

7 August 2026

Pukerua Property Group LP

247 Cameron Road
Tauranga 3110

Re: Applicant Response to Comments and Panel Minutes

The Applicant is pleased to provide the enclosed comments response package in relation to the Mt Welcome, Pukerua Bay fast-track application (FTAA-2603-1181).

This response has been prepared following the receipt of comments from relevant parties under sections 51 and 53 of the Fast-track Approvals Act 2024 (FTAA), following the Panel's invitation for comments through Minute 3. The response also addresses matters raised in Minute 7 relating to the Panel's review of conditions for the Complex Freshwater Fisheries Activity Approval, Wildlife Authority and Archaeological Authority.

The Applicant has carefully considered all comments received from commenting parties. Two parties provided comments under section 51 and nineteen parties provided comments under section 53 of the FTAA. A consolidated summary of all comments received and the Applicant's response is contained in Appendix A of the Applicant's Response package.

As a result of that review, the Applicant proposes a number of refinements to the proposal, including:

- recognition of additional regional consent requirements identified through Greater Wellington Regional Council's review;
- amendments to proposed district and regional consent conditions;
- amendments to conditions associated with other approvals reviewed by the Panel; and
- updates to engineering plans and supporting technical reports.

The Applicant submits that these changes do not alter the overall scale, nature or environmental effects of the proposal and do not change the conclusions reached in the substantive application. Rather, they provide a more efficient and effective design and effects management framework and respond constructively to the matters raised by commenting parties and the Panel.

The response package comprises the following appendices:

- Appendix A Summary of comments received and Applicant responses
- Appendix B Planning Response Memorandum
- Appendix C Envelope Engineering Response Memorandum
- Appendix D BlueGreen Ecology Response Memorandum
- Appendix E Blueprint Ecology Response Memorandum (Lizard Management)
- Appendix F PDP Hydrology and Contaminated Land Memorandum
- Appendix G Stantec Transport Response Memorandum
- Appendix H BLAC Landscape and Visual Response Memorandum
- Appendix I ENGEO Geotechnical Response Memorandum
- Appendix J Urban Economics Response Memorandum

- Appendix K Heritage & Archaeology Services Ltd Memorandum and Updated Archaeological Management Plan
- Appendix L Memorandum of Counsel

The expert memoranda and planning assessments enclosed respond to issues raised by commenting parties and Panel Minutes and should be read alongside the substantive application material previously lodged with the Panel.

The enclosed material is provided to assist the Panel in its consideration of the application under the FTAA. The Applicant remains of the view that the proposal is consistent with the purpose of the FTAA and should be approved, subject to the conditions ultimately settled through the Panel process.

Yours Sincerely

Pukerua Property Group
Applicant