

**Before the Panel Convener appointed under the
Fast-track Approvals Act 2024**

Under the Fast-track Approvals Act 2024

In the matter of Mt Welcome, Pukerua Bay

By Pukerua Property Group Limited Partnership

Response to Panel Minute 2

2 July 2026

INTRODUCTION

- 1 This memorandum responds to directions from the Panel in Minute 2 (dated 25 June 2026) to provide further information.

INFORMATION REQUEST

- 2 The following technical experts have also provided information to respond to matters raised by both councils including:
 - a. Torrey McDonnell (Incite) lead author of this response, and author of:
 - i. Updated Proposed Conditions of Consent (**Appendix A**);
 - ii. A detailed breakdown of Complex Freshwater Fisheries Activities (**Appendix B**), and
 - b. Kyle Dirse (Envelope Engineering) with regard to civil engineering, including:
 - i. A concept plan for wetland bund design (**Appendix C**);
 - ii. Updated drawing 1753-02-5001 showing more detail of the bulk water main proposed to be constructed in the SH59 corridor to Pukerua Bay (**Appendix D**);
 - iii. Updated scheme plan for future east-west roading connections (**Appendix E**);
 - c. Dr Vaughan Keesing (BlueGreen Ecology) with regard to ecological matters, including additional information on Stream Ecological Valuation for Kakaho West Main Stem (dated 17 June 2026), (**Appendix F**);

- d. Karen Jones (ENGEO) with regard to geotechnical matters,
including a geotechnical review comments register (**Appendix G**);
- e. Jamie Whittaker (Stantec) with regard to transport matters
including a memorandum (**Appendix H**);

DISCUSSION

Specific information requests

- 3 The Panel sets out specific matters on which they want information in Minute 2 (paragraphs 4 to 8). These are set out below and addressed in turn.

[4] Second, the Panel discussed with the applicant the need for a concise statement of the activities for which an approval in the nature of a resource consent is sought within Porirua City Council's jurisdiction, suitable to be placed at the head of proposed conditions. The applicant is requested to provide same.

- 4 The activities for which approval is sought within PCC's jurisdiction are as follows:

Land use (s9)

Land use activities to enable or construct:

- 949 future dwellings;
- A future commercial centre;
- Associated infrastructure, including wastewater (including wastewater storage facilities), stormwater, water reticulation, roading, and pedestrian and cycling trails;
- Landscaping;
- Building platforms, roading, parks and drainage;
- Temporary buildings and structures for construction; and
- A new intersection with State Highway 59.

Soil disturbance and changing the use of contaminated land under the NES-CS.

Subdivision (s11)

Subdivision to enable:

- 949 residential allotments sized between 316m² to 2386 m², including balance allotments and lots to vest;
- A future commercial centre;
- Associated infrastructure, including wastewater (including wastewater storage facilities), stormwater, water reticulation, roading, and pedestrian and cycling trails;
- Landscaping; and
- A new intersection with State Highway 59.

Subdivision of contaminated land under the NES-CS.

5 In paragraph 5 of Minute 2, the Panel requests:

[5] It appeared to the Panel, based on Mr Banks' advice, that the activities the subject of proposed consent within Greater Wellington Regional Council's jurisdiction are adequately described, but the Panel is less sure of the non-RMA approvals sought. The applicant is requested to either provide a reference to where like statements setting out the substance of those other approvals can be found, or a similar standalone statement.

6 **Response:** The substance of the other approvals sought are¹:

A wildlife approval to authorise the capture, handling, relocation and incidental killing of lizards, if required, during vegetation clearance and earthworks;

An archaeological authority to disturb, modify or destroy potential archaeological sites while undertaking earthworks;

A complex freshwater fisheries activity for upgrading and installation of culverts and dams, and works that disturb waterbodies.

7 In paragraph 6 of Minute 2, the Panel requests:

[6] Third, the applicant is requested to advise what, if any, written approvals it has obtained to its applications, and either to supply copies of same, or provide a reference to where they can be found in the application documents.

¹ Refer pages 8, 184, 194, 204 of the Substantive Application.

8 **Response:** Appendix 2 of the Substantive Application sets out the pre-lodgement engagement undertaken with various parties including:

8.1 A letter outlining landowner agreement to undertake earthworks at 34 Muri Road (Attachment 8 to Appendix 2). This confirms that the landowner agrees to allow property access to undertake these earthworks; and

8.2 A letter outlining landowner agreement to undertake the proposed works at 422 State Highway 59 (Attachment 8 to Appendix 2). This is an affected party approval.

9 In paragraph 7 of Minute 2, the Panel requests:

[7] Fourth, the applicant is requested to confirm the bundled status of the approvals in the nature of resource consents at both district and regional levels.

10 **Response:** The district land use consent relates to rules which have either a restricted discretionary or discretionary activity status, while the subdivision consent relates to rules which have either a restricted discretionary, discretionary or non-complying activity status.

11 The regional consents relate to rules which have a restricted discretionary, discretionary and non-complying activity status.

12 Due to the degree of overlap between the activities for which consent is sought (and their effects), the Applicant considers both the district and regional consent applications should be considered together as a non-complying activity². Under the FTAA, there is little difference between a

² *Newbury Holdings Limited v Auckland Council* [2013] NZHC 1172 at para [61].

non-complying activity and discretionary activity because the section 104D RMA “gateway tests” do not apply³.

13 In paragraph 8 of Minute 2 the Panel requests:

[8) Lastly, during the conference, Commissioner O’Callaghan queried the status of arrangements for the applicant to tap into the bulk water main in the State Highway road corridor. The applicant’s team indicated that they would review the Infrastructure Report to check whether and how this was addressed. The applicant is requested to advise the result of that review, and either supply a reference to where this is addressed, or a statement of the current position.

14 **Response:** The existing reservoir in Pukerua Bay has spare capacity and can provide water supply for the first 200 to 237 lots in the development. It should be noted that the Infrastructure Report lodged with the application outlines how there is available capacity for 237 lots . However, the Applicant has had recent discussions with Wellington Water (now Tiaki Wai as of 1 July 2026) about the available capacity (and therefore the appropriate trigger for connecting to the new reservoir), with Wellington Water’s current position being that it may be lower (potentially 200 lots). These discussions are ongoing and will occur in parallel with the comments phase. The subdivision staging plan has been updated to provide for 200 lots if this is confirmed (see **Appendix E**).

15 The water supply feed for these lots within the lower pressure zone is described in Section 11.6.1 of the Infrastructure Report (Appendix 9 to the Substantive Application) and shown in detail in the plans labelled as Appendix 30-31 - 1753-02-5000-R1-Water&Services. Section 11.6.1 outlines how:

1. Domestic Main:

A new DN150 domestic main will be installed within the SH59 berm, connecting to the existing DN150 main at Gray Street. This will supply the lower zone, and first 50 lots

³ Fast-track Approvals Act 2024, Schedule 5, Clause 17(1)(b).

2. *Bulk Main:*

A new DN225 bulk main will be constructed, connecting to the existing trunk main within SH59. This main will ultimately supply the future reservoir and will initially extend to the proposed pump station and PRV located within Road 1.

3. *Interim Secondary Supply.*

The bulk main will initially extend to the future pump station and PRV located within Road 1. In the interim, the PRV will supply a DN150 domestic main that extends back down Road 1 to service the lower terrace. This arrangement provides a secondary feed and should be operational prior to, or at the time of, construction of the 50th lot. This will enable 237 lots within the lower pressure zone.

Once the reservoir is commissioned, the bulk main will be connected directly to the reservoir, and the PRV will be reconfigured to supply the domestic network from the reservoir, maintaining a resilient dual-supply arrangement.

- 16 A new 3.7ML reservoir will provide supply for the remainder of the development. The reservoir will be located on elevated land within the neighbouring Muri Road block to the north and is intended to service both Mt Welcome and Muri Road.
- 17 This reservoir was consented under a separate resource consent application in conjunction with the northern landowners (Muri Block) and was designed and coordinated by Envelope Engineering with land use consent granted by PCC on 3 February 2026 (PCC ref RCA24215).
- 18 Approximately 2.4 km of new public bulk main is required to connect the consented reservoir to the existing transmission main along SH59, consent RCA24215 authorises land use consent for the pipework within the Muri Block, however, the pipework and pump station within the Mt Welcome site forms part of this substantive application before the Panel.
- 19 As noted by GWRC at the Project Overview Conference, there may be further consents required under the Natural Resources Plan for any earthworks over 3000m² for the reservoir and associated pipes in the Muri Block. These approvals do not form part of the Mt Welcome Substantive Application and will be applied for by the adjacent developer. It is the Applicant's understanding that the trench will follow

a road corridor and avoid ecologically sensitive areas. It is therefore a reasonable assumption that these consents are obtainable and do not preclude the Mt Welcome development using the new reservoir.



Figure 1: Location of proposed reservoir and bulk water supply pipework (figure adapted from page 44 of the Infrastructure Report)

20 Subsequent to the Project Overview Conference, by email PCC requested further detail on the proposed new DN150 domestic main that will be installed within the SH59 berm, connecting to the existing DN150 main at Gray Street to the north of the site to confirm they are outside a Significant Natural Area identified in the Porirua District Plan. This is attached as **Appendix D**.

21 For completeness, the earthworks associated with these SH59 works are in addition to the 81.46ha quantum identified in the Infrastructure Report (Section 7.5.1):

21.1 Water supply works in SH59 corridor: approximately 470m³ or 500m³ Cut to Fill; and

- 21.2 Wastewater upgrades in SH59 corridor: approximately 650m³ or 700m³ Cut to Fill.

General information request

- 22 In paragraph 3 of Minute 2, the Panel requests a general update on various matters as follows:

[3] First, the applicant noted that it was in discussions with a number of parties, and that its experts were undertaking further analysis in a number of areas and/or liaising with their counterparts for other parties. To provide a firm basis on which invited parties might provide comments, the applicant is requested to provide an 'as is where is' update to its Assessment of Environmental Effects and supporting reports by way of addendum (including an inventory of changes) where material changes have been made.

- 23 Since the Panel Convener's Conference on 20 May 2026 the Applicant has discussed various matters with parties including Greater Wellington Regional Council (GWRC), Porirua City Council (PCC), Te Rūnanga o Toa Rangatira (Te Rūnanga), the Department of Conservation (DoC) and Heritage New Zealand Pouhere Taonga (HNZPT).
- 24 Note the Applicant has been in contact with the New Zealand Transport Agency Waka Kotahi, but there have not been any matters discussed that are relevant to this memorandum.
- 25 The Applicant has been discussing the proposed wording for wildlife approval and archaeological authority conditions with DOC and HNZPT, respectively. The substance of what these conditions will address is set out at pages 202 and 219 of the Substantive Application Report. The final wording is still being refined with DOC and HNZPT.
- 26 The following is an update on matters where there has been updates to information that the Applicant considers now forms part of the application.

Complex Freshwater Fisheries Activities

- 27 On 3 June 2026, the Department of Conservation (DoC) requested, for each of the Complex Freshwater Fisheries structures being applied for, the information required as per Clause 3 of Schedule 9 of the Fast Track Approvals Act in a table format.
- 28 This was provided to DoC on 18 June 2026 and is attached as **Appendix B**. This table provides further detail to that provided in Table 16 in section 17 of the Substantive Application.
- 29 The table outlines which structures provide for fish passage as there are fish present or potentially present based on eDNA sampling (wetlands B and E and culverts P-36 and P-37), and which structures do not provide fish passage as there is no evidence that fish are present in the waterway (wetlands A, C and D and culvert P-39).

Geotechnical matters

- 30 The Applicant has been engaging with PCC and their geotechnical reviewers Tonkin & Taylor regarding geotechnical matters.
- 31 ENGEO have prepared a table setting out the timeline of correspondence on these matters which is attached as **Appendix G**. It shows that the matters in contention are narrowing, but the Applicant notes that Tonkin & Taylor has not yet had a chance to respond to the latest comments from ENGEO. These discussions are ongoing and will occur in parallel with the comments phase.

Contaminated land

- 32 PCC has provided a memorandum from SLR dated 12 June 2026 which is attached as **Appendix I**.
- 33 This memorandum finds that the proposed approach to management of potentially contaminated soils is generally appropriate, but recommends

that a requirement for asbestos surveys of buildings in Lot 1 DP 534864 be included in the CSMP, as well as a Sampling and Analysis Quality Plan.

- 34 The Applicant is largely in agreement with the conclusions reached in the SLR review, and has amended proposed condition 36 in **Appendix A** accordingly.

Three waters

- 35 The Applicant met with PCC and Wellington Water on 16 and 17 June 2026 to discuss three waters matters. Several conditions were agreed as being necessary to manage potential adverse effects associated with the development including:

35.1 Amending the trigger for wastewater capacity modelling and upgrades (amended condition 81);

35.2 Restriction on use of exterior building materials that have copper or zinc to avoid discharges of these contaminants to waterways (new conditions 113 and 114);

35.3 Restriction on total impervious surfaces to align with the Stormwater Management Plan's assumptions of a maximum of 75% total impervious area for residential lots, and 90% total impervious area for the commercial lot (new conditions 115 to 117);

- 36 An updated set of proposed conditions of consent is attached as **Appendix A** with these new and amended conditions. It is anticipated that PCC and Wellington Water will want to review and comment on these conditions. Note that discussions are ongoing with PCC and Wellington Water (and Tiaki Wai as of 1 July 2026) with regard to various three waters matters.

Vehicle crossings

- 37 The Applicant met with PCC planning and transport teams on 19 June 2026 regarding vehicle crossings within the Site. It was agreed that the Applicant would provide a “traffic light” assessment of where vehicle crossings will, will not, or may not comply with various standards, as well as undertaking a review of the relevant condition for vehicle crossings (Condition 31).
- 38 Stantec have provided a memorandum on this matter which is attached as **Appendix H**, this includes recommended amendments to Condition 31, as well as new conditions 118 and 119 as set out in **Appendix A**.

Engineering

- 39 As outlined in Appendix 8 to the Substantive Application, there is only one west/east roading connection in the proposed development rather than two shown in the Structure Plan in the area shown in purple in Figure 2 below. There is no proposed roading connection as indicated below in red. The Applicant does not own the land where this indicative road is located. Lot 5003 will be retained by the Mount Welcome Block Trust for continued farming use. If this landowner wished to subdivide in the future, they too would be subject to the Structure Plan provisions in the District Plan.



Figure 3: Potential Future East West Roding connections (taken from page 16 of Appendix 8 to the Substantive Application)

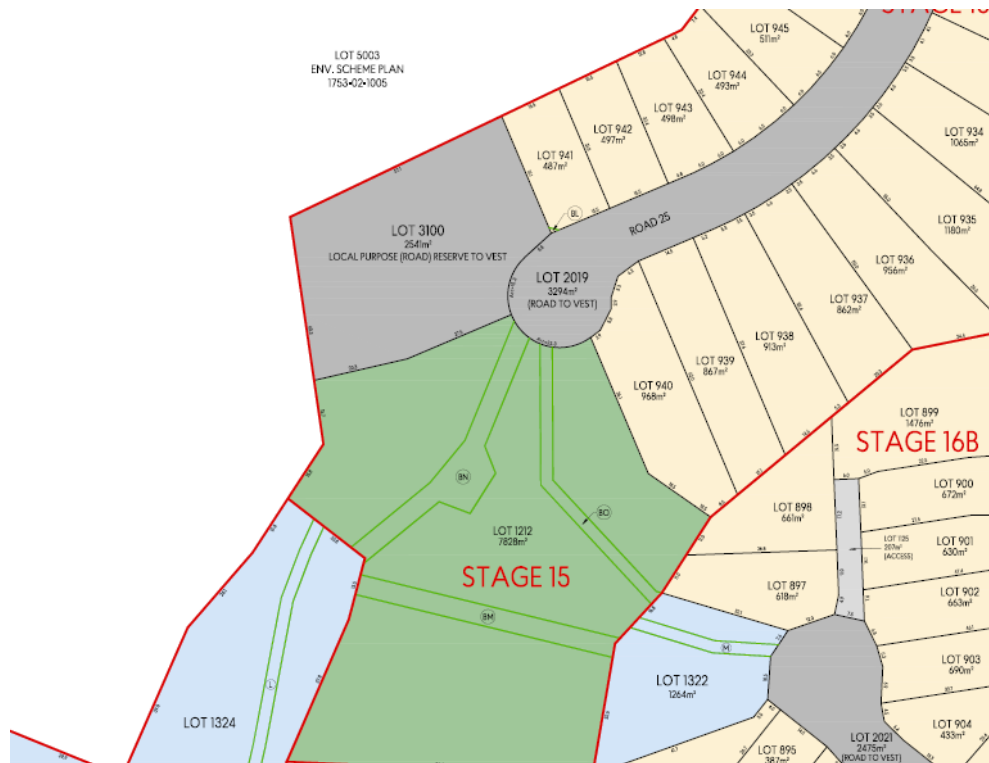


Figure 4: Stage 15 reserve reconfigured (adapted from Appendix E to this Memorandum)

Ecology

- 41 PCC provided the attached review of terrestrial ecological management prepared by Wildlands Ecological Consultants Ltd (dated May 2026). The project ecologist Dr Vaughan Keesing (BlueGreen Ecology) provided a response to this review to PCC on 9 June 2026. Wildlands provided follow up comments on 12 June 2026.
- 42 In regard to the 12 June 2026 comments, the project herpetologist Dr Tony Payne (Blueprint Ecology) is preparing an additional assessment in regard to lizard management based on engagement with HNZPT, but this is not ready get for circulation as part of this memorandum. It will be provided to parties and the Panel in due course.
- 43 Otherwise in response to the remainder of the issues identified in the 12 June 2026 Memorandum (the last document in **Appendix J**), the project

ecologist considers that the proposed terrestrial ecological mitigations are appropriate based on the ecological effects assessment. It is noted that the NPS-IB does not apply to clearance of non-SNA native vegetation on site as there are no significant adverse effects identified.

Planning

- 44 Note that there is a typographical error in the Substantive Application and Appendix 4. in both Appendix 4 (Table 31) and AEE (page 40) the correct rule reference is INF-R40 rather than INF-R43.

Appendices index

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Appendix B: Detailed breakdown of Complex Freshwater Fisheries Activities

Appendix C: Concept plan for wetland bund design

Appendix D: Updated drawing 1753-02-5001

Appendix E: Updated scheme plans 1753-02-1010

Appendix F: Additional information on Stream Ecological Valuation for Kakaho West Main Stem

Appendix G: Geotechnical review comments register

Appendix H: Stantec memorandum

Appendix I: SLR memorandum on behalf of PCC

Appendix J: Wildlands ecological review and BlueGreen response

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