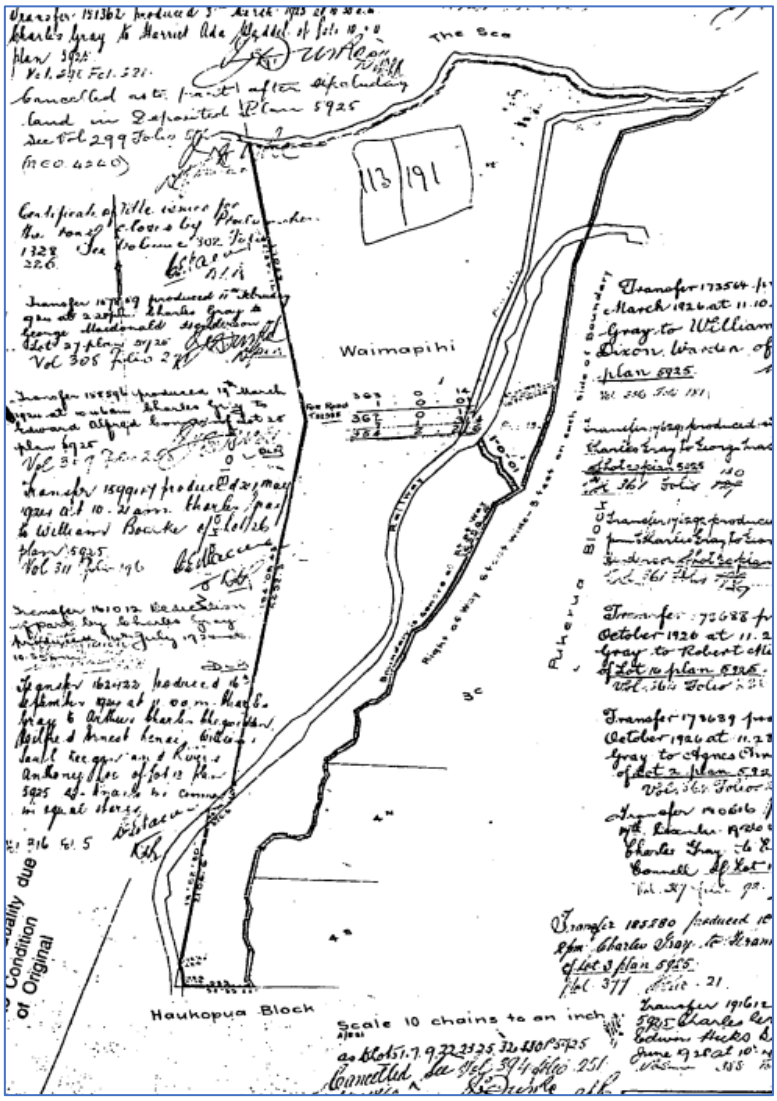
As outlined above, the Taua Tapu Track was the main access route from Taupō to Pukerua. The track formed the boundary between the Pukerua and Te Waimapihi lands. The track was surveyed by Wyles and Buck (1870) and John David (1886).

Ngāti Toa Rangatira actively hampered the survey operation and made it clear they would not pay for the survey. For example, on 11 May 1885, Coleridge complained to the Survey Department that local Māori refused to co-operate with the surveyors and hindered commencement of the work.[43] Coleridge was later replaced with John David who completed the Pukerua survey in 1886 (see plan below, ML 775). The 1886 survey plan indicates the route of the railway to the west of the Taua Tapu track.

John David was also called upon to 'sort out' the ongoing dispute about the boundary between Te Waimapihi and Pukerua blocks along the old Taua Tapu track. David travelled along the Taua Tapu track in July 1886 and reported back to the Survey Department that errors had occurred due to the unreliable Wyles and Buck survey of 1871 which didn't follow the original track. David also mentioned that Mr Bright's conduct was 'unsatisfactory'. In other words, Fredrick Bright was not going to shift from land he was occupying at Pukerua.[44] Despite these issues the boundary of Pukerua remained fixed along the Taua Tapu track as shown on ML 775. After the survey, some 36 acres of the Pukerua Block was taken for the railway.

When land was surveyed along the track, a right of way was registered on the adjacent land titles. The right of way is six feet wide and was established on the boundaries of the Waimapihi, Pukerua, Haukopua, Motuhara and Taupo No.1 blocks. CT 113/191 from 1901 below shows the right of way proceeding up from the Pukerua Stream (to the east of Haunui Road), thorough Muri Reserve, along the land to the east of Sea Vista Drive), over Muri Road and then proceeding between the houses on Elizabeth Street, Gray Street and Pukemere Way.

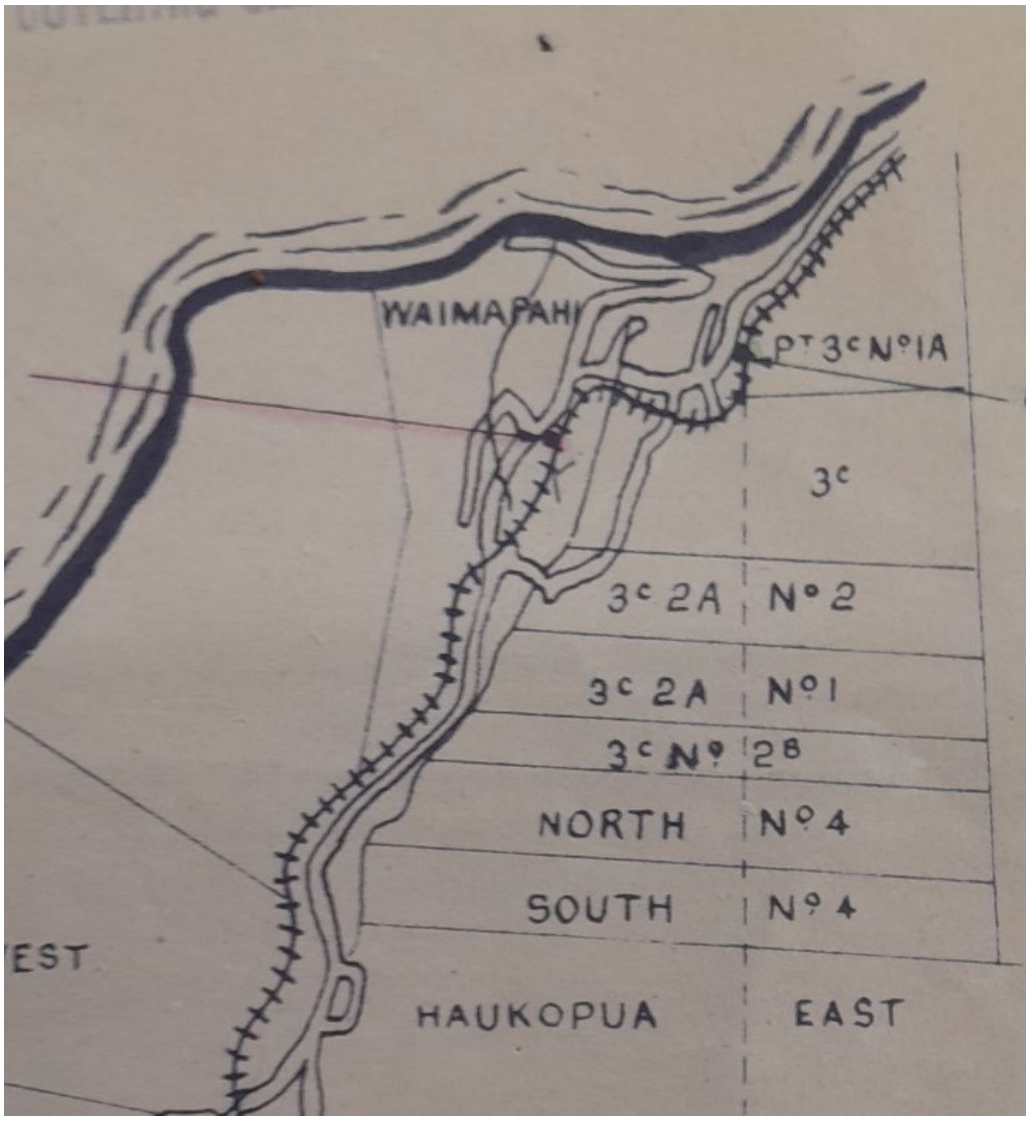
[43] *Coleridge to Survey Department*, 11 May 1885, Pukerua Block, 1883-1914, R23976680, Archives New Zealand
[44] *John W David to Chief Surveyor*, *Survey Department*, 16 July 1886, Pukerua Block, 1883-1914, R23976680, Archives New Zealand



CT113/191[45]

In 1912, the Hutt County Council built a road from Plimmerton to Pukerua Bay. The road was built from Kerehana Bay (Airlie Road) across to join the Taua Tapu Track along the eastern side of the railway and to Pukerua. As indicated below, a road crossed the railway tracks to the south of the railway station and then proceeded over Pukerua 3C2A and 3C.[46]

[45] https://app.landonline.govt.nz/search/titles/WN113$191?fromSearch=true
[46] *New Zealand Gazette*, 11 January 1911, p 13



Pukerua land blocks and roading, 1920s.

Continued presence on the whenua

Seasonal work on farms was an important way to maintain values and connections with the coast. Ngāti Toa Rangatira were well known shearers in the area and maintained close relationships with the original farm stations such as the Greys and Walkers. As recorded on Te Reo Irirangi o Te Upoko o Te Ika by Hamiora Rei, he had learnt to dive for kaimoana from kaumātua when on the shearing gangs.[47]

Te Rangihoungariri (Joe) Solomon led a shearing gang and was a common presence on the sheep stations in the area.[48] Matua-a-iwi Solomon (son of Te Rangihoungariri) recorded memories:

[47] Kaimoana - where is it all going? Kōrero hosted by Piripi Walker, with Hamiora Rei, and Matuaiwi Solomon, Te Reo Irirangi o Te Upoko o Te Ika: Recordings, OHColl-0937, Alexander Turnbull Library
[48] Reilly, Helen. *Pāuatahanui, A local history*, Pauatahanui Residents Association, 2013, p 162

> [We] worked seasonally. When work was slack, my father and other people – they shear, work in the wool stores for a few months then they'd go crutching and other seasonal work like fencing. In the winter months, they'd fish but the weather had to be right.[49]

Ruihi Solomon also shared:

> My father ran a shearing crew that worked the whole Wellington coast around Makara and as far north as Paekakariki. They used to load up pack horses at the tram end at Karori to go over the hill to the Makara farms. The shearers were from Ngāti Toa and Ngāti Raukawa...there were about ten of them including my father in the 1920s.[50]

The names of many whānau on the Mt Welcome shearing shed (see photo below) is a testimony to the old shearing traditions, relationships with the sheep stations in the area and the continued presence of the iwi on the whenua.

Figure 2 Mt Welcome Station Woolshed, October 2025

[49] ibid
[50] Ruihi Solomon, Statement of Evidence, Waitangi Tribunal, Wai 145, Te Rūnanga o Toa Rangatira

Appendix 2. Relevant provisions under the Ngāti Toa Rangatira Claims Settlement Act 2014

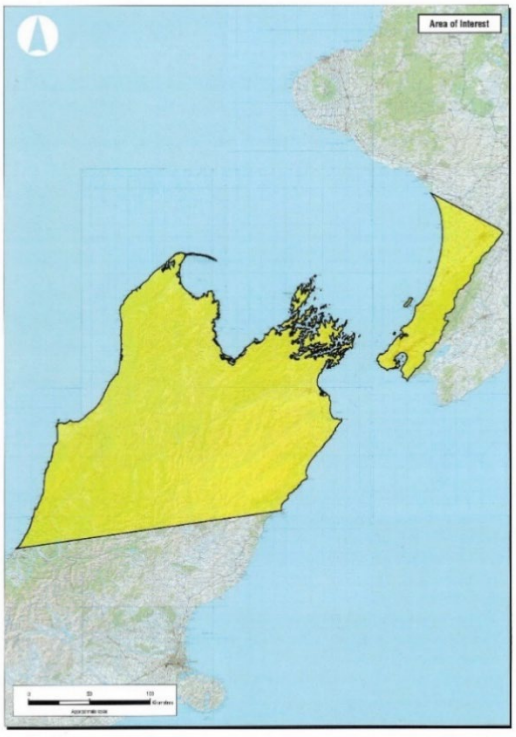
Ngāti Toa Rangatira

Under section 14 of the Ngāti Toa Rangatira Claims Settlement Act 2014 (the settlement legislation), Ngāti Toa Rangatira means:

> The collective group composed of individuals who are descended from both — (i) Toa Rangatira; and (ii) any other recognised ancestor of Ngāti Toa Rangatira who migrated permanently to the area of interest of Ngāti Toa Rangatira in the nineteenth century and who exercised customary rights predominantly within that area; and (b) includes those individuals; and (c) includes any whānau, hapū, or group to the extent that it is composed of those individuals.

'Customary rights' means 'rights according to tikanga Māori (Māori customary values and practices), including — (a) rights to occupy land; and (b) rights in relation to the use of land or other natural or physical resources.'[51]

The 'area of interest' of Ngāti Toa Rangatira is delineated in part 1 of the Deed of Settlement as provided in the map below:



Copy of original Area of Interest, Part 1, Deed of Settlement, Te Rūnanga o Toa Rangatira

[51] Section 14, Ngāti Toa Rangatira Claims Settlement Act 2014

For the purposes of the Ngāti Toa Rangatira Claims Settlement Act 2014, Ngāti Toa Rangatira is represented by the trustee of the Toa Rangatira Trust. Te Rūnanga is the mandated iwi organisation and corporate trustee over the Ngāti Toa Rangatira settlement assets and cultural redress.[52]

Statutory acknowledgements

In addition to the general obligations relating to Te Tiriti o Waitangi, there are specific cultural redress obligations in the settlement legislation called statutory areas and deeds of recognition. Each statutory area is accompanied by a statement of association or statement of coastal values as provided for the Deed of Settlement.

Statement of associations are made by Ngāti Toa Rangatira and set out 'particular cultural, spiritual, historical, and traditional' associations and contained in Part 2.1 of the documents schedule in the Deed of Settlement.

Statements of coastal values are made by Ngāti Toa Rangatira and outline particular values relating to the coastal statutory areas. These are contained in Part 2.2 of the documents schedule in the Deed of Settlement.

Deed plans of the statutory areas are provided in the Documents Schedule of the Ngāti Toa Rangatira Deed of Settlement. Section 24 of the settlement legislation notes that the statutory areas deed plans are indicators of 'general location (but not the precise boundaries)'.

Under section 25 of the settlement legislation, the Crown acknowledges the statements of association and the statements of coastal values. This recognition status is called statutory acknowledgements.[53] The statutory acknowledgements relevant to Pukerua Bay include Te Awarua o Porirua (Porirua Harbour), Cook Strait and Pukerua Bay Scientific Reserve.

Under section 32 of the settlement legislation, Te Rūnanga (and any member of Ngāti Toa) may, as evidence of the association of Ngāti Toa Rangatira with a statutory area, cite the statutory acknowledgement that relates to that area in submissions to, and in proceedings relating to the Environmental Protection Authority (EPA), Environment Court, Heritage NZ Pouhere Taonga and consent authorities relating to activities within, adjacent to, or directly affecting the statutory area. While the content of a statement of association or statement of coastal values is not binding as fact on these agencies, they may take the statutory acknowledgement into account.

---

[52] For the purposes of this document, the trustee of the Toa Rangatira Trust is Te Rūnanga o Toa Rangtira (Te Rūnanga)

[53] Deeds of recognition are issued by the Minister of Conservation and Director-General of Conservation for each statutory area on Crown land or is administered by the Department of Conservation. The deeds of recognition include the relevant statements of association or statements of coastal values. The Minister of Conservation and the Director-General of Conservation must, if undertaking reserve-related activities in a statutory area, consult and have regard to the views of Te Rūnanga o Toa Rangatira concerning the association of Ngāti Toa Rangatira with that statutory area as described in a statement of association. Section 34, Ngāti Toa Rangatira Claims Settlement Act 2014

This CVA has the status of citing the Pukerua Bay Scientific Reserve statutory acknowledgement as evidence of association with Pukerua Bay in the Fast Track consenting process and Heritage NZ Pouhere Taonga archaeological authority process.

The Pukerua Bay Scientific Reserve statement of association provides a summary of the values of Pukerua Bay for Ngāti Toa Rangatira:

> Pukerua Bay was historically an area of concentrated Ngāti Toa Rangatira settlement, and remains an area of historical and cultural significance. There were three pā located around the area known today as Pukerua Bay. There are a number of Ngāti Toa Rangatira wahi tapū located at Pukerua Bay, including pā sites and urupā.
>
> The Waimapihi Pā complex is located at the northern end of the Taua-tapū track, which led to Taupo Pā in Plimmerton. Waimapihi Pā became an important settlement for Ngāti Toa Rangatira when the former inhabitants left the area.
>
> Ngāti Toa Rangatira's connection began initially with the Amiowhenua expedition in 1819 which was followed by the Te Heke Mai Raro migration of 1822. In the early nineteenth century the pā was occupied by Te Hiko, son of Te Pēhi Kupe, and many of his relatives. It was also known for its extensive cultivations. In close proximity to the former Ngāti Toa Rangatira settlement is an urupā which features four rows of visible tombstones. When the coastal route was under construction many graves were disinterred and the koiwi were placed in a common grave.
>
> Located at the western end of Pukerua Railway Station was Pukerua Pā, an important fortified settlement. The pā was constructed by Te Hiko following the battle of Kuititanga in 1839. Another Ngāti Toa Rangatira pā site was Wairaka Pā. This pā was also constructed by Te Hiko. There are a series of urupā associated with Wairaka Pā located along the ridgeline at Te Hau Kopua. Archaeological remains, including terraces and middens, have been identified at both Pukerua pā and Wairaka pā.
>
> Pukerua Bay was traditionally a significant mahinga kai, and a source of paua, kina and koura. Ngāti Toa Rangatira, as kaitiaki of Pukerua Bay, with the support of the local community, have established mechanisms founded in our tikanga to protect the marine environment.[54]

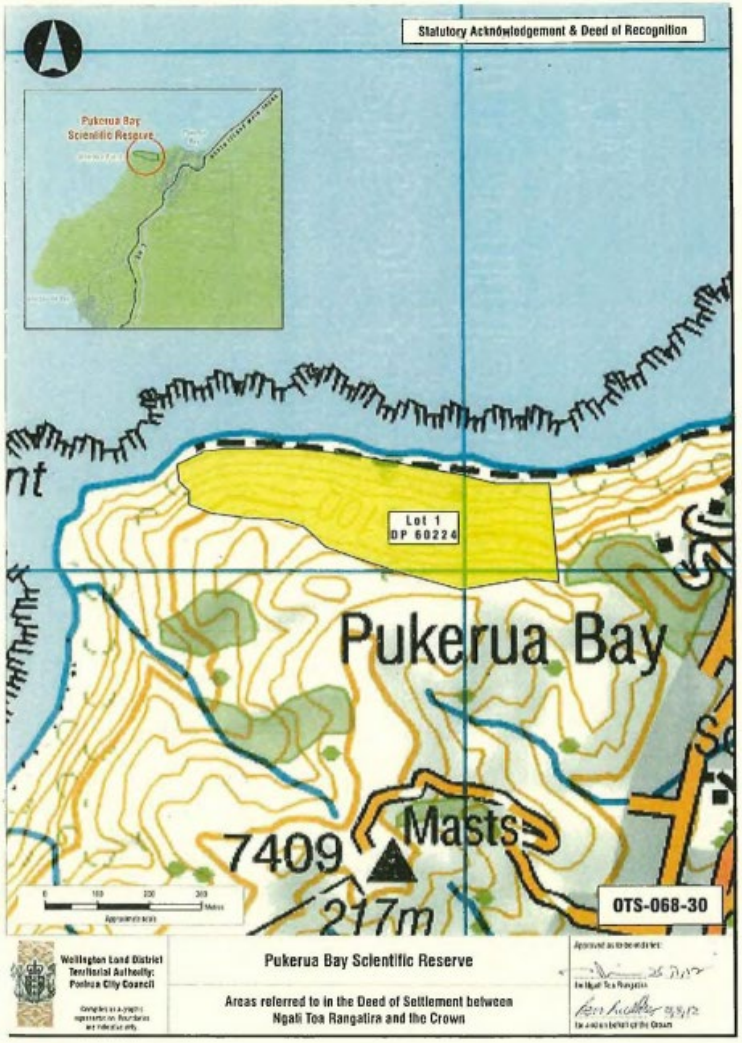
[54] Ngāti Toa Rangatira Deed of Settlement, Documents Schedule 2.1, Statements of Association, p 25

NGATI TOA RANGATIRA DEED OF SETTLEMENT
ATTACHMENTS

2.3: STATUTORY AREAS

PUKERUA BAY SCIENTIFIC RESERVE

(As shown on Deed Plan OTS-068-30)



Torrey McDonnell

From: Ella Jaspers [redacted]
Sent: Thursday, 13 November 2025 3:01 pm
To: Torrey McDonnell
Cc: Dan Smyth; William Dorset; Jaida Howard; Rory Smeaton (Guest); Andrew Banks
Subject: RE: Mt Welcome proposed conditions of consent

Tēnā koe Torrey,

Thank you for providing the proposed conditions. It has been a bit of a push to review these within the limited timeframe - please find below our suggestions on behalf of Te Rūnanga o Toa Rangatira. We anticipate that further suggestions or amendments may arise following lodgement or when we are formally invited to comment on the draft conditions. Please don't hesitate to contact Jaida or I if you would like to discuss any of these points.

Conditions that we support:

- Condition 34: Tīmatanga Ceremony
- Condition 35: Cultural Induction
- Hydrological Monitoring Condition 43: Submission of monitoring reports at 6-month intervals
- Landscape and Ecology Plan Condition 47: Submission of monitoring reports within 20 working days of each monitoring event
- Freshwater Fish Condition 48: Undertaking fish passage in accordance with the Fish Management Plan
- Culvert Installation Condition 49: Submission of information required under the NES-F

Conditions that we request to be amended:

Earthworks Condition 45:

The proposed condition does not cover the level of monitoring that Te Rūnanga o Toa Rangatira recommend for the works. Please see below the condition that we propose for iwi monitoring. We request that the current condition is amended to match this:

Iwi and Kaitiaki Taonga Tuku iho Monitoring

a. *The Consent Holder must, a minimum of 20 working days prior to any work authorised by this consent commencing, invite an iwi monitoring representative of Te Rūnanga o Toa Rangatira to undertake iwi monitoring during the works authorised by these consents. The iwi monitor(s) may be present at any time throughout the duration of works.*
b. *The Consent Holder must ensure appropriate access is provided to the site and any areas of works being undertaken on the site for kaitiaki monitoring to take place.*

Lizard Relocation Condition 31 & 32:

We request that this condition is amended to include inviting Te Rūnanga o Toa Rangatira to be lizard relocation (a couple of the kaimahi in the Tiaki Taiao team have their Wildlife Handler permits for lizard relocation so it would be a good opportunity for them depending on their capacity)

District Consent Condition 13: (Land use conditions – Prior to commencement of construction)

We request that this condition is amended to provide at least 15 working days for Te Rūnanga o Toa Rangatira to provide input into the Earthworks and Construction Management Plan, Erosion and Sediment Control Plan and Landscape and Ecology Plans.

Additional proposed conditions:

Te Rūnanga o Toa Rangatira Kaitiakitanga and Cultural Engagement

The consent holder must provide for the ongoing exercise of kaitiakitanga, rangatiratanga and pukengatanga of Te Rūnanga o Toa Rangatira throughout the duration of activities undertaken in exercising this consent, through the following measures:

a) invitation to Te Rūnanga o Toa Rangatira to provide advice in the preparation and amendment of relevant Management Plans;

b) invitation to Te Rūnanga o Toa Rangatira to provide advice and input on Mātauranga Māori;

c) invitation to Te Rūnanga o Toa Rangatira to provide ongoing advice and monitoring for the duration of construction activities, stream and wetland works, vegetation removal and establishment of site vegetation in riparian margins;

d) ensuring accidental discovery of any archaeological material is managed according to Te Rūnanga o Toa Rangatira tikanga;

e) invitation to Te Rūnanga o Toa Rangatira to undertake kaitiaki taonga tuku iho monitoring;

f) provision of any monitoring data obtained by the Consent Holder to Te Rūnanga o Toa Rangatira;

g) invitation to Te Rūnanga o Toa Rangatira to share cultural narratives and pūrākau during site meetings and inductions for site workers responsible for construction, restoration, vegetation and maintenance activities;

h) invitation to Te Rūnanga o Toa Rangatira to identify suitable areas for enhancement to be accessed for cultural harvesting and mahinga kai;

i) providing for ongoing safe access to the site for Te Rūnanga o Toa Rangatira for monitoring, education, and cultural harvests; and

j) Providing evidence that, as specified in the applicable conditions, draft plans, reports or management plans have been sent to Te Rūnanga o Toa Rangatira for review and input. Any plans, reports or management plans submitted to Council must
include a copy of any input provided from Te Rūnanga o Toa Rangatira (if received) and commentary regarding how it has been incorporated into the final designs or reasons outlining why it has not.

Accidental Discovery Protocol

If koiwi, taonga, waahi tapu or other archaeological material is discovered in any area during the works, the consent holder shall immediately cease all work and within 12 hours notify the Manager, Te Rūnanga o Toa Rangatira, and Heritage New
Zealand Pouhere Taonga in writing. If human remains are found, the New Zealand Police must be notified immediately. The consent holder shall allow the above parties to inspect the site and, in consultation with them, identify what needs to occur
before work can resume.
Notification must be emailed to:

a) Te Rūnanga o Toa Rangatira Inc, resource.consents@ngatitoa.iwi.nz

b) Greater Wellington Regional Council, notifications@gw.govt.nz
c) Porirua City Council, compliance.monitoring@poriruacity.govt.nz
d) Heritage New Zealand Pouhere Taonga, information@heritage.org.nz
e) Heritage New Zealand Pouhere Taonga must also be contacted by phone on 04 472 4341 (National Office).

No works may resume on site until the consent holder has provided written evidence to the Manager that consultation with the parties identified above has been undertaken.

Te Rūnanga o Toa Rangatira Involvement in Reserve and Street Naming

a) The Consent Holder shall engage with Te Rūnanga o Toa Rangatira to develop names for all reserves and streets within the development. This engagement must occur at least 40 working days prior to the submission of proposed names to Porirua City Council.

b) Written evidence of the support of Te Rūnanga o Toa Rangatira for the proposed names must be provided to the Manager Resource Consents and Monitoring before submission to the relevant authorities for final approval.

Nāku iti noa, nā

Ella Jaspers
Kaitohu Tuakana Rawa Taiao Matua – Senior Advisor Resource Management
[redacted]
Whitireia, 3 Wi Neera Drive, Porirua 5022
TE RŪNANGA O TOA RANGATIRA

TE AO TŪROA | ŌHANGA | ORANGA | WHAI MANA | NGĀTI TOA RANGATIRATANGA

From: Torrey McDonnell [redacted]
Sent: Tuesday, November 11, 2025 8:57 PM
To: Rory Smeaton (Guest) [redacted]; Ella Jaspers [redacted]; Andrew Banks [redacted]
Cc: Dan Smyth [redacted]; William Dorset [redacted]
Subject: Mt Welcome proposed conditions of consent

Kia ora koutou

Please find attached proposed conditions of consent. We would appreciate feedback by COB Thursday to meet timeframes. I am free the next couple of days to discuss.

Thank you in advance for the quick turnaround on these, it is much appreciated.

Ngā mihi

Torrey McDonnell MNZPI
Principal Planner - Kaihanga Mahere Kaupapahere Matua

Level 2, 11 Tory Street
PO Box 2058, Wellington
Tel 04 801 6862
[redacted]
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Te Rūnanga o Toa Rangatira Review of Mt Welcome Conditions

District Consent Conditions

Number	Condition	Comments
13	At least 10 working days prior to being submitted to Council for certification, the Consent Holder must make all reasonable attempts to engage with Te Rūnanga o Toa Rangatira to provide input in terms of Mātauranga Māori into: a) Earthworks and Construction Management Plan (ECMP); b) Erosion and Sediment Control Plan (ESCP); and c) Landscape and Ecology Plans (LEP).	Support
31	The Consent Holder must follow the conditions of the Archaeological Authority (Authority no: 20xx/xxx) issued by Heritage New Zealand Pouhere Taonga and the associated Archaeological Management Plan.	Support
32	The Consent Holder shall invite, with a minimum of 15 working days' notice prior to commencing earthworks, Te Rūnanga o Toa Rangatira to undertake a tīmatanga (karakia) ceremony in a location agreed between Te Rūnanga o Toa Rangatira and the Consent Holder. Advice Note: i. In the case that a representative of Te Rūnanga o Toa Rangatira does not attend, or no response to the invitation is received after 15 working days, the consent holder will have complied with this condition, provided the	Support

	invitation requirement is met. ii. It is expected that the tīmatanga ceremony will involve a karakia by kaumatua facilitated by the Te Rūnanga o Toa Rangatira and will occur at the beginning of the project before any works occur on the site. The tīmatanga would finish with kai (morning tea). It is expected that the Consent Holder will meet the cost of the tīmatanga ceremony as agreed with Te Rūnanga o Toa Rangatira.	
33	At least 15 working days' prior to the commencement of earthworks, and on further occasions as may be agreed by the Consent Holder and Te Rūnanga o Toa Rangatira, the Consent Holder must invite Te Rūnanga o Toa Rangatira to give a cultural induction to the Site and all relevant contractors involved with earthworks and construction associated with this development.	Support
45	Within 20 working days of relocation being completed, a completion report prepared by a SQEP will be provided to Council and Te Rūnanga o Toa Rangatira to confirm that the lizard or nest relocation was undertaken in accordance with the Wildlife Approval (Ref: xx).	Support
50	The Consent Holder must, at a minimum of 20 working days prior to commencement of bulk earthworks and on an ongoing basis for that activity, invite an iwi monitoring representative of Te Rūnanga o Toa Rangatira to undertake cultural Iwi and Kaitiaki Taonga Tuku iho monitoring of bulk earthworks in areas where there are potential pre-1900 archaeological features. The	Recommend removing *"in areas where there are potential pre-1900 archaeological features"* Iwi and kaitiaki monitoring of earthworks near waterways and wetland environments is equally important as monitoring of pre-1900 archaeological features.

	details of such monitoring may be agreed as between the Consent Holder and Te Rūnanga o Toa Rangatira. The iwi monitor(s) may be present at any time throughout the duration of works. The Consent Holder must ensure appropriate access is provided to the site and any areas of works being undertaken on the site for kaitiaki monitoring to take place.	

Regional Consent Conditions

Number	Condition	Comments
10	At least 10 working days prior to being submitted to Council for certification, the Consent Holder must make all reasonable attempts to engage with Te Rūnanga o Toa Rangatira to provide input into: a) Earthworks and Construction Management Plan (ECMP) - refer Condition 11 b) Erosion and Sediment Control Plan (ESCP) – refer Condition 14; c) Stormwater Management Plan (SMP) – refer Condition 41; d) Stormwater Operation and Maintenance Plan (SOMP) – refer Condition 43; e) Landscape and Ecology Plans (LEP) – refer Condition 51; and f) Stream works Construction Management Plan (SCMP) – refer Condition 57.	Support
30	At least 20 working days prior to undertaking earthworks between 1 June and 30 September (inclusive) of each year, the consent holder shall prepare and submit a Winter Works Erosion and Sediment Control Plan (WWESCP) to the Manager for certification under Condition 3. The purpose of the WWESCP is to:	Request the following amendment: *"At least 20 working days prior to undertaking earthworks between 1 June and 30 September (inclusive) of each year, the consent holder shall prepare and submit a Winter Works Erosion and Sediment Control Plan (WWESCP) to* ***Te Rūnanga o Toa Rangatira for review and*** *the Manager for*

	a) Detail the specific earthworks being undertaken during the winter period of that year b) Ensure that specific and effective erosion and sediment control measures are in place for any earthworks undertaken during the winter period of each year c) Demonstrate that appropriate procedures and methodologies are in place to ensure the actual and potential effects on the environment are managed d) Minimise the potential for sediment discharge and safeguard receiving environments e) e. Ensure compliance with consent conditions.	*certification under Condition 3. The purpose of the WWESCP is to:"*
36	The Consent Holder must follow the conditions of the Archaeological Authority (Authority no: 20xx/xxx) issued by Heritage New Zealand Pouhere Taonga and the associated Archaeological Management Plan.	Support
37	The Consent Holder shall invite, with a minimum of 15 working days' notice prior to commencing earthworks, Te Rūnanga o Toa Rangatira to undertake a tīmatanga (karakia) ceremony in a location agreed between Te Rūnanga o Toa Rangatira and the Consent Holder. Advice Note: i. In the case that a representative of Te Rūnanga o Toa Rangatira does not attend, or no response to the invitation is received after 10 working days, the consent holder will have complied with this condition, provided the	Support

	invitation requirement is met. ii. It is expected that the tīmatanga ceremony will involve a karakia by kaumatua facilitated by the Te Rūnanga o Toa Rangatira and will occur at the beginning of the project before any works occur on the site. The tīmatanga would finish with kai (morning tea). It is expected that the consent holder will meet the cost of the tīmatanga ceremony as agreed with Te Rūnanga o Toa Rangatira.	
38	At least 15 working days' prior to the commencement of earthworks, and on further occasions as may be agreed by the Consent Holder and Te Rūnanga o Toa Rangatira, the Consent Holder must invite Te Rūnanga o Toa Rangatira to give a cultural induction to the Site and all relevant contractors to be involved with earthworks and construction associated with this development.	Support
50	A Monitoring Report shall be submitted to the Manager and Te Rūnanga o Toa Rangatira at 6-monthly intervals (biannually). The report shall be prepared by a suitably qualified hydrologist and include: a) A summary of monitoring findings; and b) Recommendations for any remedial actions.	Support
55	The Consent Holder shall undertake fish rescue in accordance with the Fish Management Plan (FMP) prepared by Bluegreen Ecology dated 24 October 2025. All fish rescue shall be undertaken by a suitably qualified and experienced person with the required permits, such as	Support

	an ecologist. The consent holder shall ensure that: a) fish passage is maintained at all times during and after construction; b) any structure is designed, constructed and maintained in accordance with the New Zealand Fish Passage Guidelines (NZFPG) (NIWA and DOC, 2018). A design not in accordance with the NZFPG shall require certification from the Manager;	
56	All instream works relating to Condition 55 shall be undertaken in the dry, utilising the temporary diversion in accordance with Condition 55, all fish rescue data, including the number, length, and species of each captured fish, is provided to the Manager and Te Rūnanga o Toa Rangatira within 5 working days of completion of dewatering works; and no instream works shall be carried out in any part of the waterbody (bed, banks and flowing water) during the spawning period of native fish present in the catchment (May-June).	Support
60	Within 20 working days following completion of the installation of the new culvert structures, the consent holder must submit to the Manager and Te Rūnanga o Toa Rangatira the information required by regulations 62, 63 (culverts), 66 (dams) of the National Environmental Standard for Freshwater (2020), specifying the time and date of collection. Culvert details must be uploaded into the NIWA fish passage Assessment Tool and providing the Manager with the response number once the upload is complete.	Support

Additional Proposed Conditions

Archaeology

Accidental Discovery Protocol

If koiwi, taonga, waahi tapu or other archaeological material is discovered in any area during the works, the consent holder shall immediately cease all work and within 12 hours notify the Manager, Te Rūnanga o Toa Rangatira, and Heritage New Zealand Pouhere Taonga in writing. If human remains are found, the New Zealand Police must be notified immediately. The consent holder shall allow the above parties to inspect the site and, in consultation with them, identify what needs to occur before work can resume.
Notification must be emailed to:
a) Te Rūnanga o Toa Rangatira Inc, resource.consents@ngatitoa.iwi.nz
b) Greater Wellington Regional Council, notifications@gw.govt.nz
c) Porirua City Council, compliance.monitoring@poriruacity.govt.nz
d) Heritage New Zealand Pouhere Taonga, information@heritage.org.nz
e) Heritage New Zealand Pouhere Taonga must also be contacted by phone on 04 472 4341 (National Office).

No works may resume on site until the consent holder has provided written evidence to the Manager that consultation with the parties identified above has been undertaken.

Naming

Te Rūnanga o Toa Rangatira Involvement in Reserve and Street Naming

a) The Consent Holder shall engage with Te Rūnanga o Toa Rangatira to develop names for all reserves and streets within the development. This engagement must occur at least 40 working days prior to the submission of proposed names to Porirua City Council.
b) Written evidence of the support of Te Rūnanga o Toa Rangatira for the proposed names must be provided to the Manager Resource Consents and Monitoring before submission to the relevant authorities for final approval.

Attachment 7: Feedback from NZTA

- Memo from Stantec to NZTA (25 September 2025); and
- Minutes from four meetings/workshops.

Stantec

Memo

To:	Will Dorset Classic Developments	From:	Stantec New Zealand
Project/File:	310206500	Date:	25 September 2025

Reference: Mt Welcome Subdivision - Site Access Strategy

1 Introduction

This memo has been prepared to provide an overview of the traffic investigations and associated access strategy for land known as Mt Welcome (the "Site") in Porirua, just south of Pukerua Bay. The Site is to be developed for residential subdivision with an application to be submitted under the Fast-track Approvals Act 2024. This memo isn't intended to provide a comprehensive assessment of the development traffic effects (which will be addressed separately in the fuller 'Integrated Transport Assessment' that will accompany the Fast Track Application), but rather for the purposes of informing ongoing engagement with NZTA and Council and to seek further feedback in the run up to submitting the Application.

Figure 1 below shows the location of the Site (in 'red') relative to the key surrounding transport network, which includes State Highway 59 (SH59) to the immediate west.

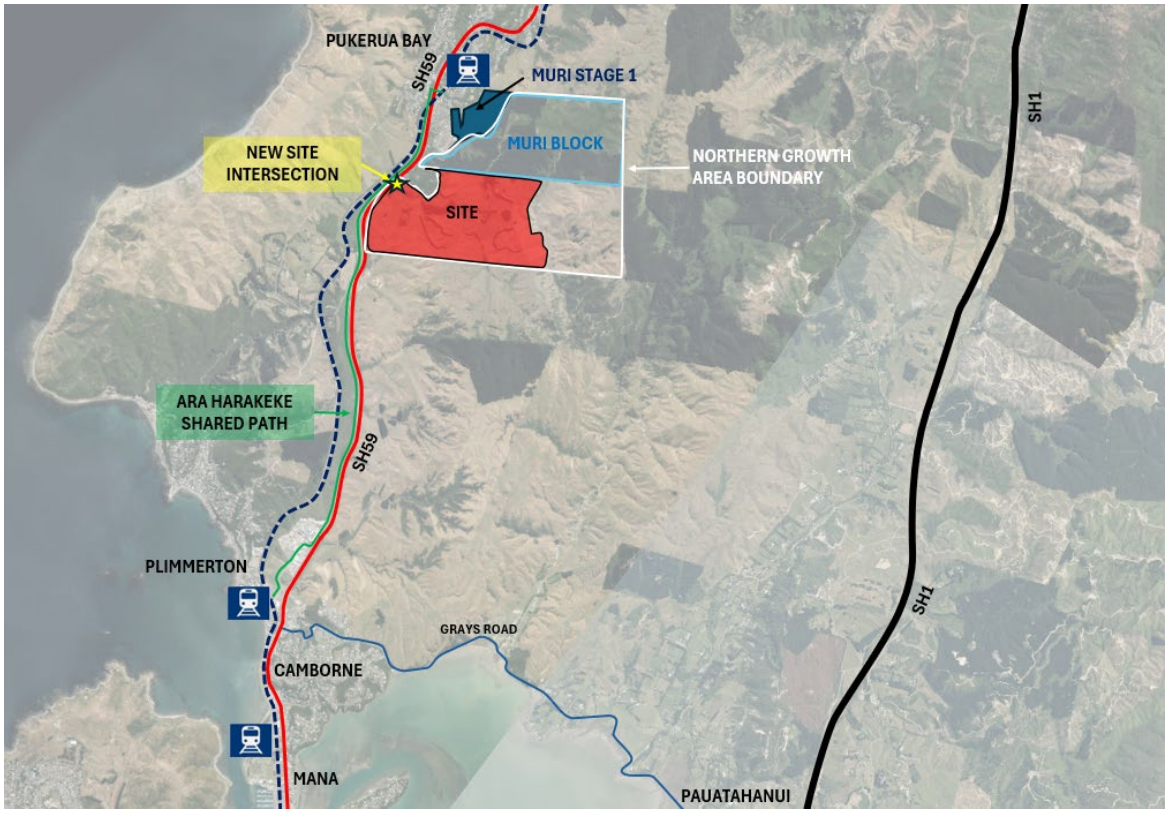


Figure 1: Aerial map showing the Site location (Source: Council GIS)

Access to the Site at present is achieved via a shared driveway connection to SH59, which comprises the only road to which the Site has frontage and legal access to.

As shown in Figure 1, the development Site is located within the Porirua City District Plan[1] 'Northern Growth Area' and is zoned predominantly Medium Density Residential Zone; a portion of the Site to the west is classified as 'Neighbourhood Centre Zone'.

2 Transport Network

SH59 is classified as a 'Regional' route under the District Plan, whilst SH1 Transmission Gully Motorway (TGM) is classified as a 'National High Volume' road and now operates as the core north-south strategic route through the district. Grays Road is classified as an Arterial Road and provides for access between the coast and the SH1 / SH58 interchange at Pauatahanui.

Whilst the function of the road corridor fronting the Site has changed during its transition from SH1 to SH59 (and opening of TGM), which saw an associated significant reduction in traffic volumes from approximately 27,000 vehicles per day (vpd) to 9,000vpd, it is understood there are no changes proposed to the current road corridor at this time. It will instead continue to operate in its present form and serve as a resilience route for SH1.

3 Proposed Site Development

The proposal plans provide for development of 953 new residential dwellings, along with a local neighbourhood centre comprising a small supermarket (circa 1,200m² Gross Floor Area) and some ancillary retail serving the emerging residential catchment, as well as existing dwellings in Pukerua Bay to the north. The proposed subdivision of the Site is therefore in keeping with the existing underlying zoning.

4 Development in the Wider 'Northern Growth Area'

As shown in Figure 1 earlier, the Site forms the southwest portion of the Northern Growth Area, with land to the immediate north comprising the 'Muri Block'. It is noted that Stage 1 of the Muri Block which provides for 140 residential lots and connects off Muri Road is now consented. The balance of the Muri Block land, which is anticipated to involve around 500 new dwellings[2], is constrained by topographical and ecological features that prevent a road connection into Stage 1. Accordingly, access for this adjacent future residential development will be achieved through the Mt Welcome Site and its external connection to SH59, with the respective internal road and Highway intersection designs having taken account of the associated additional future Muri Block traffic demands.

5 Site Connection to SH59

The current road environment on SH59 adjacent to the Site includes dual northbound and southbound lanes separated by central median island and wire rope barrier. This cross section reduces to a single

[1] The Proposed District Plan adopts the NZ Transport Agency Waka Kotahi (NZTA) One Network Road Classification
[2] Based on estimated useable Site area and indicative lot size

traffic lane in each direction with painted flush median approximately 100m south of the existing Site access driveway. In this manner, northbound vehicles accessing the Site at present use the flush median to wait for gaps in southbound traffic, before undertaking the right turn in.

The posted speed limit on the Highway at this point is 100kph, which changes to urban 50kph at Pukerua Bay approximately 670m to the north of the current Site access.

5.1 Development Site Access Location

A review of the potential access locations for connecting the Site along the SH59 frontage shows an access in close proximity to the current driveway position serving the established lifestyle lots on the property (which also aligns with the indicative road access shown within the District Plan's Northern Growth Area 'Structure Plan') as the most favourable, for the following reasons:

- the horizontal alignment on the Highway at this point is generally straight whilst the vertical alignment grades down gently from north to south, providing good sightlines for traffic turning to / from an upgraded Site access road / new intersection;
- there are no other existing side road intersections or access points in proximity that might create adverse safety impacts or vehicle turning conflicts associated with establishing an upgraded Site access road or intersection in this location;
- the Highway comprises a single northbound and southbound lane at this point which reduces safety risks by simplifying turning at an upgraded Site access road, and provides flexibility for tie-in of a future new intersection; and
- the topographical constraints along the balance of the Site frontage mean achieving a suitable connection to the Site's proposed internal Site roading layout (in turn constrained by topographical and ecological features) is not practicable.

5.2 Site Traffic Generation

As described above, the Site proposal includes a total of 953 new dwellings along with a local neighbourhood centre. Historic surveys of households reported in the NZTA Research Report 453 published in 2011 (based on even more dated surveys) and the 'RMS Guide to Traffic Generating Developments' (RMS) indicate typical trip generation rates of 0.9 and 0.85 vehicles per hour per dwelling, respectively. More recent data collected for household trips across the Wellington region indicates levels of 0.6-0.8 per dwelling during the peak hours. Whilst such lesser rates are now more typically likely to occur in practice, a figure of 0.85vph per dwelling has been adopted in this case, consistent with the rates accepted for Plimmerton Farm. Applying this to the proposed Site dwelling numbers gives a total peak hour traffic generation of 810vph.

Again, noting it is anticipated that traffic associated with future development of the Muri Block to the north will route through the Site to connect to / from the external network at SH59, allowance for this has been made at the same trip rate described above i.e. 500 dwellings x 0.85vph = 425vph.

A significant portion of the vehicular traffic generated at the Site's neighbourhood centre will involve pass-by trips from residents within the Site and adjacent Muri Block development (connecting through the Site). Any 'additional' trips from traffic diverting from the SH59 are expected therefore to be modest,

noting allowance for this has been made in the broad assessments of the intersection and layout concepts described below.

Based on the above, and allowing for some trips diverting off the Highway to visit the neighbourhood centre (estimated at 100vph during the peak), the total traffic volume connecting at the future SH59 Site road intersection therefore is expected to involve around 1,335vph.

Given the relative position of the Site within the District and that most employment centres and education sites are located to the south, traffic patterns at the Highway are expected to be predominantly to and from the south with around 10% of trips routing to / from the north.

5.3 Assessment of Intersection Options

Considering the current 100kph posted speed limit environment on SH59 where the Site access would connect, there are a number of opportunities and constraints which serve to influence the intersection arrangement, which have been discussed with NZTA. These are summarised in **Table 1** below.

Table 1: Interesection Options

Intersection Form	Opportunities	Constraints
Upgraded Priority Tee-intersection	• Formalise the current turning movement arrangements by providing marked right turn bay and adjusting the NB merge on SH59 to terminate earlier (to allow safe access to the new right turn bay for vehicles accessing the Site)	• Provides an 'interim' design only, with a suitable traffic threshold trigger to be identified, beyond which a fuller intersection design would need to be implemented
Signalised Intersection	• Allows for convenient at-grade active mode crossing of the Highway (under signal control) to connect Site residents with the existing Ara Harakeke shared path • Smaller footprint and therefore lesser impact on adjacent ecological areas as compared to a larger footprint intersection such as a roundabout • Less impact on Highway traffic during shorter construction period, as compared to other larger more complex intersection layouts such as a roundabout	• Not appropriate from safety perspective under the current high-speed Highway conditions, although a lower speed limit in future could support an appropriate design
Roundabout	• Can be designed to either the current or a reduced speed environment	• Challenging design solution to enable active mode connectivity across the Highway • Significant intersection footprint which encroaches into the adjacent wetlands / watercourse on the western side of the Highway • Larger and more complex build would result in longer construction period and associated disruptions to Highway traffic

Based on the above, concept designs have been developed for a Site access roundabout for the existing 100kph posted speed limit, as was well as a reduced speed limit on the Highway (indicative 60kph). In each case, two lane approaches on all arms and two circulating lanes have been allowed for to provide sufficient capacity and future-proofing for full Site development (including the adjacent Muri Block trips), for a 2033 forecast[3] year on SH59, and provide good Level of Service (LoS) on all approaches during the peak periods. The concept designs for the 100kph and 60kph roundabouts are appended to this memo.

In addition to the roundabout designs described above, a concept design for formalising the current priority arrangement at the established Site driveway has been developed by way of demonstrating an indicative 'interim' intersection layout to accommodate some construction related traffic (in combination with a Construction Traffic Management Plan) and a first stage of occupied dwellings on the Site, prior to the roundabout option being advanced. Assessment of this threshold for Site lots has been iteratively determined using a combination of SIDRA intersection analysis and evaluation of the anticipated safety performance, as summarised below:

- **Capacity**: testing using SIDRA of the proposed upgraded tee-intersection performance in terms of average delay / LoS has been undertaken, which shows development traffic associated with an initial yield of 150 lots can be accommodated at very good LoS A and B for the left and right turns out of the Site during the AM, and LoS A and C during the PM peak; and

- **Safety**: it is noted that no crashes (injury or otherwise) involving turning movements at the existing shared driveway have been recorded in the 40+ year period covered by the Crash Analysis System (CAS). As there are no recorded incidents here (including prior to traffic volumes reducing significantly following the opening of Transmission Gully), an assessment has been undertaken using the NZTA crash prediction model to evaluate the existing Site access shared driveway and the potential impact of development-generated traffic. The current configuration, based on existing traffic volumes and access arrangements at SH59, is predicted to result in approximately 0.11 injury crashes per annum. With the introduction of traffic associated with a proposed development of 150 residential lots - without any upgrades to the existing access at SH59 - the predicted crash rate increases to 0.44 injury crashes per annum. However, if the access is upgraded to a formal tee-intersection incorporating a dedicated right-turn bay (and other safety enhancements provided for in the current concept design described in detail in the subsequent section), the predicted crash rate is reduced to 0.22 injury crashes per annum, with the additional development traffic. Given that the crash models at this location are overpredicting the crash risk (zero in practice compared with 0.11 x 40 years = 4.4 predicted crashes) , with the proposed investment in upgrading the tee-intersection then the risk of crashes at this location will remain very low, noting that this interim access arrangement will be in place for only about two to three years while the first 150 lots are developed, prior to the roundabout works coming online. It is likely that this temporary access arrangement will be concurrent with temporary traffic management controls needed for construction access,

[3] Drawing from the Wellington Transport Analytics Unit Porirua District 'Aimsun Model'

including temporary speed controls on the highway, that will have the effect of reducing this predicted risk.

Potential for such an interim option has been discussed with NZTA, noting further detailed assessment and analysis of this arrangement will be described in the ITA.

An indicative concept is attached which incorporates the following design elements:

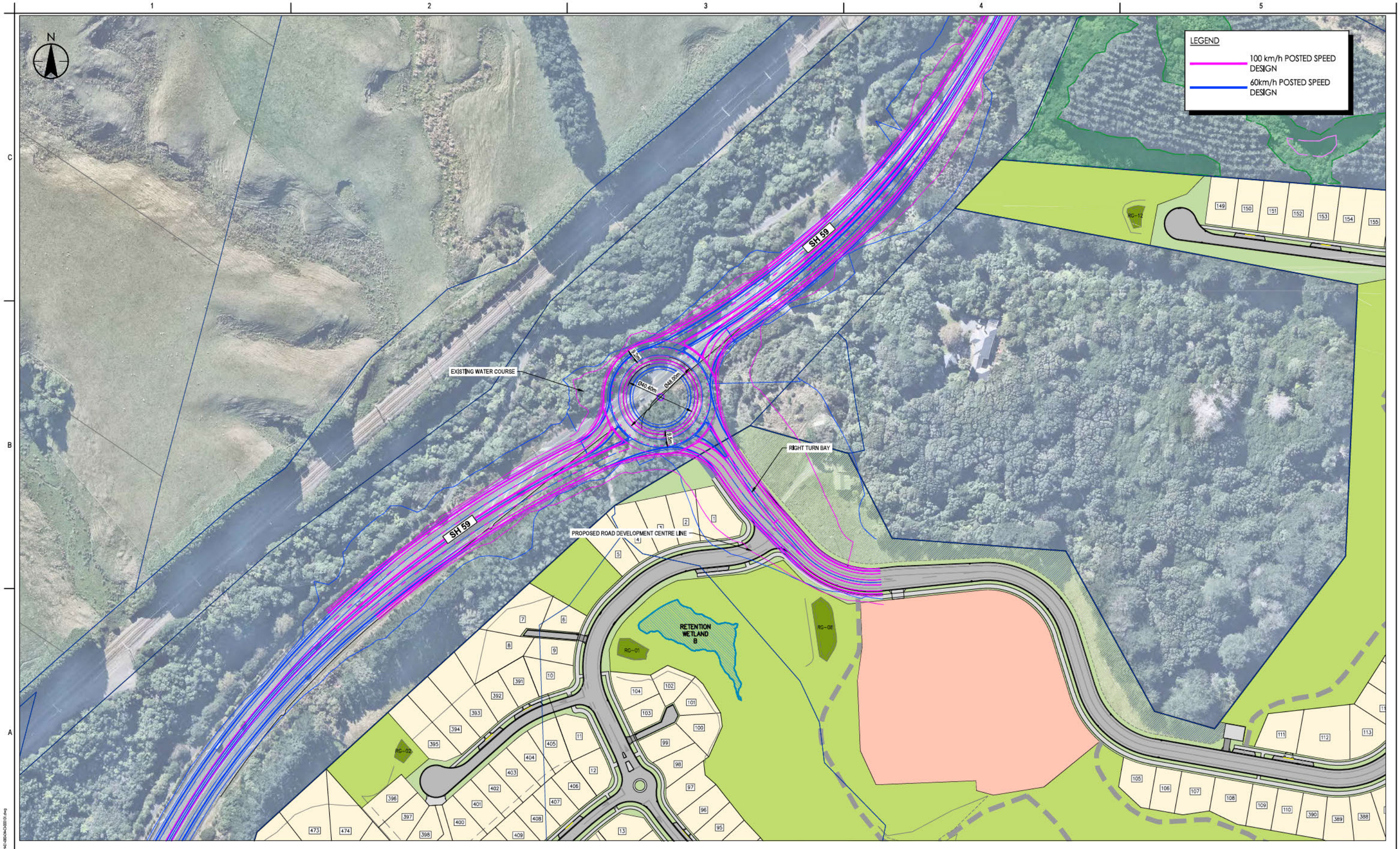
- new right turn bay provided for SH59 NB traffic accessing the Site;
- the SH59 NB 2 to 1-lane merge is moved south to allow merge to terminate earlier, prior to the new right turn bay taper commencing;
- realignment of the existing Site access road to provide a 90-degree approach angle to the Highway, to assist sightlines and vehicle tracking; and
- some vegetation clearance on the eastern side of the Highway, south of the access, to ensure 'Safe Intersection Sight Distances' are achieved for all traffic movements to / from the Site.

6 Next Steps

The summary provided herewith is intended to inform further discussions with NZTA and Council in regard to agreeing (in principle) the access arrangements at SH59 for supporting the level of development Site trips anticipated, and to further advance and refine the concept designs that will form part of the Integrated Transport Assessment to accompany the Fast Track application.

Stantec New Zealand

Encl Concept design for SH59 Site Roundabout and Interim Priority Tee-Intersection



Notes

A CONCEPT DESIGN	GM	JW	2025.09.23
Issued/Revision	By	Appd	YYYY.MM.DD

Issue Status

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CLASSIC DEVELOPMENTS

MT WELCOME SUBDIVISION DEVELOPMENT
ROUNDABOUT DESIGN

Location

GM	WD
Drawn	Designed

Title

GENERAL ARRANGEMENT PLAN DESIGN COMPARISON

Project No. 310206500

Scale at A1 1:1000

Revision A

Drawing No. **310206500-STN-01-000-DR-CI-000101**

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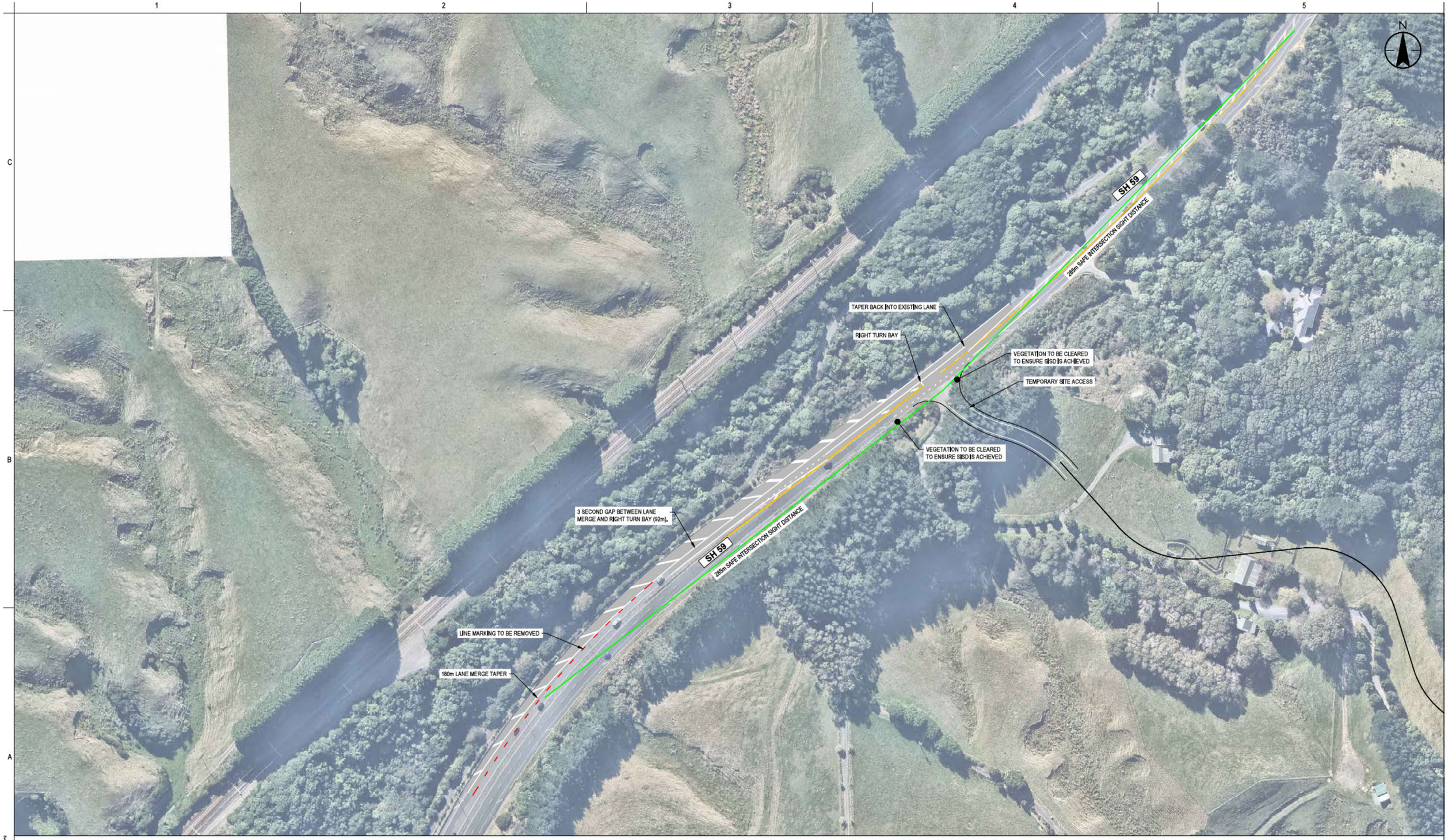

PLAN

SCALE - 1:1000

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1:2000 A3

Notes

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CLASSIC DEVELOPMENTS

MT WELCOME SUBDIVISION DEVELOPMENT
TEMPORARY SITE ACCESS

Location

GM	WD
Drawn	Designed

Title GENERAL ARRANGEMENT PLAN
OVERALL LAYOUT

Project No. 310206500

Scale at A1 1:1000

Revision A

Drawing No. **310206500-STN-01-000-DR-CI-000200**

ORIGINAL SHEET - ISO A1

PLAN

SCALE - 1:250

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1:500 A3

Notes

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CLASSIC DEVELOPMENTS

MT WELCOME SUBDIVISION DEVELOPMENT
TEMPORARY SITE ACCESS

Location

GM	WD
Drawn	Designed

Title GENERAL ARRANGEMENT PLAN
RIGHT TURN BAY INTERSECTION

Project No. 310206500

Scale at A1 1:250

Revision A

Drawing No. 310206500-STN-01-000-DR-CI-000201

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ORIGINAL SHEET - ISO A1

5 August 2025

Pre-application consultation with NZTA for Mt Welcome

Present:	Jaclyn Phillott (JP) – NZTA Ishan Bhagat (IB) – NZTA Errol Ritson (ER) – NZTA Adam Nicholls (AN) – NZTA William Dorsett (WD) – Classic Developments Dan Smyth (DS) – Classic Developments Torrey McDonnell (TM) – Incite Tom Anderson (TA) – Incite Jamie Whitaker (JW) – Stantec Paul James (PJ) – Envelope
Apologies:	Kathryn St Amand (KS) – NZTA
Minutes by:	Dan Smyth
Start time:	2.00 pm
Finish time:	2.35 pm

ITEM	DESCRIPTION	RESPONSIBLE	DUE DATE
1	**Current status**		
	JW provided an update on the concept intersection design for the development with SH59 based off the intersection form and function discussed at previous meeting (28/05/2025).	Note	
	JW noted that the concept design for the roundabout is compliant with Austroads and has been designed with dual lanes.	Note	
	JW presented the concept design for the roundabout and highlighted the additional design for a smaller roundabout should the posted speed limit change from 100 kmph.	Note	
	JW highlighted the constraints on the site including terrain of the site to the east of SH59 and the existing stream to the west.	Note	
	JW noted the challenges that the design team are facing with respect to connecting active mode transport from the development to the shared path on the western side of SH59.	Note	
2	**General discussions**		
	AN asked if there have been any discussions with Porirua City Council (PCC) regarding the development? - JW confirmed pre-app meetings underway with PCC - JW outlined PCC's preference for connectivity between the site and the shared path	Note	
	AN asked if there was any indication from PCC on their plans for the Northern Growth Area? - JW noted that the scope of the pre-app's and discussions with PCC to date have been limited to the development - TM noted that the structure plan doe not specifically require a connection across SH59 to the shared path, rather it requires north and south multi modal transport connections.	Note	

	- JW highlighted understanding from pre-apps with PCC is that their preference would be for a lower speed environment with an intersection design that accommodates active mode transport and connection to the shared path - WD outlined applicant's preference for a slower speed environment from the intersection north to Pukerua Bay citing safety, connectivity, and reduced environmental effects		
	ER highlighted NZTA's main concern will be the interim period before the final roundabout / intersection is complete.	Note	
	ER highlighted the existing extent of streetlighting to the north of the proposed roundabout and the need to consider lighting at the intersection.	Note	
	ER noted that the speed limit can only be changed by the speed management team and their director.	Note	
	ER outlined challenges with lowering speed limit due to the road still being a regional connector.	Note	
	ER noted that management plans will be required for assessment by NZTA outlining how the applicant proposes to manage construction traffic before and during the construction of the roundabout. - PJ noted that truck movements will predominantly be from material imports and staff due to the cut/fill balance achieved with the earthworks design.	Note	
	JP suggested that the applicants provide NZTA with proposed consent conditions with infrastructure upgrade triggers and all relevant information to support the proposed conditions for their review.	Note	
	AN noted that NZTA will meet with PCC to further understand their plans for the Northern Growth Area. - JP suggested that the applicants provide a memo to NZTA outlining development plans and that the memo could be sufficient to trigger the review necessary for SH59 - TM noted that the development should be sufficient to trigger the review as circa 1500 lots from both Mt Welcome development and the Muri Block will be using the intersection. Added to the Plimmerton Farm consented development this is the majority of the NGA.	Note	
3	**Next steps / actions**		
	JW to prepare memo briefly outlining development, highlighting traffic modelling for the proposed intersection, and recommendation for PCC and NZTA to undertake review of SH59.	JW	29/08/2025
	JW and JP to organise another meeting for late-August 2025.	JW / JP	15/08/2025

Meeting closed at 2.35pm

7 October 2025

Pre-application consultation with NZTA for Mt Welcome

Present:	Jaclyn Phillott (JP) – NZTA Will Wallace (WW) – NZTA Samson Ko (SK) – NZTA Errol Ritson (ER) – NZTA Kathryn St Amand (KSA) – NZTA William Dorset (WD) – Classic Developments Dan Smyth (DS) – Classic Developments Torrey McDonnell (TM) – Incite Jamie Whitaker (JW) – Stantec Paul James (PJ) – Envelope
Apologies:	NA
Minutes by:	Dan Smyth
Start time:	10.00 am Finish time: 11.00 am

ITEM	DESCRIPTION	RESPONSIBLE	DUE DATE
1	**Introductions**		
	Introductions completed with WW now assisting JP with NZTA input and review of Mt Welcome project.	Note	
	JW discussed contents of memo issued to JP 25/09/2025 and outlined purpose meeting including discussions on temporary intersection, timing of intersection, traffic modelling, and connectivity to the shared path on the western side of SH59.	Note	
2	**General discussions**		
	JP noted high-level concerns with existing speed environment.	Note	
	ER noted main concern with intersection is the speeds and approach from the south at the merge point.	Note	
	ER noted concerns with stationary vehicle in the middle of the road. SK noted concerns with the interim arrangement, stating that the proposed right-turn bay does not adequately mitigate turning and crossing conflicts, as it has minimal impact on crash likelihood and does not reduce severity. **PMN clarification from SK**: This is particularly critical in relation to Safe System survivable impact speeds, where Austroads identifies that side-impact crashes above approximately 50 kmph significantly increase the risk of fatal or serious injury.	Note	
	SK noted that NZTA would need to assess the traffic modelling before they could support a temporary intersection.	Note	
	JW asked if light vehicle movements are a concern as well or if concern is just with construction traffic? - SK confirmed current concern is with both.	Note	
	JW highlighted the recently released guidance document and manual and noted alignment of temporary intersection with document for up to c. 1000 movements per day.	Note	

	- SK noted that Figure 2 of the "Larger Development Guide" is for a less complex environment.		
	WD noted on-going discussions for reducing speed environment on SH59 between Mt Welcome and Pukerua Bay and flagged that a temporary intersection would allow for NZTA, Porirua City Council (PCC) and other stakeholders (I.e. community) to reach agreement on the eventual final form and nature of the roading corridor. - JP noted the one-network framework determines the speed of the area and that the existing speed environment is unlikely to change until after development works begin.	Note	
	WD queried what speed limit could be approved? - JP noted NZTA can't provide a potential speed limit as they don't yet know what the roading corridor will look like. - KSA noted road classification would need to change with the speed environment. - KSA noted PCC would need to support a change to urbanisation as they would be responsible for maintenance if the road was changed from state highway to arterial.	Note	
	WD queried if the 100 kmph roundabout would be oversized if the road corridor was to be urbanised and speed limit reduced? - KSA noted potential to condition to link design to speed limit. - KSA noted linear upgrades (urbanisation) would also be required.	Note	
	JW asked if there are any examples of the above approach being approved and implemented? - KSA confirmed it hasn't yet.	Note	
	WD queried the business case and typical timeframes required for changing road classification and urbanisation? - KSA noted typical timeframe of three years to get through the system and funding rounds. - KSA noted PCC would need to lead the urbanisation of road projects with assistance from NZTA and developers. - ER noted extent of urbanisation would likely need to extend from the development into Pukerua Bay.	Note	
	JW noted that the fast-track resource consent application seek approval for access to SH59 from NZTA and that the form of the intersection will need to be confirmed after the consent is approved, via a consent condition.	Note	
	KSA noted that speed team will need to comment on what they would need to see in the road corridor to support a reduction in speed on the road.	Note	
	WD re-emphasised commitment to work collaboratively with NZTA and PCC to achieve the best outcome for the future Mt Welcome residents, Pukerua Bay community, and other users of SH59 and the intersection.	Note	
	ER re-emphasised that additional information such as modelling data will be needed to review and further understand traffic movements used to justify temporary intersection.	Note	
	PJ confirmed that the earthworks are balanced across the site so the majority of construction traffic movement will be light vehicles from workers and heavy vehicles for the import of	Note	

	aggregate for internal roads and drainage. PJ noted construction traffic would all be subject to compliance with the construction traffic management plan that would certification prior to works commencing under the proposed resource consent conditions.		
	WW queried if a traffic management plan could be used to reduce speeds on SH59 for the temporary intersection? - ER noted traffic management plan would unlikely be approved if there are no construction activities to justify it. - PJ noted a traffic management plan will be required for the SH59 intersection works. - WW noted it would be beneficial to understand timing for proposed temporary intersection when assessing modelling.	Note	
	JP queried if other technical solutions for a temporary intersection have been investigated? - WW noted a seagull intersection. - SK highlighted findings in recent research that no longer supports the use of seagull intersections. - JW noted proposed temporary design most appropriate.	Note	
	JP queried the preferred timing between temporary intersection and construction of roundabout. - WD noted preference for three stages to assist with funding of the roundabout. - WD re-emphasised that later timing allows stakeholders of the intersection to reach agreement on final form and function of the intersection. - WD noted that a 100 kmph roundabout would likely preclude a pedestrian connection to the shared path on the western side of SH59 and that PCC have indicated their preference for a safe connection to be provided to encourage active mode transport and use of the path.	Note	
	JW confirmed that the roundabout is duel lane due to the traffic requirements from both Mt Welcome and Muri Block developments.	Note	
	ER noted need to remember that SH59 is an alternative route for Transmission Gulley Highway. - JW noted size of roundabout is similar to that in Plimmerton.	Note	
	PJ noted Greater Wellington Regional Council queried if treatment could be provided for stormwater runoff. - JP noted need to assess treatment options to determine if acceptable or not. - ER noted NZTA concern with water ingress into pavements. - WW noted NZTA preference to treat as simply as possible (if at all).	Note	
	SK confirmed that design should assume existing environment remains until confirmed otherwise due to lengthy timeframes to urbanise.	Note	
3	**Next steps / actions**		
	JP to discuss SH59 look and feel required to reduce speed with the speed team and inform JW of discussions.	JP	17/10/2025
	JW to share modelling and assumptions used for the temporary intersection design.	JW	10/10/2025

	PJ to send potential treatment options through to JP.	PJ	14/10/2025

Meeting closed at 11.00 am.

9 October 2025

Pre-application consultation with NZTA and Porirua City Council for Mt Welcome

Present:	Jaclyn Phillott (JP) – NZTA Will Wallace (WW) – NZTA Samson Ko (SK) – NZTA Adam Nicholls (AN) – NZTA Karthik Aale (KA) – Porirua City Council Gowshik Murugesan – Porirua City Council William Dorset (WD) – Classic Developments Dan Smyth (DS) – Classic Developments Torrey McDonnell (TM) – Incite Jamie Whitaker (JW) – Stantec Paul James (PJ) – Envelope
Apologies:	Errol Ritson (ER) – NZTA Kathryn St Amand (KSA) – NZTA Rory Smeaton (RS) – Porirua City Council
Minutes by:	Dan Smyth
Start time:	11.30 am
Finish time:	12.30 pm

ITEM	DESCRIPTION	RESPONSIBLE	DUE DATE
1	**Introductions**		
	Introductions completed.	Note	
	JW outlined intention of meeting to provide opportunity for Porirua City Council (PCC) and NZTA to discuss transport elements relating to Mt Welcome development in an open forum.	Note	
2	**Current design**		
	PJ shared the current roundabout design as JW spoke to the design and design assumptions that influenced the design.	Note	
	JW noted duel lane roundabout required due to the traffic numbers from the Mt Welcome and Muri Block developments.	Note	
	JW noted 100 kmph existing environment is the biggest challenge for providing pedestrian access to the shared path across SH59. - JW noted under pass or over bridge would therefore be the only safe options for providing a pedestrian connection. - JW outlined challenges for under pass such as ecological impacts, flooding / stormwater, and construction underneath an existing highway. - JW outlined challenges for an overpass such as span of the bridge, height of the bridge, ramps lengths, and ecological impacts. JW noted forecasted costs of c. $3m to construct.	Note	
3	**General discussions**		
	AN asked if the function of the roundabout was appropriate given the traffic demands?	Note	

	- JW confirmed modelling is within the ITA and that a single land roundabout had issues with ques and delays. - JP queried if the ques and delays were on SH59? - JW confirmed that they were both on SH59 and within the development.		
	AN asked if there was a masterplan for the wider Northern Growth Area (NGA) and noted that NZTA has yet to see anything from PCC with respect to their intentions for SH59 through this area. - KA confirmed that PCC is completing a masterplan workshop for the NGA in the afternoon of 09/10/2025. - KA noted that there is a structure plan within the district plan that covers Muri Block and Mt Welcome. - AN noted that the masterplan from PCC for the NGA will trigger their "strategic review" of SH59 and emphasised importance of NZTA being kept up to date with PCC's plans for the form and function of SH59.	Note	
	WD asked KA for any additional information on the masterplan being prepared by PCC for the NGA. - KA unable to comment further but to discuss with RS post this meeting and provide an update back to WD and JP. - JP emphasised importance of NZTA being kept in the loop with PCC plans and noted that the speed environment can not change until after the road is urbanised.	Note	
	KA asked if NZTA could reduce the speed to allow for pedestrian connectivity based off safety risks from the traffic generated by the Mt Welcome and Muri Block developments? - JP confirmed that the speed limit can only be reduced if SH59 is urbanised with infrastructure such as footpaths, kerbs, streetlights, etc.	Note	
	GM queried timing for the temporary intersection. - JP confirmed NZTA need modelling data from JW to validate trigger point for roundabout.	Note	
	KA asked if pedestrian islands, similar to SH58, could be provided for an informal crossing point? - SK confirmed that NZTA would not support pedestrian islands on roundabout as designed due to the two lanes. - SK noted that SH58 is single laned.	Note	
	JW asked JP if the PCC masterplan for the NGA were to anticipate urbanisation north of the Mt Welcome roundabout, would NZTA then complete their strategic review, identify required urbanisation infrastructure, and then review the speed for SH59? - JP confirmed that is correct and noted all three processes could happen at the same time. - JW asked if ownership of the roading corridor would stay with NZTA or transfer to PCC? - AN noted meeting for 22/10/2025 with PCC to progress discussions related to future ownership of SH59. - AN noted normal process for urbanisation of a state highway would require funding through NLTP where the business case would be assessed and compared against other roading projects across New Zealand.	Note	

	AN asked KA to keep NZTA informed with masterplan updates for NGA and highlighted need for NZTA to be across PCC's overall transportation strategy.		
	WD noted that the fast track resource consent application will include a temporary intersection design and a roundabout design conducive to the existing environment and noted that the temporary design will allow stakeholders for SH59 to progress discussions on future form and function. - WD confirmed that the application will include pedestrian access to the property boundary per the structure plan. - AN noted that the above approach for application is reasonable and that flexibility in the final intersection design at this stage (until final form and function of SH59 finalised) is the best approach.	Note	
	JP asked how long the temporary intersection is proposed to be in place for? - WD noted that the first few stages would be the preferred outcome. - AN asked if a trigger point would be based off number of lots? - JW confirmed current proposal is based off number of lots. - SK asked for the modelling of the temporary intersection so that NZTA can review outputs and assumptions. - JW confirmed modelling can be shared.	Note	
	JW shared the temporary intersection and outlined the key features of the design.	Note	
	JP asked if the train station in Pukerua Bay would be attractive? - JW noted limitations with the existing park and ride facilities. - JW noted a higher likelihood during the early stages of the development that people would get dropped off at the Plimmerton station to catch the train.	Note	
	KA requested that the trigger of lots or dwellings be set within the resource consent conditions. - JP noted preference for dwellings instead of lots. - JP noted trigger could be below yield anticipated if follow the recently released PPM. - JW flagged that the PMM assumes very high trips per dwelling and that assumptions used to justify proposed trigger point can be shared with NZTA.	Note	
	WW noted both trip generation and safety elements are current concerns from NZTA regarding the temporary intersection.	Note	
	KA asked if NZTA would include construction traffic within its review of the temporary intersection? - SK confirmed that they would be included.	Note	
	WW asked about the overall development timeframe. - WD confirmed target lodgement for fast track resource consent application is late-October 2025. - WD noted intention to start earthworks in October 2026 with titles for the first stage expected in c. late-2027 / early-2028. - WD noted traffic generation for future residents would likely commence from mid-2028 after the first dwellings are built.	Note	
	JP asked if the ITA will be issued prior to lodgement for review?	Note	

	- WD confirmed that it won't be as it is currently progressing through internal reviews. - WD noted possibility of shared the ITA after lodgement to provide NZTA with additional time to review prior to formal request for comments from the panel.		
	WD asked KA if PCC have any other questions for NZTA or the development team? - KA confirmed no other questions at this stage. - JP asked if NZTA can be involved in the masterplan workshops for the NGA? - KA to discuss internally and liaise with JP moving forward.	Note	
4	**Next steps / actions**		
	JW to share modelling with NZTA for temporary intersection and roundabout.	JW	10/10/2025
	KA to provide update to JP and WD with regard to masterplan for the NGA.	KA	15/10/2025
	KA to liaise with JP for involving NZTA within masterplan workshops for the NGA.	KA	On-going

Meeting closed at 12.30 pm.

11 November 2025

Pre-application consultation with NZTA for Mt Welcome

Present:	Susan Rawles (SR) – NZTA William Dorset (WD) – Classic Developments Dan Smyth (DS) – Classic Developments Torrey McDonnell (TM) – Incite Jamie Whitaker (JW) – Stantec Errol Ritson (ER) – NZTA Will Wallace (WW) – NZTA Samson Ko (SK) – NZTA
Apologies:	Adam Nicholls (AN) – NZTA
Minutes by:	Dan Smyth
Start time:	11.30 am
Finish time:	12.30 pm

ITEM	DESCRIPTION	RESPONSIBLE	DUE DATE
1	**Introductions**		
	JW spoke to consultation to date with NZTA and flagged confusion with feedback received being inconsistent with discussions and workshops held.	Note	
	JW outlined purpose of the meeting to run through feedback items and provide clarifications that might assist with informing feedback and fleshing out details for remaining concerns.	Note	
	SR noted that main concern appears to be with the timing/staging of the roundabout and confirmed that NZTA is happy to continue to work with the applicant on aligning as much as possible.	Note	
2	**Concern 1 – dwellings per lot**		
	JW confirmed that site has been designed for 1x dwelling per lot and that restriction will be managed via a consent notice. Therefore, the traffic won't be larger as assumed in the NZTA feedback.	Note	
	SK noted concern is not with the 1x dwelling per lot and more so with the 8.2 vehicles per day (vpd) used within the modelling. SK noted that 10.7vpd is more generally accepted by NZTA. - WW shared Table 7.4 from guidelines to show where vpd requested by NZTA comes from. - SK noted that increase vpd requested likely to impact crash modelling.	Note	
3	**Concern 2 – road classification**		
	JW noted that there is no difference between ONF and ONRC for local roads and that the district plan is the regulatory standard to be assessed against which uses the ONRC. - WW would like to see comparison using ONF as NZTA uses the ONF.	Note	

4	**Concern 3 – staging of final access solution**		
	SK noted disagreement with crash data and highlighted concern with inputs used in the modelling (happy with guideline chart from the NZTA Planning Policy Manual (PPM)).	Note	
	SK noted that Stage 1 can be discussed further, and that Stage 2 is not supported until further justification can be provided.	Note	
	JW queried if 1000 vpd in PPM would be an acceptable trigger? - SK noted that diagram is baseline and that NZTA needs more information to validate trigger point for this particular intersection. - JW noted 1000 vpd trigger comes from NZTA guidelines. - JW agreed to provide more clarification on specific assumptions within updated ITA.	Note	
	JW noted preference is to close in on a ceiling for roundabout trigger with regard to vpd rather than focus on staging from scheme plan. - SK and SR agreed with approach.	Note	
	JW asked if SSA referenced in feedback was an audit or an assessment being requested? JW noted that an audit will be required under the Section 176 processes and that the applicant doesn't want to complete an audit until the intersection form and function is agreed in principle with NZTA. - SR confirmed that it can be conditioned. - ER noted audit would be required during detailed design.	Note	
	SK noted preference to see more information for SiDRA once happy with the flows.	Note	
5	**Concern 4 – pedestrian and cycle crossing of SH59**		
	JW noted previous discussions and workshops with NZTA where at grade crossing was discussed and agreed to be unviable due to safety concerns arising from the high speed environment.	Note	
	SR noted that the feedback should have said "connection" rather than "crossing".	Note	
	SK asked about grade separated crossings. - JW noted that both overpass and underpass options have been explored and that both are significantly challenging. - SR asked if exploration can be included within the ITA? - JW agreed to expand upon within ITA.	Note	
	WD noted discussions with NZTA, PCC, and Ngāti Toa Rangatira and confirmed that a connection point will be provided as per the structure plan and that discussion on crossing needs to be had between NZTA and PCC due to the link with the form and function of the road.	Note	
6	**Concern 5 – public transport integration**		
	JW discussed the workshop held between the applicant and Greater Wellington Regional Council / Metlink and noted that Metlink cannot confirm at this stage when a bus service can be or will be provided.	Note	
	JW confirmed that bus routes have not been precluded from the development and that carriageways have been designed to enable bus routes.	Note	

	JW identified the locations where grades are steeper than what the district plan allows but notes these grades are less than other roads within Wellington that have bus routes on them.	Note	
	WW asked if there was a feeder bus to the train station? - JW noted that Metlink would need to consider this option within their business case.	Note	
	SR noted with respect to NZTA feedback that it is unusual and challenging to condition the applicant to be responsible for the actions of third parties.	Note	
	ER noted that NZTA are more interested in the connectivity to the shared path.	Note	
7	**Concern 6 – trip generation and modelling inputs**		
	JW noted trip generation rate used in the ITA is that the same as that used to inform the structure plan and also the approved Plimmerton Farm resource consent.	Note	
	JW noted that the NZTA preferred number for vehicles per hour (vph) is very high.	Note	
	JW noted that the sensitivity check has already been completed through the inclusion of the Muri Block development in the scenario modelling within the ITA that provides the higher rate of 1.3vph that NZTA has requested.	Note	
	SK noted that 10.7vpd and 1.3vph will influence crash data more than traffic issues.	Note	
8	**Concern 7 – two lane roundabout intersection with SH59**		
	SK noted this concern is a repeat of the above concerns.	Note	
9	**Concern 8 – road safety audit**		
	JW noted the vesting process requires audits and asked if NZTA needs specific conditions? - SR confirmed advice will be provided prior to lodgement.	Note	
10	**Concern 9 – CTMP and TTM**		
	JW confirmed consent condition requires CTMP and TTM.	Note	
	SR noted condition to include typical information.	Note	
	TM asked how NZTA has oversight over documents such as CTMP with NZTA not able to certify plans or reports under the RMA? - SR noted NZTA has standard consent condition wording. - SR to send standard wording through to TM for inclusion within resource consent conditions.	Note	
	ER noted NZTA will need information on time of work, number of vehicles expected, direction of movements, etc. so that NZTA can assess impact during the day on SH59.	Note	
11	**Concern 10 – report quality**		
	JW noted clean version was sent through so unsure what these concerns relate to.	Note	
12	**Expected conditions**		

	SR notes that the expected conditions section within the feedback reads more as "bottom lines" than they should.	Note	
13	**General discussion**		
	SR asked about Muri Block development timing and if they would have access to the interim intersection? - WD confirmed that the Muri Block development has an approved consent for ~100 homes with access from Muri Road. - WD noted development timing for the Muri Block development is unknown but estimated that they could be looking for a connection to Mt Welcome within five or so years. - WD noted that the roundabout will likely be in place prior to connection of Muri Block development due to the trigger volumes from the first few stages of Mt Welcome and before the spine road is extended up into the "upper terrace" for the first northern connection into the Muri Block development. - ER flagged that Muri Block development would impact traffic modelling on SH59. - JW confirmed that Muri Block development has already been included within the modelling assumptions.	Note	
	WD noted Ngāti Toa Rangatira opposition to the roundabout due to the culvert required and noted the applicant's preference to see the form and function of the road changed so that the extent of the intersection can be reduced to mitigate environmental and cultural impacts whilst also providing potential opportunity for at-grade crossing to the shared path for pedestrians and cyclists. - SR suggested that the developer could instigate changes to the corridor to change the environment to a lower speed environment. This could change the nature of the intersection intervention required. This would need to be progresses in conjunction with NZTA and PCC. - WD noted that PCC are currently going through a master planning process for the wider Northern Growth Area.	Note	
14	**Next steps / actions**		
	The applicant (Pukerua Property Group Ltd (PPG)) and NZTA agree to continue to work together.	PPG / NZTA	On-going

Meeting closed at 12.30 pm.

17 December 2025

SH59 Intersection workshop with Porirua City Council, NZTA, and Ngāti Toa Runanga for Mt Welcome

Present:	Rory Smeaton (RS) – Porirua City Council Helen Oram (HO) – Porirua City Council Jaida Howard (JH) – Te Rūnanga o Toa Rangatira Ella Jaspers (EJ) – Te Rūnanga o Toa Rangatira Robert McClean (RM) – Te Rūnanga o Toa Rangatira Harriet Shelton (HS) – NZTA Samson Ko (SK) – NZTA Marcelle Pio (MP) – NZTA Errol Ritson (ER) – NZTA Adam Nicholls (AN) – NZTA Kyle Dirse (KD) – Envelope Jamie Whittaker (JW) – Stantec William Dorset (WD) – Classic Developments Dan Smyth (DS) – Classic Developments Torrey McDonnell (TM) – Incite
Apologies:	Susan Rowles (SR) – NZTA Karthik Aale (KA) – Porirua City Council
Minutes by:	Dan Smyth
Start time:	2.00 pm Finish time: 3.10 pm

ITEM	DESCRIPTION	RESPONSIBLE	DUE DATE
1	**Introductions and background**		
	RM welcomed everyone prior to introductions being completed.	Note	
	EJ outlined agenda for the meeting including discussions for alternative intersection designs.	Note	
	TM outlined background for the project including plan change for zoning, spoke to the overall masterplan identifying key features and discussed fast-track substantive application lodgement including resource consents, wildlife approvals, and archaeological authority.	Note	
	TM discussed and outlined the engagement to date that informed the design and identified the effects (positive and adverse).	Note	
	TM discussed the proposed design including transport and engineering considerations, noting intersection design is sized for both Mt Welcome and Muri Road developments. TM noted that Muri Road development has c. 150 homes consented via Muri Road and the remaining c. 500 dwellings are anticipated to connect to public roading network via the two connections into the Mt Welcome development.	Note	
	TM discussed engagement to date with NZTA including preference from NZTA for a roundabout due to the high speed environment and site constraints with overtaking land to the south of the proposed intersection. TM noted 50 kmph speed limit c. 700m to the north of the proposed intersection.	Note	

	TM noted that the applicant and NZTA have previously discussed lowering the speed limit between the proposed intersection and Pukerua Bay with the applicant preferring a reduced speed limit.	Note	
	TM identified Taupo Stream impacted by the roundabout design and discussed the constraints within the surrounding area that materially impact design flexibility such as the shared path, railway track, SNA, and topography. TM confirmed that the SNA clearance requires off-setting which has been allowed for within the development.	Note	
	TM confirmed that there is no other viable location for an intersection for the Mt Welcome development due to the QEII, topographical constraints to the south, and land holdings with frontage to SH59.	Note	
	TM noted that the culvert length for the Taupo Stream is 110m. TM confirmed that the design provides for fish passage.	Note	
	TM noted that Ngāti Toa have opposed the culverting of the stream.	Note	
2	**General discussion**		
	EJ outlined Ngāti Toa's position on the stream and asked for a detailed explanation of alternative design options investigated to understand other intersection types that could service the development without impacting the stream.	Note	
	RM noted Northern Growth Area (NGA) envisioned an intersection at the proposed location and advocated for a railway station to be added to the rail network near Whenua Tapu.	Note	
	RS noted that PCC would like to see an intersection with as minimal effects as possible and would like to see a longer term planning view on the form and function of the intersection noting pedestrian and cycle capacity and connectivity.	Note	
	RS noted preference for a signalised intersection allowing for east to west connectivity to the shared path and acknowledged that an overpass or underpass are not optimal.	Note	
	AN outlined process undertaken to date between technical designers and noted dangerous location of the intersection due to the mixture of speeds with dual carriageway to the south and the changing speed environment to the north.	Note	
	AN quired if the location could be adjusted? - WD confirmed that it couldn't and outlined the constraints including shared path, railway network, topography, and QEII within neighbouring property.	Note	
	AN discussed the form and function of SH59.	Note	
	RS noted PCC is currently investigating the NGA in its entirety including SH59 form and function and their future plan changes required for the current Future Urban Zones (FUZ). RS noted PCC is picking up where Kainga Ora left off through their master planning / structure plan preparation of the NGA.	Note	
	RS noted that PCC's vision of SH59 is for it to have an urban character with reduced speed environment. Noting masterplan currently being prepared is intended to be used to initiate discussions with NZTA.	Note	

	RS noted previous discussions with NZTA for SH59 did not progress due to NZTA reviewing need for SH59 and the uncertainty on its future function.	Note	
	RS noted preference for not over-specifying the design of the Mt Welcome intersection if the form and function is going to change in 10-years' time.	Note	
	AN noted review last year by NZTA concluded with a "wait and see" approach until development progresses.	Note	
	AN noted NZTA is about to start the "Wellington State Highway Strategic Transport Plan" and that this review will include SH59. - WD queried how long this plan will take to complete? AN confirmed c. 12 months to complete.	Note	
	AN confirmed NZTA's preference for inter-connected developments within the NGA including public transport and enabling connectivity.	Note	
	TM queried challenges with reducing the speed environment? - ER noted that the speed is dictated by the form and function of the road and that a reduction in speed limit would only be considered after an urban environment has been created. - HO queried if development has to happen prior to the speed limit changing? ER confirmed that speed only changes after the environment changes. - DS queried what NZTA would need to see to consider the environment as urbanised? SK noted speed is dictated by law and that speed only changes after environment changes. SK noted form and function needs to align with the One Network Framework (ONF). - HO asked if only NZTA can change the environment due to it being their road? ER noted any works within SH59 corridor needs to be approved by NZTA. - HO clarified that if PCC or a developer were to propose changes then would NZTA need to approve them? HS noted legalities as part of the process but outlined additional engagement with NZTA through other processes.	Note	
	AN outlined theoretical process for what NZTA would have liked to have seen in hindsight of the application being lodged.	Note	
	HS queried timeframes for the fast-track application. - TM noted that the applicant is anticipating approval in June-2026 with earthworks commencing in October-2026. - WD outlined general timing for the development including 12-months for review by PCC and NZTA and need for developer to have flexibility for intersection design and timing with interim intersection and final roundabout.	Note	
	AN noted preference to meet again to progress discussions.	Note	
	HS queried what the form and function would look like for different scenarios. - RS queried what it would take to get NZTA to accept a one-lane roundabout? JW confirmed that a one-lane roundabout didn't work from a traffic perspective from the development. - JW queried what the process would involve for reducing the speed environment?	Note	
	EJ noted preference to meet again to progress discussions.	Note	

	RM concluded meeting with karakia.	Note	
3	**Next steps / actions**		
	DS to prepare and distribute meeting minutes.	DS	16/01/2025

Meeting closed at 3.10 pm.

Attachment 8: Feedback from landowners

- 422 State Highway 59 Landowner Agreement Letter (21 January 2026); and
- 34 Muri Road Landowner Agreement Letter (23 January 2026).

23 January 2026

To: Pukerua Holdings Ltd

Sent via email to: [redacted]

RE: Mt Welcome – Landowner agreement for earthworks [redacted]

Dear Simon,

On behalf of Pukerua Property Group LP, we are writing to you as Director of Pukerua Holdings Limited and landowner for [redacted], Pukerua Bay requesting your approval in principle for the completion of earthworks on your land as part of the Mt Welcome development at 422, 422A, and 422B State Highway 59, Pukerua Bay.

The earthworks proposed by Pukerua Property Group LP at [redacted], Pukerua Bay are shown on Figure 1, Figure 2, and Figure 3 below and on the plans attached to this letter (drawing 2220-R1, 2217-R1, and 2225-R1).

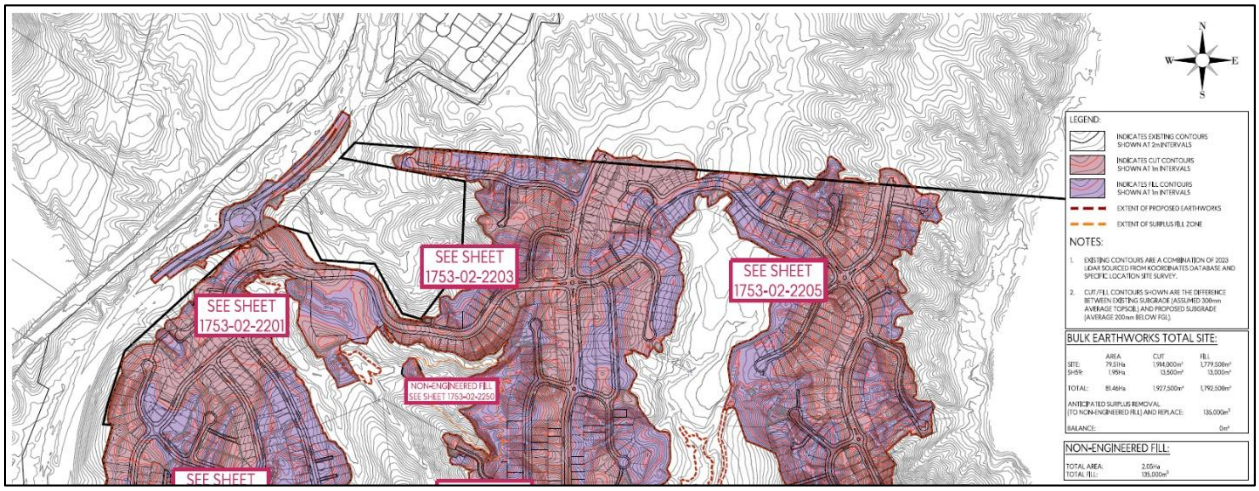

Figure 1: Earthworks drawing 2220-R1.

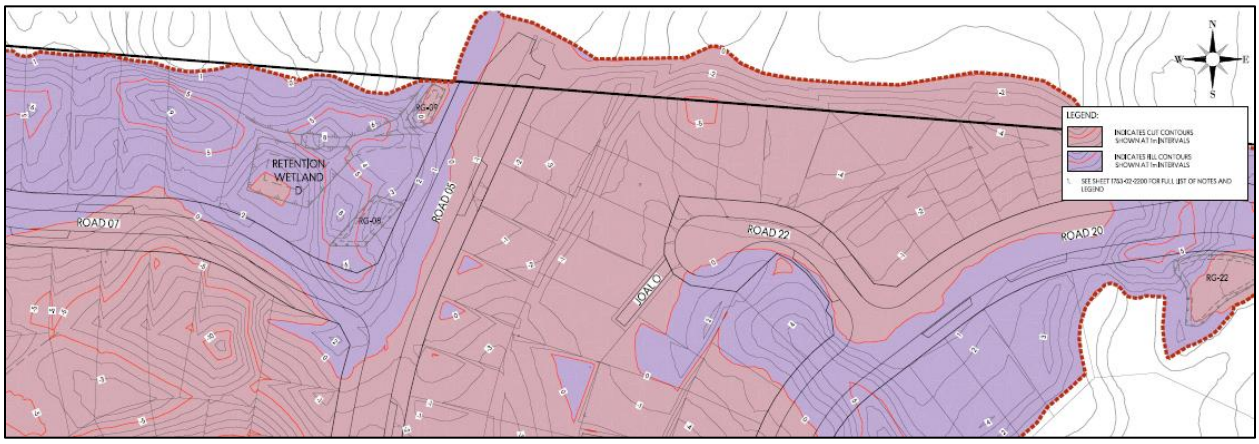

Figure 2: Earthworks drawing 2217-R1.

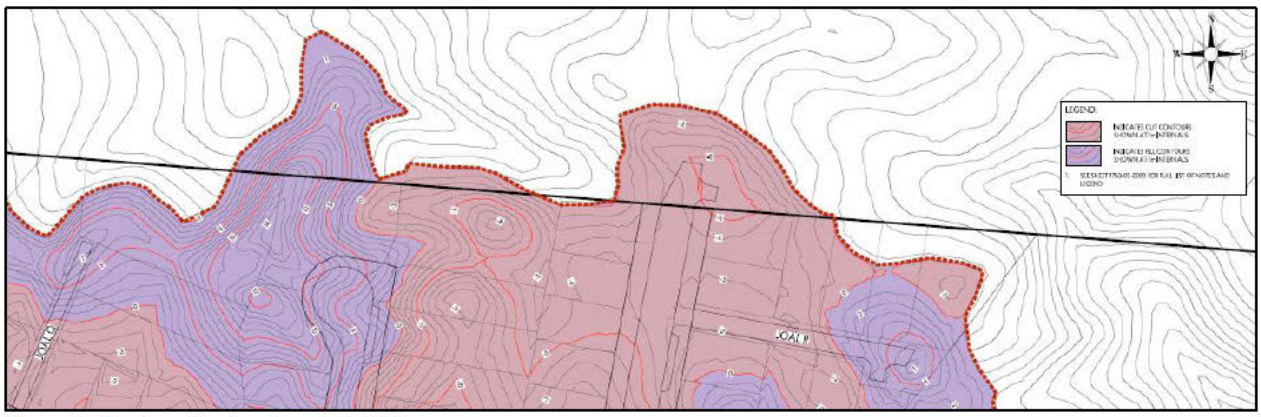

Figure 3: Earthworks drawings 2225-R1.

Pukerua Property Group LP will be responsible for safely carrying out the proposed earthworks in accordance with the approved resource consent earthworks plans. We will provide a formal agreement between Pukerua Property Group LP and Pukerua Holdings Limited for completion of the works for your review in due course. The agreement will include terms typical for works of this kind. The parties will not be formally bound until this detailed agreement is finalised and signed.

Anticipating you are happy to provide your initial approval in principle, we would be grateful if you could please sign the confirmation below and return via email to Dan Smyth at [redacted] as soon as able

If you have any queries, please feel welcome to contact me, otherwise I look forward to hearing from you.

I, Simon Barber, provide Pukerua Property Group LP with the approval to complete earthworks at [redacted], Pukerua Bay as detailed and on the basis in this letter and shown in drawings 2220-R1, 2217-R1 and 2225-R1.

Name Simon Barber

Position Director of Pukerua Holdings Limited

Signature

Date 29-1-2026

Kind Regards,

Dan Smyth
Development Manager

Classic Developments

P. 07 571 2761
W. classicdevelopments.co.nz

Affected person's written approval to an activity that is the subject of a resource consent application

To the Environmental Protection Authority

1 Full name of person giving written approval:

_____

2 I am the owner of [redacted]

3 This is a written approval to the proposed development of the Mt Welcome Project at 422, 422A and 422B State Highway 59, Pukerua Bay, Porirua City, 5026 (and other adjoining land parcels). I understand the project will include the construction of over 950 residential allotments, a commercial centre, as well as associated infrastructure such as roading, pedestrian and cycle links to Pukerua Bay Village, and three waters infrastructure. This will also include facilitatory works such as bulk earthworks.

4 In signing this written approval, I understand that the panel that considers the Mt Welcome Project must decide that I am no longer an affected person, and the panel must not have regard to any adverse effects on me.

5 I understand that I may withdraw my written approval by giving written notice to the panel before the hearing, if there is one, or, if there is not, before the application is determined.

Date:

Signature of person giving written approval:

_____

Telephone: [redacted]

Postal address: [redacted]

Contact person: _____

IT ALL STARTS HERE.

Attachment 9: Feedback from community

- Notes from drop-in session dated 4 September 2025.

4 September 2025

Mt Welcome Community Open Day

Present:	Community members William Dorset (WD) – Classic Developments Dan Smyth (DS) – Classic Developments Torrey McDonnell (TM) – Incite Paul James (PJ) – Envelope		
Apologies:	NA.		
Notes by:	Dan Smyth and Torrey McDonnell		
Start time:	3.00 pm	Finish time:	6.00 pm

Summary

The Mt Welcome community open day was held at the Pukerua Bay Tennis Club on the 4th of September 2025 between 3pm and 6pm. The open day was held to provide community members with an opportunity to review the draft designs, discuss the development with the development team and provide feedback. Circa 40 community members, predominantly from Pukerua Bay are estimated to have attended the open day.

Key themes that emerged from the discussions and feedback are listed below:
- Concerns for capacity within existing school and healthcare facilities
- Concerns with potential impact on natural environment from development
- Concerns with traffic generation from Mt Welcome and wider Northern Growth Area developments
- Encouraged improved biodiversity and hydraulic neutrality

Next steps for the development team are to review the feedback provided by the community, investigate opportunities for improving development outcomes and continue engagement with the community.

Invites

Invites to the Pukerua Bay and Plimmerton Residents Associations were sent 15th of August 2025. The invites asked for assistance from the associations in sharing the open day information with their wider communities. Both associations shared the open day invite flyer and link to the Mt Welcome open day online feedback form on their respective Facebook pages and newsletters / websites. The associations posts on their Facebook pages were then shared by various community members and local council election candidates. Formal invites were also shared with the Porirua City Council Mayor and various Councillors on the 27th of August 2025.

Set up

Information presented at the open day on the venue walls and tables included the draft urban design and landscaping drawing set, masterplan aerial images and the landscape impact assessment simulations.

A QR code with the link to the online feedback form was on the invite flyer pinned across the room and Post-it notes were scattered across the tables with pens to provide attendees with the opportunity to provide feedback if they were unable to or uncomfortable asking questions or discussing matters with the development team.

Images prior to commencement of the open day are shown below.

Community feedback

An estimated 40 community members, predominantly from Pukerua Bay attended the open day, with 16 opting in for receipt of on-going updates from the development team.

Feedback received throughout the open day was generally broad across a variety of topics. However, there were also a handful of matters raised by the majority of attendees.

The key areas of discussion raised during the open day from the local community are listed below:
- Concerns for capacity within existing school and healthcare facilities
- Concerns with potential impact on natural environment from development
- Concerns with traffic generation from Mt Welcome and wider Northern Growth Area developments
- Encouraged improved biodiversity and hydraulic neutrality

Concerns regarding capacity within existing school and healthcare facilities was generated from the communities' current concerns with local schooling and healthcare infrastructure capacity. Questions were raised about where new residents from both Mt Welcome and the wider Northern Growth Area (NGA) would receive both schooling and medical services.

The community was very interested in both the construction and post-construction impact on the local natural environment including streams, wetlands, and specifically the Taupō Swamp. Questions about the construction methodology, erosion and sediment controls, and overall impact from contaminants and increased impervious area were raised and discussed with the development team.

Through discussions on the concerns for the natural environment, local community members supported that a net positive result was being proposed for the natural environment through the "treatment train" approach to contaminants within stormwater, achievement of hydraulic neutrality, enhanced wetlands, and the improved water quality being discharged from the development into the receiving environment such as the Taupo Swamp.

Post completion of the Transmission Gulley, the local community has noticed the significant decrease in traffic and commuter time along SH59 (formerly SH1). Concerns with traffic generation from both the Mt Welcome development and wider NGA were flagged. The local community encouraged the use of active modes and public transport by the new residents to reduce the impact on SH59.

The full list of comments and discussion points recorded by the development team are listed below:
- Future planning for schools in the area required with existing capacity issues
- Future planning for improved and expanded healthcare facilities required
- Concern with changing character of the Pukerua Bay village from large developments within NGA
- Concern with sediment run off and potential impacts on Taupō Swamp
- Desire for increased biodiversity and forest cover
- Want certainty for monitoring of earthworks throughout construction and transparency of results
- Roads need to be wide enough to enable busses
- Concern for potential impact of additional population using Pukerua Bay beach facilities
- Development should be future proofed for climate change
- Encouraged use of solar panels on roofs to improve resiliency noting Pukerua Bay experiences regular power outages
- Development to be hydraulically neutral
- Desire for cat control to be considered to protect nearby birdlife
- Concern about impact of traffic, especially as community has only recently begun benefiting from the opening of Transmission Gulley. Prior traffic negatively impacted Pukerua Bay with residents struggling to pull out of driveways onto SH1
- Desire for affordable housing and potential for medium density housing

- Desire for improved and more community facilities to cater for the additional population
- Desire for improved biodiversity and wetland improvement
- Desire for walking/cycle access to Pukerua Bay train station
- Concerns about localised springs and management of runoff throughout construction

Further notes recorded on the Post-it notes are listed below:
- Follow universal design principle to ensure inclusion of all from the start
- Build for community to create a physical space for people to gather
- Safe play spaces for all ages
- Offer housing options such as smaller houses for older people and affordable homes for young families
- Re-instate Muri Train Station
- Provide public transport from development to the train station
- Build community connection and provide opportunities for residents to offer feedback
- Where will the kids go to school?
- Involve community in creating public spaces. E.g. community planting days.
- Build sustainable buildings. E.g. solar panel on roofs in town centre.
- Ensure there are wild places for kids to explore.

Next steps

The next steps for the development team are to review the feedback provided by the community, investigate opportunities for improving development outcomes, prepare a summary of consideration to feedback received, and continue engagement with the community.

The summary of consideration to feedback received will outline how the feedback has influenced the resource consent documentation and will be included in the fast-track resource consent application.

Further engagement with the local community, Iwi, elected representatives, resident associations and interested parties will be on-going prior to resource consent application lodgement, throughout construction, and post-development.

Appendices

Figure 1: Community open day invite flyer shared via resident associations.

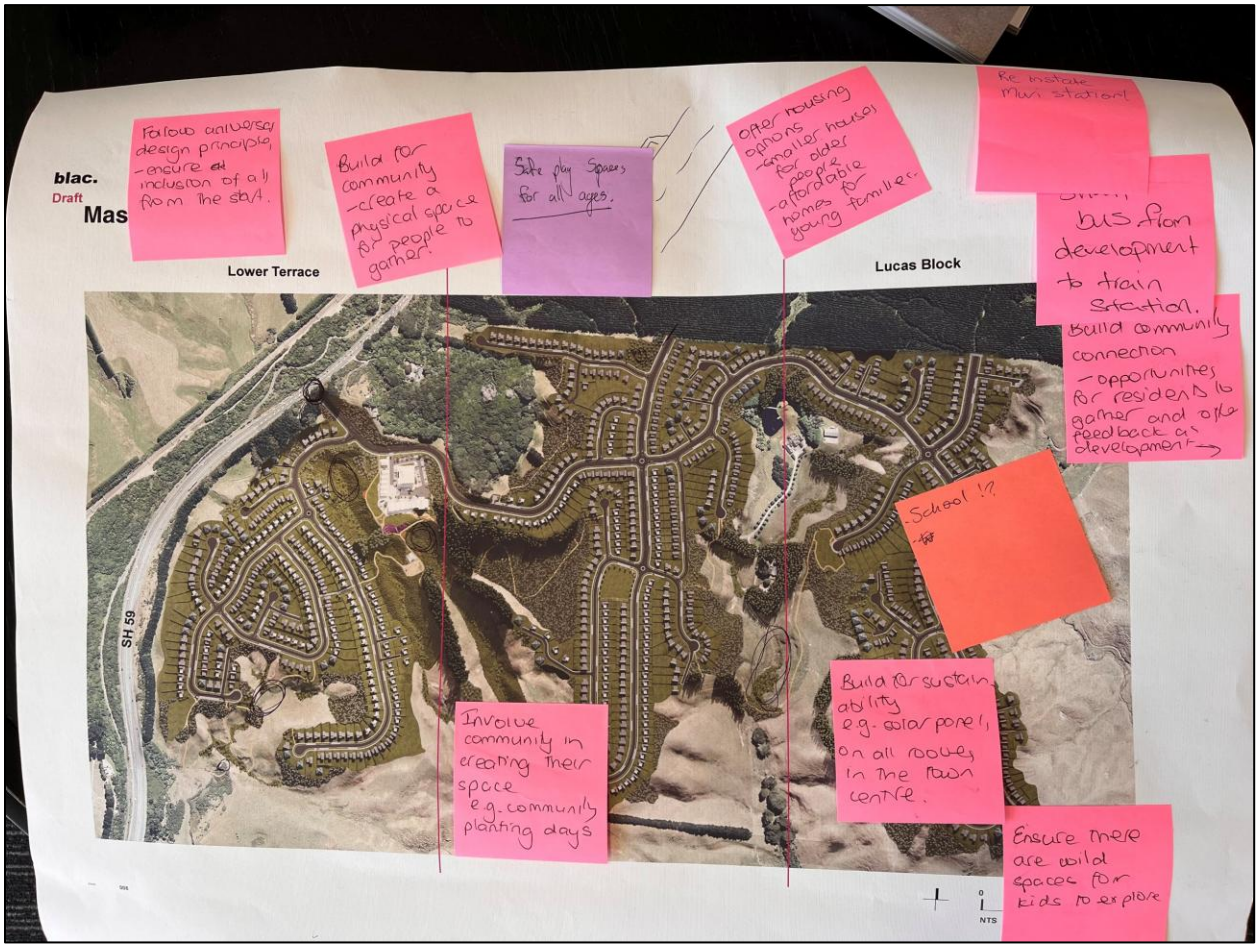

Figure 2: Post-it notes from open day.

Attachment 10: Feedback from MoE

- Letter dated 2 September 2025

Te Tāhuhu o te Mātauranga
Ministry of Education

2/09/2025

Dan Smyth
[redacted]

Mt Welcome – Application under the Fast Track Approvals Act

Tēnā koe Dan

The Secretary for Education, Ellen MacGregor-Reid, has asked me to respond to your email of 15 August 2025 sharing information regarding a proposed development in Pukerua Bay, Porirua Wellington. Thank you for taking the time to write.

I have consulted with my colleagues responsible for the Ministry's network of state schools in regard to monitoring population change/growth and the Resource Management Act. The development and the potential effects on the local school property network is of interest to us. I have asked Susan Henderson (Lead Advisor Spatial Planning), Donna Sibley (Principal Advisor RMA) and Carey Clark (Principal Advisor Network), to make contact with you and arrange a suitable time to meet to understand more about Classic Developments and Kaha Ake's proposal.

Thank you again for writing

Nāku noa, nā

Clive Huggins
Director, Land Investment and Planning
School Property

Cc: [redacted]

Te Tāhuhu o te Mātauranga
Ministry of Education

7 October 2025

Dan Smyth
Development Manager
Classic Developments
160 Seventeenth Avenue,
Tauranga South, Tauranga, 3112
[redacted]

Tēnā koutou

Mt Welcome Fast Track consent

Further to my letter of 2 September 2025, thank you for meeting with Ministry of Education staff in relation to the Classic Developments and Kaha Ake proposal for 950 residential lots and a neighbourhood centre at Mt Welcome, Porirua.

We have identified in the National Education Network Plan[1] that up to two new primary schools and one secondary school may be needed in the catchment if the anticipated residential growth for the Northern Growth Area is realised. Further analysis of the capacity of the existing school network to accommodate the proposed growth is required which may include engagement with the wider community about schooling provisions in this catchment.

The Ministry has started investigations into the capacity within the network to respond to the Mt Welcome development and the wider growth occurring in this area. The information provided at the meeting about the proposed staging, timing of growth, and the proposed typologies of housing in the development are important insights which will inform our planning.

Understanding how the various Northern Growth Area developments will fit together in terms of transport connections will be a significant factor in our network planning. Well-integrated transport options within the development and connections to adjacent future developments will be important to the future successful functioning of the community. Future transport connections that promote active modes of transport such as walking and cycling between this development, the existing Pukerua Bay settlement, and the wider Northern Growth Area are therefore of interest to us. We anticipate that the consent application will address these matters.

[1] National Education Network Plans Update for March 2024

Thank you for the opportunity to provide feedback on this application. We would welcome the continuation of engagement with you on this proposal as it moves through the statutory process.

Nāku noa, nā

Clive Huggins
Director, Land Investment and Planning
School Property