Fast Track Substantive Application

Pukerua Property Group Limited Partnership

Mt Welcome, Pukerua Bay, Porirua

21 November 2025

Quality Control

Title	Fast Track Substantive Application: Mt Welcome, Pukerua Bay, Porirua
Client	Pukerua Property Group Limited Partnership
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Reviewed by	Tom Anderson
	

Contents

1 Executive Summary

This Substantive Application made on behalf of Pukerua Property Group Limited Partnership (the Applicant) under the Fast-track Approvals Act 2024 (FTAA), to undertake a development in Pukerua Bay at 422, 422A and 422B State Highway 59, 34 Muri Road and within State Highway 59 road reserve (the Site).

The proposal includes:

a. 949 residential allotments sized between 316m^2 to 2386m^2 (to enable 949 future dwellings) with an average lot size of close to 523m^2;

b. A commercial centre;

c. Associated infrastructure including wastewater (including wastewater storage facilities), stormwater, water reticulation, roading, and pedestrian and cycling trails;

d. Earthworks to establish the required finished surface levels for building platforms, roading, parks and drainage;

e. Landscaping; and

f. New intersection with State Highway 59.

Classic Group is one of New Zealand's largest privately owned construction and development businesses, with a national track record delivering master planned communities, major civil works, and high-volume housing. The Group includes Classic Developments, its specialist land development arm, which oversees all planning, design, consenting, and project delivery functions. This integrated structure provides strong governance, robust financial capacity, and a proven ability to deliver large and complex projects to a high standard.

Pukerua Property Group Limited Partnership (PPG) is a company managed within Classic Group and operated through Classic Developments.

Classic Group and their companies have an established presence in Porirua through projects at Brookside, Navigation Heights and Adventure Drive, demonstrating reliable delivery in the local environment. Supported by Classic Builders, one of New Zealand's largest home builders, the Group offers an integrated land-and-build model that provides certainty of supply, quality outcomes, and economic benefits through local employment and ongoing investment.

The Mt Welcome development will leverage Classic Groups capability and structure to efficiently deliver new housing, civil infrastructure, and environmental improvements within Porirua's Northern Growth Area.

The site is within the Northern Growth Development Area in the Porirua District Plan (PDP), which identifies it as suitable for urban growth. The site was largely rezoned as Medium Density Residential through a recent District Plan Review Process, with a small area zoned Neighbourhood Centre Zone and the balance Rural Lifestyle Zone.

The proposal requires the following consents and approvals under the FTAA which would otherwise be applied for under the Resource Management Act 1991 (RMA):

- Resource consents under the PDP with regard to subdivision, infrastructure, transport, natural hazards and earthworks;

- Resource consents under the Greater Wellington Natural Resources Plan (NRP) including Plan Change 1 with regard to discharges, works in or near waterways and earthworks;

- The Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (NES-F) with regard to undertaking urban development within and near natural inland wetlands and streams; and

- The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS) with regard to soil disturbance on potentially contaminated land.

The proposal requires Wildlife Approval under the FTAA that would otherwise be applied for under the Wildlife Act 1953 to authorise the capture, handling and relocation of lizards during works if required.

The proposal also requires an Archaeological Authority under the FTAA that would otherwise be applied for under the Heritage New Zealand Pouhere Taonga Act 2014 to manage potential archaeological sites, and to manage any other discoveries while undertaking earthworks.

The Proposal is aligned with the purpose of the FTAA. The proposal will result in significant economic benefits to Porirua City and Wellington region including increasing the range and affordability of new greenfield housing, increasing the rating base of both PCC and GWRC, providing several significant net economic benefits to the district/region from the construction and ongoing household expenditure. During the construction of buildings that this proposal enables, the Proposal would create 1,450 full time equivalent (FTE) jobs and generate an estimated $236 Million gross domestic product (GDP) contribution. Once constructed, the expenditure of the future residents would contribute approximately $23 Million to GDP and support 205 FTE jobs, and the operation of the proposed neighbourhood centre could create $8.9m GDP and support 90 jobs. The construction of the proposal would also make a significant contribution towards primary sector GDP and FTE employment. In total, the development of the project is estimated to result in a total contribution to primary sector GDP of $52.4 Million, which would support an estimated 320 FTE jobs.[1].

Further, the proposal will have positive effects on the local retail and employment sectors, provide new recreational reserve areas for public use, assist in mitigating the effects of climate change with on-site flood hazard mitigation works, upgrade and relocate critical infrastructure for enhanced resilience, and enable wider infrastructure and reserve benefits.

The substantive assessment against the purpose of the FTAA can be found in Section 3 of this application. Adverse effects associated with the Proposal have been carefully addressed through an iterative and collaborative design process considering subdivision design and layout, wetland

[1] Refer page 4 of the Economic Assessment (**Appendix 13**)

avoidance, protection and enhancement of natural watercourses, flood hazard mitigation and the retention of protected natural features. Temporary effects related to earthworks and construction will be effectively managed through adherence to the site-specific Erosion and Sediment Control Principles and the proposed consent conditions included in **Appendix 7** of this application. Overall, potential adverse effects have been assessed as no more than minor.

The Applicant has engaged with Te Rūnanga a Toa Rangatira (Te Rūnanga) through the development of this Proposal and intends on more detailed engagement through detailed design and implementation. While there are aspects of the proposal that are supported by Ngāti Toa, there are aspects of the proposal that are not supported, and as a result there would be adverse cultural effects associated with some works. These were not articulated in RMA terms by Te Rūnanga, but effects on values of significance to Ngāti Toa as Mana Whenua may be more than minor.

The Proposal is consistent with the objectives and policies of the National Policy Statement for Urban Development (NPS-UD), and the significant design iterative process has ensured that the Proposal is generally consistent with the National Policy Statement for Freshwater Management (NPS-FM) and the National Policy Statement for Indigenous Biodiversity (NPS-IB). The Proposal is also generally consistent with the Regional Policy Statement for the Wellington Region (RPS), Plan Change 1 to the Regional Policy Statement, the Natural Resources Plan for the Wellington Region (NRP) and Plan Change 1 to the NRP. Overall, the Proposal is generally consistent with the purpose and principles of the RMA.

The Proposal is generally consistent with the objectives and policies of the PDP including the Northern Growth Development Area chapter, the underlying Medium Density Residential, Neighbourhood Centre and Rural Lifestyle Zone chapters, as well as other relevant district-wide chapters.

Overall, this application and accompanying documentation confirms that the Proposal achieves the purpose of the FTAA, Part 2 of the RMA and all other national, regional and district policy, as well as the purpose of the Wildlife Act 1953 and the Heritage New Zealand Pouhere Taonga Act 2014.

2 Introduction

The Project is a *Listed Project* under the Fast-track Approvals Act 2024 (FTAA), meaning that it was listed in Schedule 2 of the FTAA when enacted.

The applicant is seeking through this application all necessary approvals to authorise the construction and operation of the Project.

This Substantive Application and Assessment of Environmental Effects (AEE) is provided in accordance with the requirements of the FTAA, including sections 42, 43 and 44 and Schedules 5 and 7 of the Act.

The approved application form has been completed on the FTAA portal[2].

This Substantive Application is structured in three parts:

- Part 1 deals with the resource consents that would otherwise be applied for under the RMA;
- Part 2 deals with the Wildlife Approval that would otherwise be applied for under the Wildlife Act 1953; and
- Part 3 deals with the Archaeological Authority being sought that would otherwise be applied for under the Heritage New Zealand Pouhere Taonga Act 2014.

2.1 Statement of Experience

This Substantive Application has been prepared by Torrey James McDonnell who is employed as a Principal Planner by Incite, a Resource and Environmental Consultancy. Mr McDonnell is based in Wellington. He provides expert advice on a variety of resource management matters, including national policy development, growth/spatial planning, district and regional plan policy development, and district and regional consenting.

He holds the qualifications of Bachelor of Science (Majoring in Geography) and a Master of Planning both from Otago University.

Relevant to this application, Torrey worked for PCC as a Principal Policy Planner from 2017 to 2023 and was involved in the preparation of the Porirua District Plan. He was not the Reporting Officer for the rezoning of the Mt Welcome Block under Variation 1 to the PDP, however was involved in an oversight capacity as the reporting officer for the Overarching Section 42A Report.

Prior to PCC, his work experience included working as a Senior Analyst for the Ministry for the Environment developing national direction under the RMA; and working as a planner for the Transit New Zealand Otago/Southland regional office where his main duties included both consenting and policy input.

[2] https://portal.fasttrack.govt.nz/

He is a full member of the Te Kōkiringa Taumata/New Zealand Planning Institute, and a member of its Wellington Branch Committee.

2.2 Code of Conduct

While this is not a matter before the Environment Court, Mr McDonnell has read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023 ('Code'), and has complied with that Code in the preparation of this report.

The data, information, facts and assumptions Mr McDonnell has considered as part of this report are set out in this report. The reasons for the conclusions of the report are also set out in this report. Unless stated otherwise, this report is within the Mr McDonnell's expertise and he has not omitted to consider material facts known to him that might alter or detract from the opinions expressed.

3 Statutory Framework

3.1 Fast Track Approvals Act

3.1.1 Listed Project – Sched 2

An application to be listed was submitted on 2 May 2024 for the project (Ref FTA134), and it was listed in Schedule 2 Listed Projects of the FTAA when enacted on 23 December 2024. The listing is as follows:

Table 1: Schedule 2 listing details

Authorised person	***Project name***	***Project description***	***Approximate geographical location***
Pukerua Property Group Limited Partnership	*Mt Welcome, Pukerua Bay, Porirua*	*In stages, develop approximately 900 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*	*422A and 422B State Highway 59, Pukerua Bay, Porirua*

Note that the envelope of works includes:

- Lot 1 DP 608433, Lot 1000 DP 608433 (34 Muri Road);
- Lot 1 DP 534864 (422 SH59);
- Lot 2 DP 534864 (422A SH59);
- Lot 2 DP 89102 (422B SH59); and
- Part Lot 1 DP 89102 (422A SH59).

Works are also proposed in the SH59 corridor adjacent to the site which is legally described as Road Reserve. This envelope of works is within consistent with the approximate geographical location specified in Schedule 2.

The application to list the project in Schedule 2 included a range of supporting documents including a concept scheme plan and master plan; earthworks, drainage and roading plans; a letter of support from PCC, and feedback from the Department of Conservation[3].

[3] A list of links to these documents is available on the Ministry for the Environment's website.

Note that the water reservoir does not form part of this substantive application. This is proposed to be located on the Muri Road Block to the north as it is proposed that this will supply water to both developments. A resource consent application for this reservoir was lodged with Porirua City Council in July 2024 (Council ref RCA24215).

3.1.2 Purpose of the FTAA – S43(1)(b), Sched5 cl17(1)

The purpose of the FTAA is set out in section 3 as follows:

> *The purpose of this Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.*

The Proposal is aligned with the purpose of the FTAA. The proposal is for the delivery of 949 residential allotments and a neighbourhood centre, several new neighbourhood reserves, and new and extended regionally significant infrastructure including water supply, wastewater, stormwater and power infrastructure.

The proposal will result in significant economic benefits to Porirua City and Wellington Region including increasing the range and affordability of new greenfield housing, providing several significant net economic benefits to the district/region from the construction and ongoing household expenditure[4].

Increased housing supply will assist in improving affordability through providing supply to meet demand within the market, while increasing competition which can put downward pressure on prices[5]:

> *The proposal is estimated to supply dwellings to the market at an average price of $1,060,000, with 318 (34%) priced below $1,000,000. These dwellings will be approximately $75,000 - $160,000 (7 -15%) less expensive than the average sale price of the surrounding key developments in the study area , providing a substantial quantity of relatively affordable new dwellings, placing downward price pressure on the overall housing market . As such, the proposal is considered to address a gap in the lower -mid priced new-build market, helping to meet the needs of a market segment that is currently underrepresented (e.g. low er-middle income households seeking relatively affordable new homes). This demonstrates the proposal 's ability to provide comparatively affordable new housing in Porirua City and the wider region.*

During construction, the Proposal would create approximately 1,450 full time equivalent (FTE) jobs and generate an estimated $236 million gross domestic product (GDP) contribution. Once constructed, the expenditure of the future residents would contribute approximately $23 million to GDP and support 205 FTE jobs, and the operation of the proposed neighbourhood centre could create $8.9m GDP and support 90 jobs. The construction of the proposal would also make a significant contribution towards primary sector GDP and FTE employment. In total, the development of the project is estimated to result in a total contribution to primary sector GDP of $52.4 million, which would support an estimated 320 FTE jobs[6].

[4] Refer Page 4 of the Economic Assessment (**Appendix 13**).
[5] Refer Page 4 of the Economic Assessment (**Appendix 13**).
[6] Refer page 4 of the Economic Assessment (**Appendix 13**).

The Proposal also results in environmental benefits to the regionally significant catchments of Taupō Swamp and Pāuatahanui Inlet. These are achieved by improving degraded waterways onsite and retiring erosion-prone hill country land from primary production with associated contaminant discharges.

The assessment of environmental effects is set out in full in section 15 of this application. The assessment finds that the effects associated with the development are no more than minor and will result in positive effects, with the exception of effects on values of significance to Ngāti Toa as Mana Whenua which may be more than minor.

Overall, the proposal is consistent with the purpose of the FTAA as it will facilitate the delivery of infrastructure and development with significant local and regional benefits.

3.1.3 Pre-lodgement requirements for listed project - s29

With respect to the pre-lodgement requirements, Section 29 of the FTAA requires the authorised person to consult with the following persons and groups:

> *(a) the relevant local authorities; and*
>
> *(b) any relevant iwi authorities, hapū, and Treaty settlement entities, including:*
>
> *(i) iwi authorities and groups that represent hapū that are parties to relevant Mana Whakahono ā Rohe or joint management agreements; and*
>
> *(ii) the tangata whenua of any area within the project area that is a taiāpure-local fishery, a mātaitai reserve, or an area that is subject to bylaws under Part 9 of the Fisheries Act 1996; and*
>
> *(c) any relevant applicant groups with applications for customary marine title under the Marine and Coastal Area (Takutai Moana Act) 2011 (MACAA); and*
>
> *(d) ngā hapū o Ngāti Porou, if the project area is within or adjacent to, or the project would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou; and*
>
> *(e) the relevant administering agencies; and*
>
> *(f) if the proposed approvals for the project are to include an approval described in s 42(4)(f) (land exchange), the holder of an interest in the land that is to be exchanged by the Crown.*

For this application the relevant persons and groups that must be consulted under section 11(a), (b) and (e) are:

a. Relevant local authorities – Porirua City Council (PCC), Greater Wellington Regional Council (GWRC);
b. Iwi authority – Te Rūnanga a Toa Rangatira;

c. Relevant administering agencies[7] – Ministry for the Environment (with respect to the RMA), the Department for Conservation (with respect to wildlife approvals under the Wildlife Act 1953) and Heritage New Zealand Pouhere Taonga and the Ministry for Culture and Heritage (with regard to archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014).

In addition, the Muaūpoko Tribal Authority 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.

A list of all persons and groups required to be consulted pursuant to Section 29 (and Section 11) is appended to this application as **Appendix 2**. This includes a summary of that consultation, and any response to the views provided. Figure 1 below provides a timeline of pre-lodgement engagement.

[7] These are government departments responsible for the administration of a specified acts, including the following which may be relevant to the project: Heritage New Zealand Pouhere Taonga Act 2014, Resource Management Act 1991, and Wildlife Act 1953.

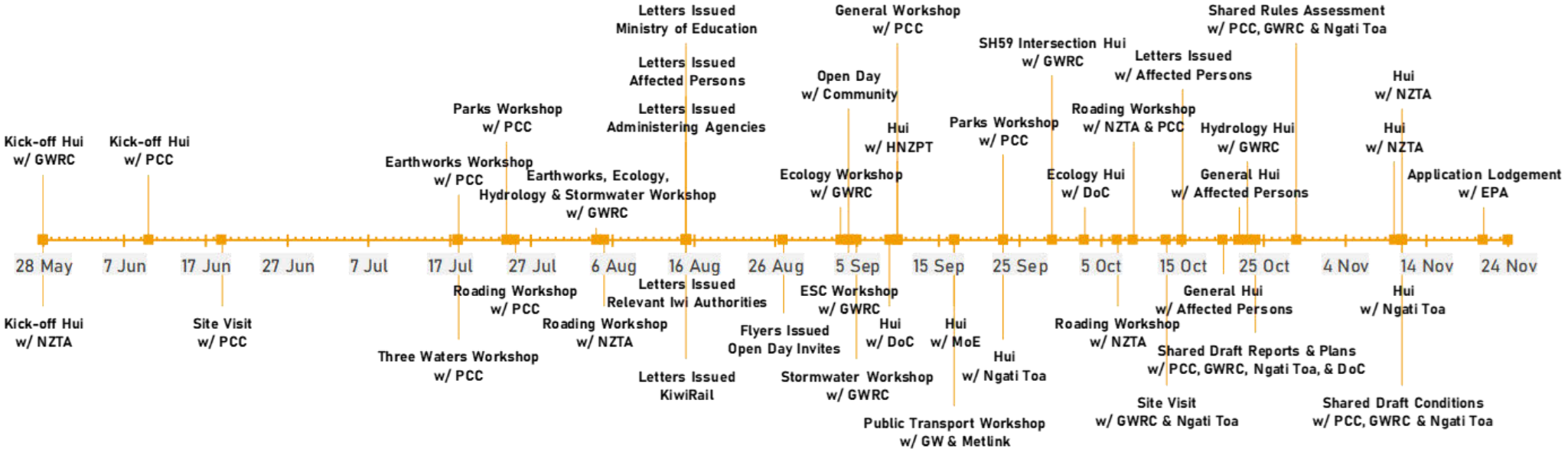


Figure 1: Timeline of pre-lodgement engagement

With regard to Section 11(1)(c), (d) and (f) respectively:

- The Project is not located within or adjacent to any marine and coastal area and therefore will not affect applicant groups with applications for a customary marine title under the Marine and Coastal Area (Takutai Moana) Act 2011.
- The Project is not located within or adjacent to, and will not directly affect, ngā rohe moana o ngā hapū o Ngāti Porou.
- The Project does not include a land exchange.

3.1.4 Persons affected - s13(4)(j)

In addition to the requirements of Section 11 outlined above, persons who may be affected by the activity must be identified under Section 13(4)(j) (which applies to this substantive application for a listed project under s 43(2)) and Schedule 5, clause 6 (1)(e).

Waka Kotahi New Zealand Transport Agency is identified as an affected person with regard to the State Highway Network.

Adjacent neighbours have been identified as affected persons due to potential adverse effects including visual and construction effects. There are also several properties located to the west of the site where there are potential adverse visual effects. These properties are listed in **Appendix 2**.

While not specifically listed in Section 13(4)(j), the wider local community have also provided input both through the rezoning, and as part of the Substantive Application process. An open day was held for the community on 4 September 2025 prior to lodgement.

A list of all persons and groups required to be consulted pursuant to Section 13(4)(j) and Schedule 5, Clause 6(1)(e) of the FTAA is appended to this application as **Appendix 2** including a summary of that consultation.

3.1.5 Identification of existing resource consent for same activity - s30

In accordance with the requirements of Section 30 of the FTAA, on 29 October 2025 the Applicant formally notified PCC and GWRC of the approvals being applied for before lodging the Substantive Application. GWRC and PCC provided written notice under section 30(3)(b) on 5 November 2025 and 13 November 2025 respectively, that there are no existing consents to which sections 124C(1)(c) or 165ZI of the RMA would apply (refer to **Appendix 3**).

In accordance with the requirements of Section 30(6) of the FTAA, the Substantive Application has been lodged within 3 months of the date of this notice.

3.1.6 Authorised person may lodge Substantive Application - s42

Pursuant to section 42(1), the Applicant is the 'authorised person' seeking all necessary approvals for the Project under section 42(4) of the FTAA, including:

- Section 42(4)(a): resource consents that would otherwise be applied for under the RMA;
- Section 42(4)(h): a Wildlife Approval as defined in clause 1 of Schedule 7; and
- Section 42(4)(i): an Archaeological Authority described in section 44(a) or (b) of the Heritage New Zealand Pouhere Taonga Act 2014.

The Substantive Application does not seek approval for an activity deemed to be ineligible under the FTAA.

3.1.7 Payment of any fee, charge or levy - s43(1)(j)

The Applicant will pay the fee and levy for a Substantive Application prescribed under the Fast-track Approvals (Cost Recovery) Regulations 2025 prior to this application being officially lodged.

3.1.8 Information requirements - s43 and s44

The checklist on the FTAA Portal has been completed, to demonstrate where the information required under sections 43 and 44 of the FTAA is provided in this document.

In accordance with Section 44, the information provided in this application is considered to be in sufficient detail to satisfy the purpose for which it is required.

3.2 Planning context

3.2.1 Northern Growth Area

Mt Welcome is a part of Porirua's Northern Growth Area (NGA) which has been identified as a growth area through various local and regional spatial strategies including:

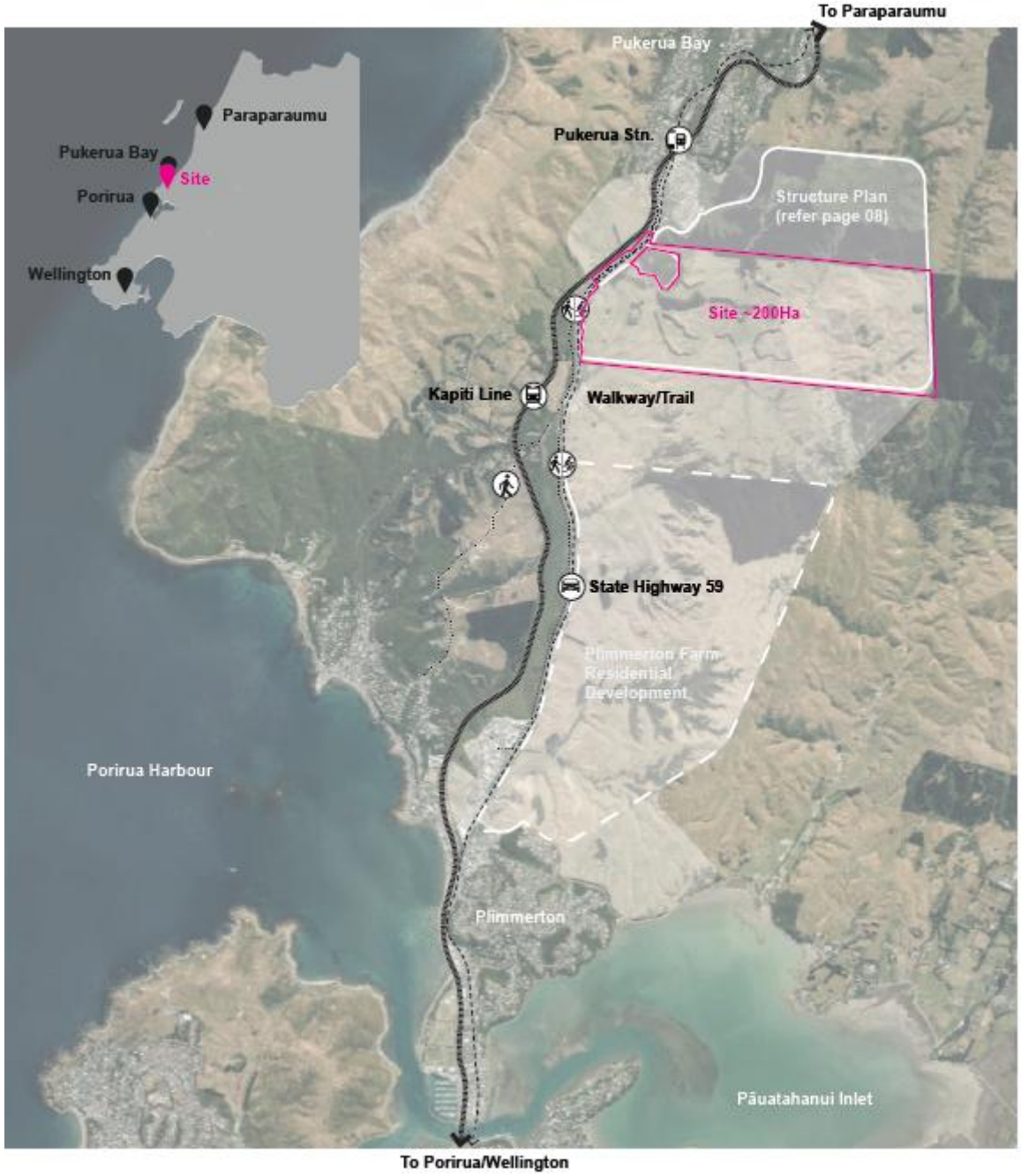
- 2009: Porirua Development framework;
- 2018: Porirua Growth Strategy 2048;
- 2021: Wellington Regional Growth Framework;
- 2023: Porirua Growth Strategy 2053;
- 2024: Wairarapa-Wellington-Horowhenua Future Development Strategy 2024–2054; and
- 2025: Operative Porirua District Plan.

Porirua's 2023 population of 62,088 is projected to steadily increase over the next 30 years, with a population of 82,684 forecasted by 2053[8].

The NGA is 1036 hectares of greenfield land between Pukerua Bay and Plimmerton adjacent to State Highway 59 (formerly State Highway 1) as shown in Figure 2 below. Part of the NGA has an existing specific zone (Plimmerton Farm Zone), with the remaining being zoned a mix of Medium Density Residential, Neighbourhood Centre and Future Urban. The NGA estimates a capacity for up to 6,000 houses along with supporting infrastructure and services.

The NGA is made up of seven major land holdings, while the Northern Growth Development Area (NGDA) in the PDP is a subset of the NGA and with two of these land holdings including Mt Welcome and the Muri Road Block (see Section 3.2.2 below for more information on the NGDA).

[8] Porirua City Council (2023) Porirua Growth Strategy 2053.



Source: Master Plan and Landscape Urban Design Strategy (page 6)

Figure 2: Porirua's Northern Growth Area (Mt Welcome site area approximately in pink)

3.2.2 Variation 1 to the Proposed Porirua District Plan

PCC notified Variation 1 and Plan Change 19 to the PDP on 11 August 2022 to meet Council's obligations to enable housing intensification through a Streamlined Planning Process under section 80F of the Resource Management Act 1991.

As part of Variation 1, the majority of Mt Welcome and the adjacent Muri Road Block were proposed to be rezoned to urban zones with the balance remaining Rural Lifestyle Zone.

The Independent Hearings Panel issued its decisions on Variation 1 on 20 October 2023. These were considered by the Council at its meeting on 30 November 2023 where it agreed with all recommendations. The PDP became operative on 1 November 2025.

Variation 1 introduced a new chapter to the PDP called the Northern Growth Development Area (NGDA) to guide future development within the site, as well as a Structure Plan. The underlying zoning and the district-wide chapters of the PDP continue to apply to the Development Area. The Development Area chapter is primarily focussed on implementation of the Northern Growth Development Area Structure Plan.

The Section 32 Evaluation for Variation 1 included a large range of technical documents supporting the rezoning[9], as well as the input of mana whenua, key stakeholders, the community, and submitters. This included targeted engagement with the Pukerua Bay community.

3.2.3 Operative District Plan 2025

As shown in Figure 3 below, the site is predominantly zoned Medium Density Residential (yellow), with a small area zoned Neighbourhood Centre Zone (pink), and the balance Rural Lifestyle Zone (brown).

To the north-west and south-west there are areas zoned Future Uban Zone (grey), and the land to the west is zoned Rural Lifestyle Zone (brown). To the east of the subject site, areas are generally zoned General Rural.

[9] A list of links to these documents is available on Porirua City Council's website under the heading 'Northern Growth Development Area supporting information (Variation 1)'.

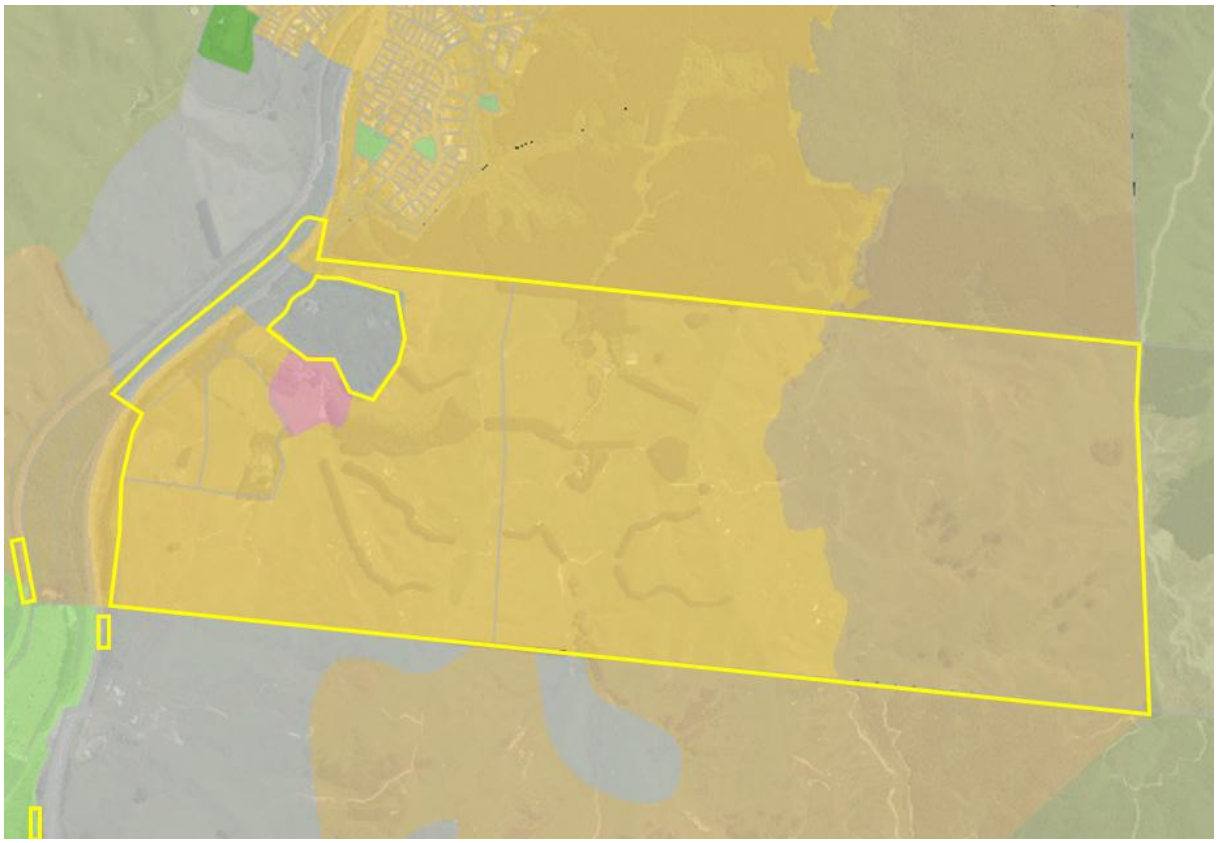


Figure 3: PDP zoning (site approximately in yellow)

There are various overlays on the site as shown in Figure 4 below. There is an area on the western boundary within the Noise Corridor which is mapped 100m from the State Highway Network.

There are three types of mapped flood hazard on site including: stream corridor, overland flow and inundation.

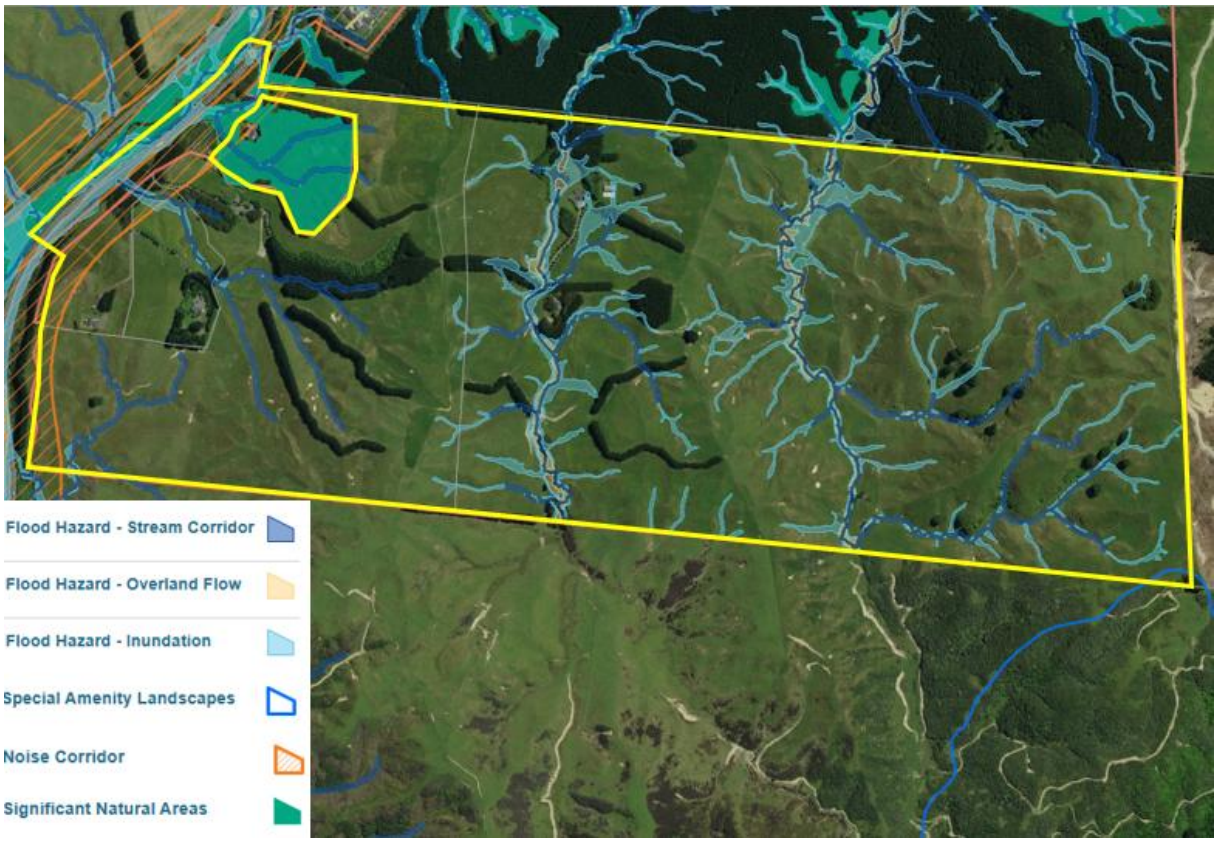


Figure 4: PDP overlays

There are very minor overlaps with a Special Amenity Landscape (SAL006 Kakaho) and two Significant Natural Areas (SNA029 and SNA225). The SNA overlaps are to the north and south of 434 State Highway 59 as shown in Figure 5 below.

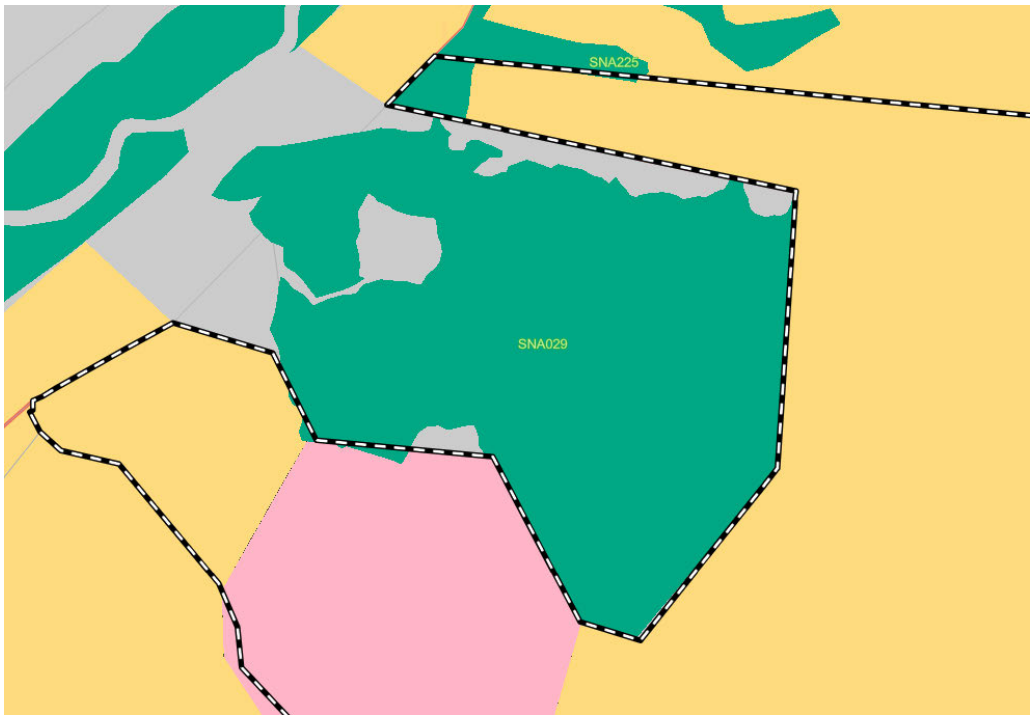


Figure 5: Significant Natural Areas located on Site

Within the envelope of works in State Highway 59, SNA029 is located in the State Highway 59 corridor on the western edge of the application site. The southern most envelope of works also overlaps with ONFL002 as shown in Figure 6 below (to south of Whenua Tapu Cemetery).

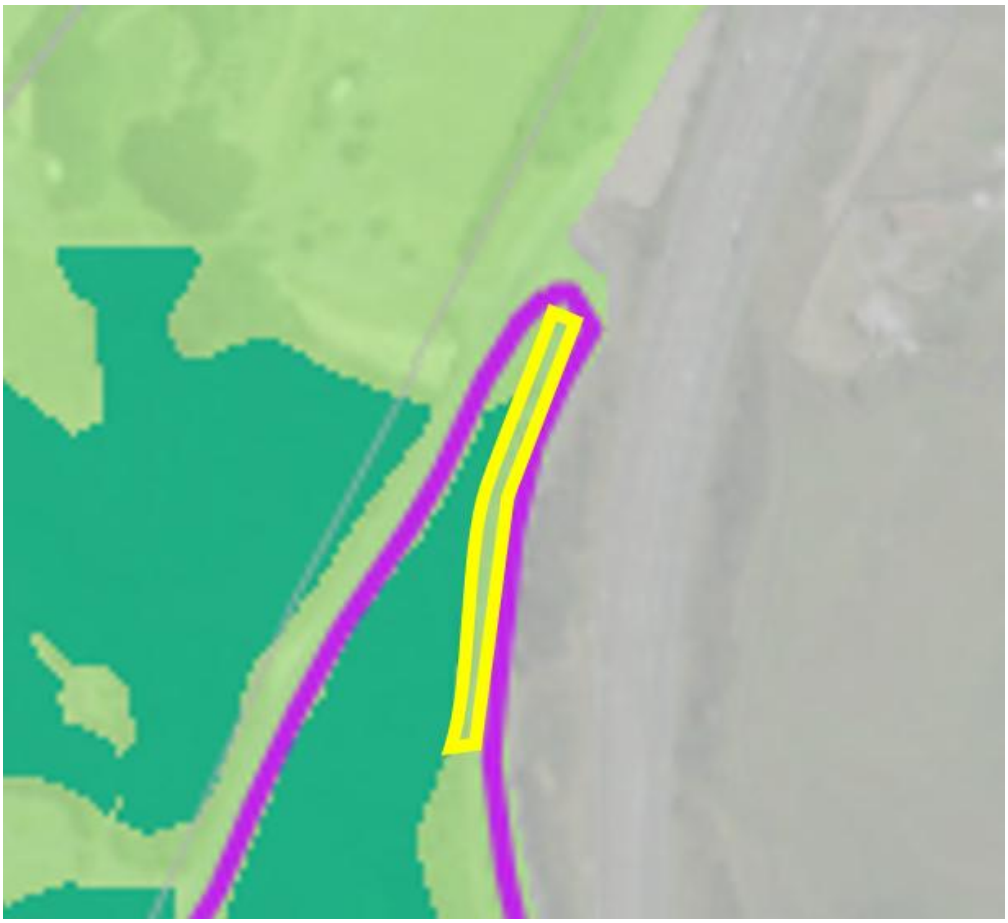


Figure 6: ONFL002 (purple) and southern most main trunk wastewater upgrades (approximately in yellow)

The State Highway 59 corridor is subject to designation NZTA01 in the PDP as shown in Figure 7 below.

Figure 7: NZTA01 Designation over State Highway 59 Corridor in PDP

The entire site is within the southern portion of Northern Growth Development Area. Under the chapter DEV - NG - Northern Growth Development Area, subdivision, use and development must be undertaken in accordance with the Northern Growth Development Area Structure Plan which is shown in Figure 8 below (note the Structure Plan applies to the entire NGDA including both Mt Welcome and the Muri Road Block to the north).

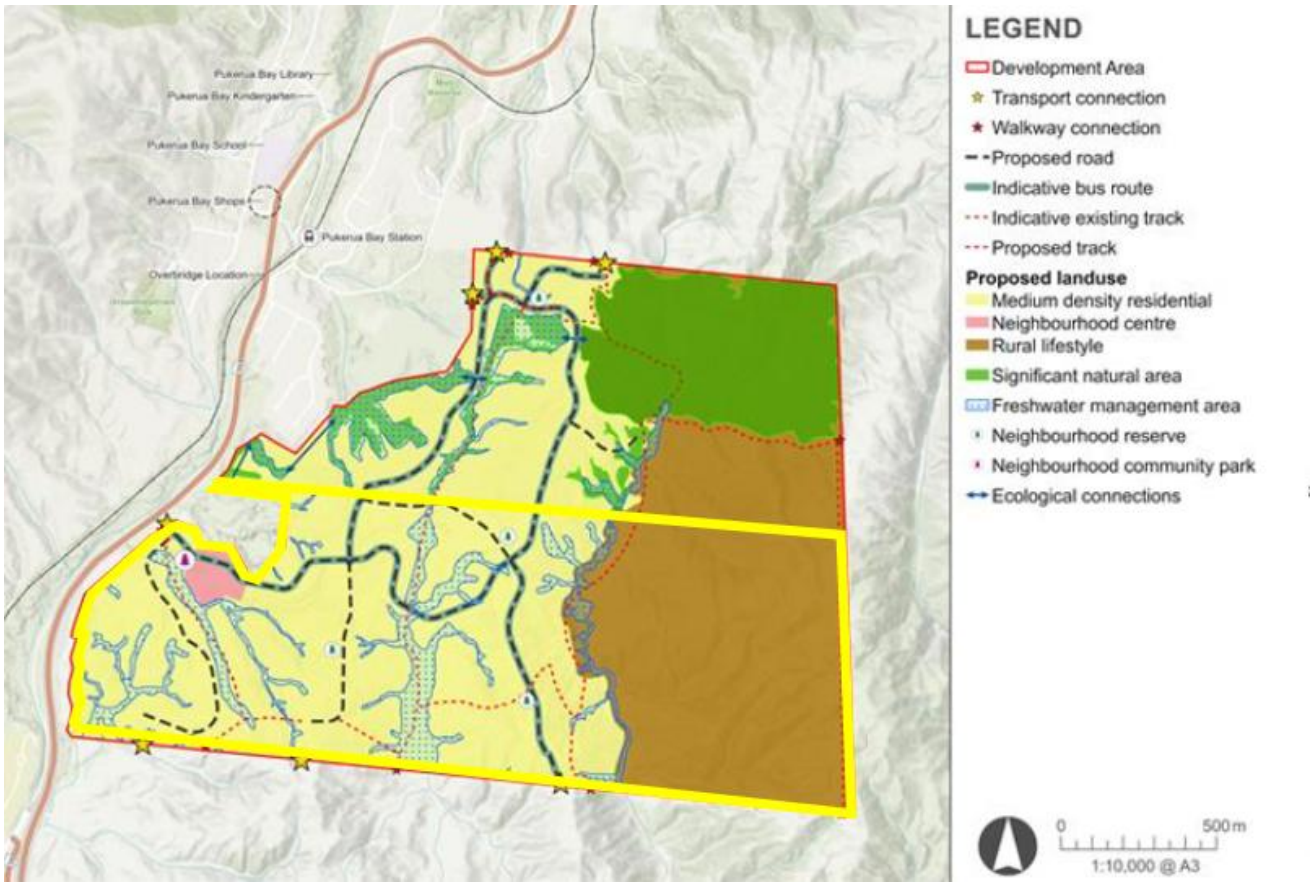


Figure 8: NGDA Structure Plan DEV-NG-Figure 1 (Mt Welcome portion approximately in yellow)

The site is not subject to any scheduled areas in the Greater Wellington Regional Council Natural Resources Plan (NRP). However, there are several mapped streams on the NRP web map viewer as shown in Figure 9 below

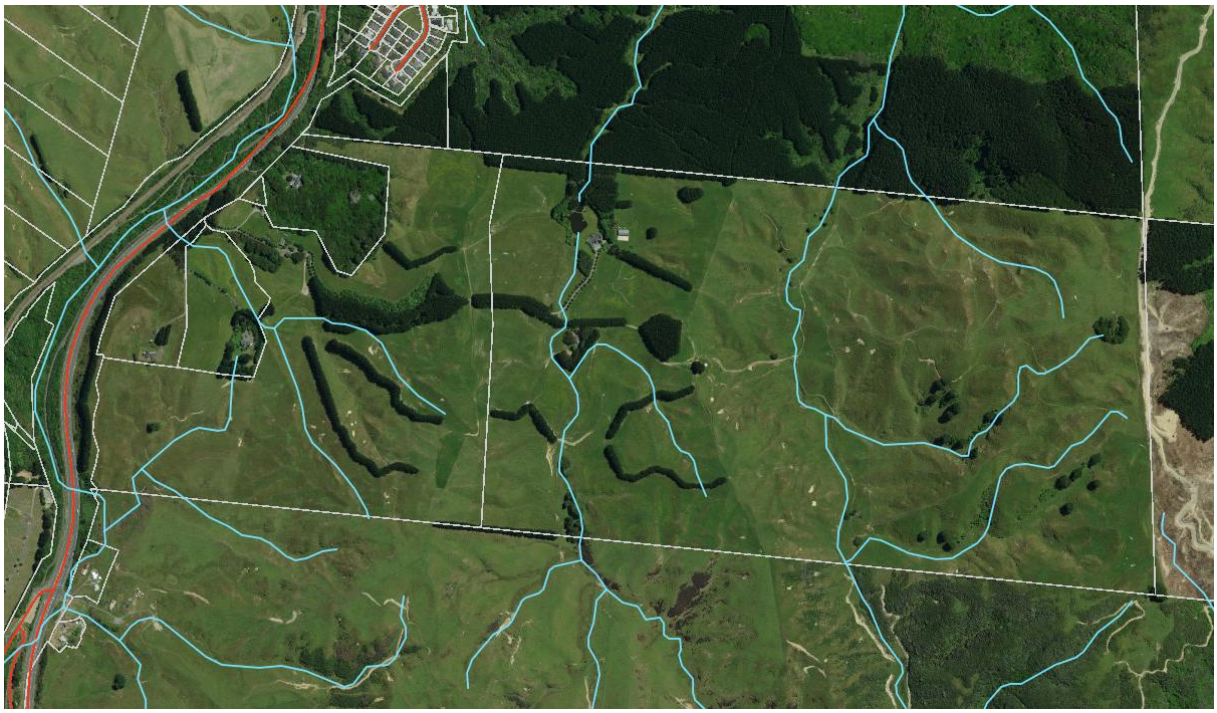


Figure 9: Streams identified in NRP web map viewer

The site is also within the Te Awarua-o-Porirua Whaitua meaning Plan Change 1 to the NRP is relevant to the application, including the provisions in Chapter 9 which relate to freshwater management in Te Awarua-o-Porirua.

PART 1 – Substantive Application for Resource Consent

4 Introduction

The Applicant is seeking all necessary resource consents under the FTAA to authorise the proposed Mt Welcome development.

The FTAA sets out the framework under which a resource consent application is to be assessed by the panel, together with the information that is required to be provided in a Substantive Application.

In accordance with the requirements of the FTAA, including Section 43(3)(a) and Schedule 5, Part 1 of this Substantive Application is structured as follows:

- Section 5: Site Description – Sched 5, cl5(1)(b) and (d);
- Section 6: Name and address of landowners and neighbours – Sched 5, cl5(1)(d);
- Section 7: Description of the Proposed Activity – Sched 5 cl5(5)(1)(a) and (e); and cl8(1) and (2);
- Section 8: Information about Treaty Settlements – Sched 5, cl5(1)(i);
- Section 9: Confirmation that the application complies with s46(2)(a),(b),(d);
- Section 10: Description of any other resource consents for the project – Sched 5, cl(1)(f),(l);
- Section 11: Resource Consents Required - Sched 5, cl5(3),(5);
- Section 12: RMA Part 2 Assessment - Sched 5, cl(5)(1)(g);
- Section 13: Assessment Against RMA Planning documents – Sched 5 cl5(1)(h), cl5(2), cl5(3);
- Section 14: Proposed Conditions - Sched 5, cl5(1)(k);
- Section 15: Assessment of Environmental Effects - Sched 5 cl5(4); cl6(1); cl7;
- Section 16: Information required in application for subdivision or reclamation – Sched 5, cl8;
- Section 17: Information required in application including standard freshwater fisheries activity – Sched 5, cl9;
- Section 18: Statutory Assessment; and
- Section 19: Conclusion.

Note that:

- Schedule 5 Clause 5(1)(j) is not relevant as the project is not in the costal marine area;
- Schedule 5 Clause 5(6) is not relevant as the land is not in Māori ownership; and
- Schedule 5 Clause 5(7) is not relevant as there is only one authorised person lodging the application.

5 Site Description – Sched 5, cl5(1)(b)

This section provides a description of the site and surrounding area in accordance with Schedule 5, Clause (5)(1)(b) and (d) of the FTAA.

In relation to Schedule 5 Clause (5)(1)(b), note that the site is not within or adjacent to a statutory area, ngā rohe moana o ngā hapū o Ngāti Porou, or a protected customary rights area under the Marine and Coastal Area (Takutai Moana) Act 2011.

5.1 Map of the site

In accordance with Clause 5(1)(b) of Schedule 5 of the FTAA, Figure 10 provides a map of the site at which the activity is to occur:

Figure 10: Map of the site at which the activity is to occur

5.2 Legal description and titles

The site is legally described as:

- Lot 1 DP 608433, Lot 1000 DP 608433 (34 Muri Road);
- Lot 1 DP 534864 (422 SH59);
- Lot 2 DP 534864 (422A SH59);
- Lot 2 DP 89102 (422B SH59); and

- Part Lot 1 DP 89102 (422A SH59).

Works are also proposed in the SH59 corridor adjacent to the site which is legally described as Road Reserve.

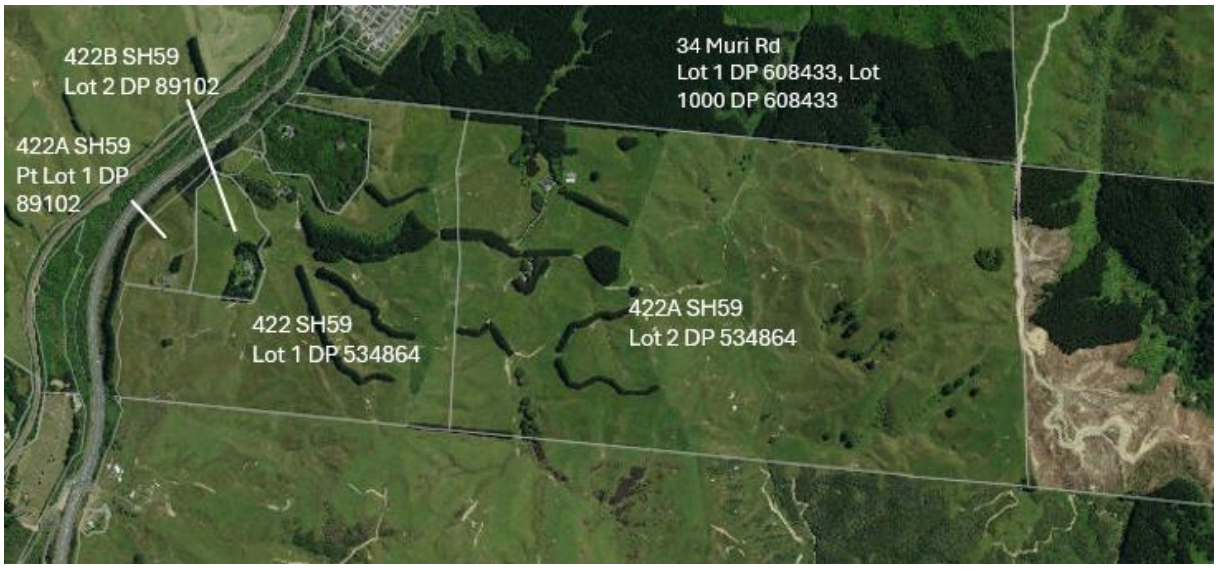


Figure 11: Legal descriptions of site parcels

5.3 Current land use

The site area is approximately 205ha and is currently used as a deer farm. In general, the site is characterised by pasture with a rolling to steep hill country topography.

There are four residential dwellings on site, in addition to a number of typical farm buildings such as sheds.

5.4 Ecology

An Ecological Assessment has been prepared by BlueGreen Ecology which outlines ecological values currently present on the application site (attached as **Appendix 15** and summarised below).

5.4.1 Ecological values – terrestrial

The application site currently steep hill country farmland with several gully systems, it has been farmed since at least the late 1800s. Except for the odd indigenous tree and exotic shelterbelts, vegetation cover consists mainly of pasture and wetland species in the gullies.

The terrestrial environment is further characterised by the dominance of exotic vegetation and the widespread presence of pest mammals. The report notes that there are a range of pest mammals (rabbit, hare, possum, hedgehog, mustelids, feral cats, mice, rats) which negatively affect indigenous species in general[10].

[10] Refer page 33.

Collectively, outside of mapped Significant Natural Areas, there are very few terrestrial biodivierity values on the site itself are assessed by BlueGreen Ecology.

However, there are three Significant Natural Areas (SNAs) are present within the application site as follows:

- **SNA027 – Whenua Tapu Highway Forest -** SNA027 lies immediately west of SH59, adjoining the Taupō Stream riparian corridor and bordering the western edge of the application site. It is a narrow strip of seral broadleaved forest and treeland that provides important ecological connectivity along the stream. It is described in SCHED7 of the PDP as:

  > *A narrow strip of seral broadleaved forest and treeland, in the northern Taupō Stream valley, located mostly between SH1 and the railway, but also includes a small section in the north, to the west of the railway. Comprised of five-finger, māhoe, kānuka (presumably Kunzea robusta; Threatened-Nationally Vulnerable), mānuka (Leptospermum scoparium; At Risk-Declining), wineberry, Coprosma robusta, ngaio, and pigeonwood. Some prominent macrocarpa trees in northern section at entrance to Pukerua Bay. Protects the Taupō Stream riparian area and enhances ecological connectivity along the stream, possibly supporting the At Risk-Declining giant kōkopu (Galaxias argenteus), inanga (Galaxias maculatus), longfin eel (Anguilla dieffenbachii), and redfin bully (Gobiomorphus huttoni). Includes very small areas of raupō reedland, comprised of raupō, watercress, puha (Sonchus kirkii; At Risk-Declining), grey willow, kiokio, Carex coriacea and Carex geminata. Barking gecko (Naultinus punctatus; At Risk-Declining) have been recorded in this site. This site may support bush falcon (Falco novaeseelandiae ferox; At Risk-Recovering) and bellbird (Anthornis melanura melanura; regionally scarce).*

- **SNA029 – Pukerua Bay South Bush -** SNA029 lies directly east of SH59, adjacent to the northern portion of the application site. It comprises tall canopy indigenous forest, dominated by kohekohe and tawa, with podocarps in the gullies. Much of it is legally protected by a QEII covenant. It is described in SCHED7 of the PDP as:

  > *A māhoe-kohekohe-tawa forest remnant, comprised of kohekohe, tawa, rewarewa, tītoki, and pukatea, with kahikatea (Dacrycarpus dacrydioides; of local interest), tōtara (Podocarpus tōtara; of local interest), and pukatea in the gullies. Is mostly protected by the QEII covenant (5-07-763). Includes indigenous vegetation on Acutely Threatened land environments.*

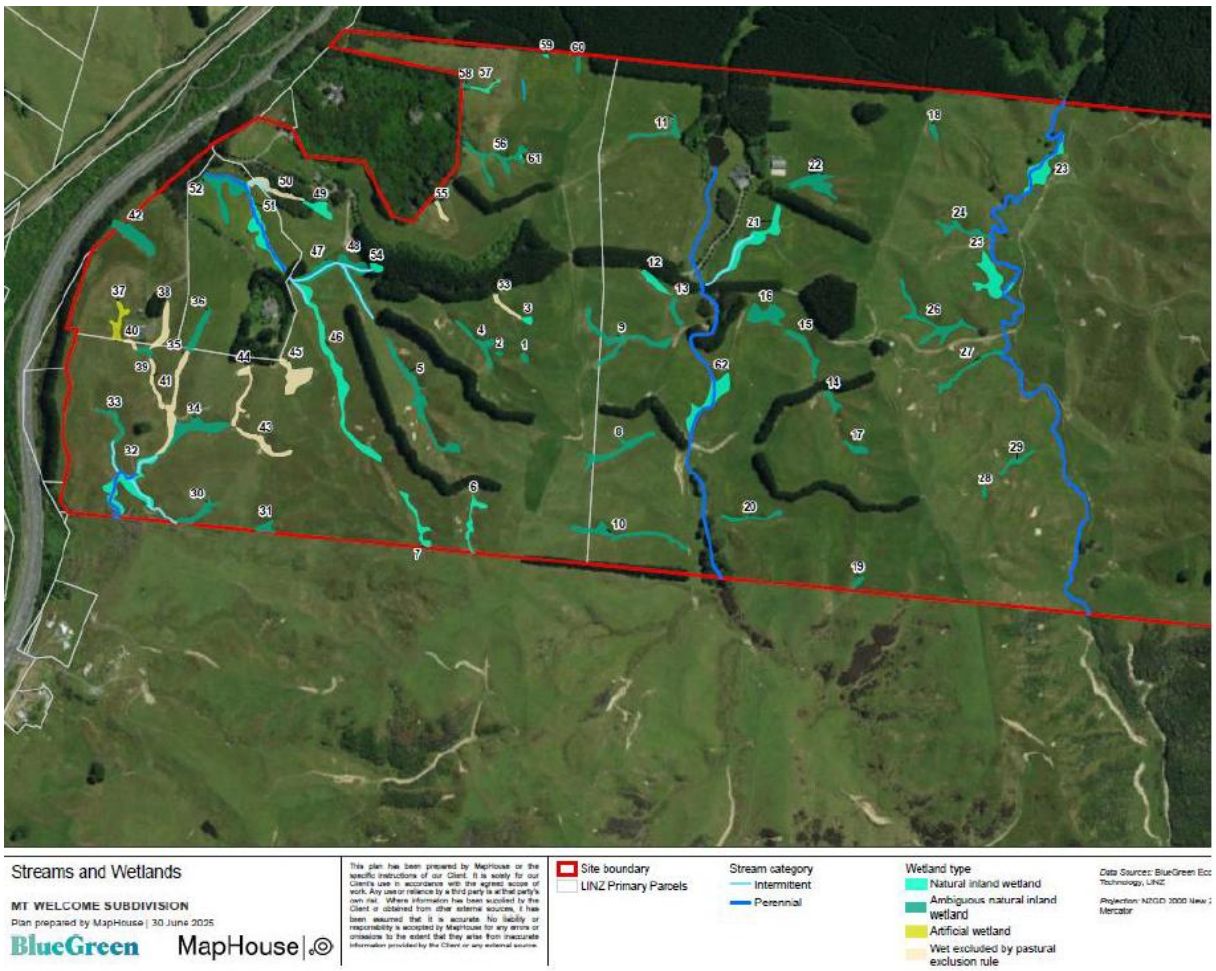
- **SNA225 – Pukerua Bay South Bush (North) -** SNA225 is situated to the northeast of the site, linking with SNA029 and extending further along the ridge and gully systems. It contains a mosaic of seral and maturing vegetation, with kānuka and mānuka on ridges and māhoe, kawakawa, Coprosma species and kohekohe seedlings in the gullies. It is described in SCHED7 of the PDP as:

  > *A mixture of ridge and gully seral and maturing indigenous vegetation communities. In the main ridges and steep slopes Kanuka (Nationally vulnerable), manuka, with hangehange, rangiora, horoeka, mingimingi, Olearia solandri and ground ferns. The gullies contain: mahoe and mamaku Coprosma propinqua, kawakawa, Coprosma*

rhamnoides, kaikomako, hangehnage rangiora ferns and evidence of the next canopy cover (Kohekohe seedlings). The area is also important as a connecting feature between SNA 029 and SNA010.

5.4.2 Ecological values – wetlands

The Ecological Assessment has classified waterways on site as shown in Figure 12. Wetlands are the most prominent ecological feature on the property as shown below.



Source: Ecological Assessment (page 10)

Figure 12: Waterway classification

The wetlands on site are of low value due to their highly modified and exotic-dominated character. The Ecological Assessment shows that while these areas technically qualify as "natural inland wetlands" under the National Policy Statement for Freshwater Management definitions, they are composed almost entirely of introduced pasture species and common rushes and sedges, and "there are no representative indigenous natural inland wetlands on site, only those exotic wetland assemblages common on farmlands"[11]. The Assessment concludes that *all* of the natural inland wetlands are exotic dominated features principally composed of pasture species and do not represent

[11] Refer page 9.

any indigenous sedgeland or marsh. Historically these areas were not wetlands but rather forest drainage ephemeral flow paths[12].

The wetlands contain no rare plant species and their ecological diversity is low. The Ecological Assessment states that: "There are no distinctive patterns or high (or even moderate) diversity of fauna or flora or abiotic conditions"[13].

Despite their poor condition, the wetlands provide ecological services. Specifically, they act as partial filters of sediment and nutrients derived from upstream farmland. However, the report cautions that this role is limited[14]:

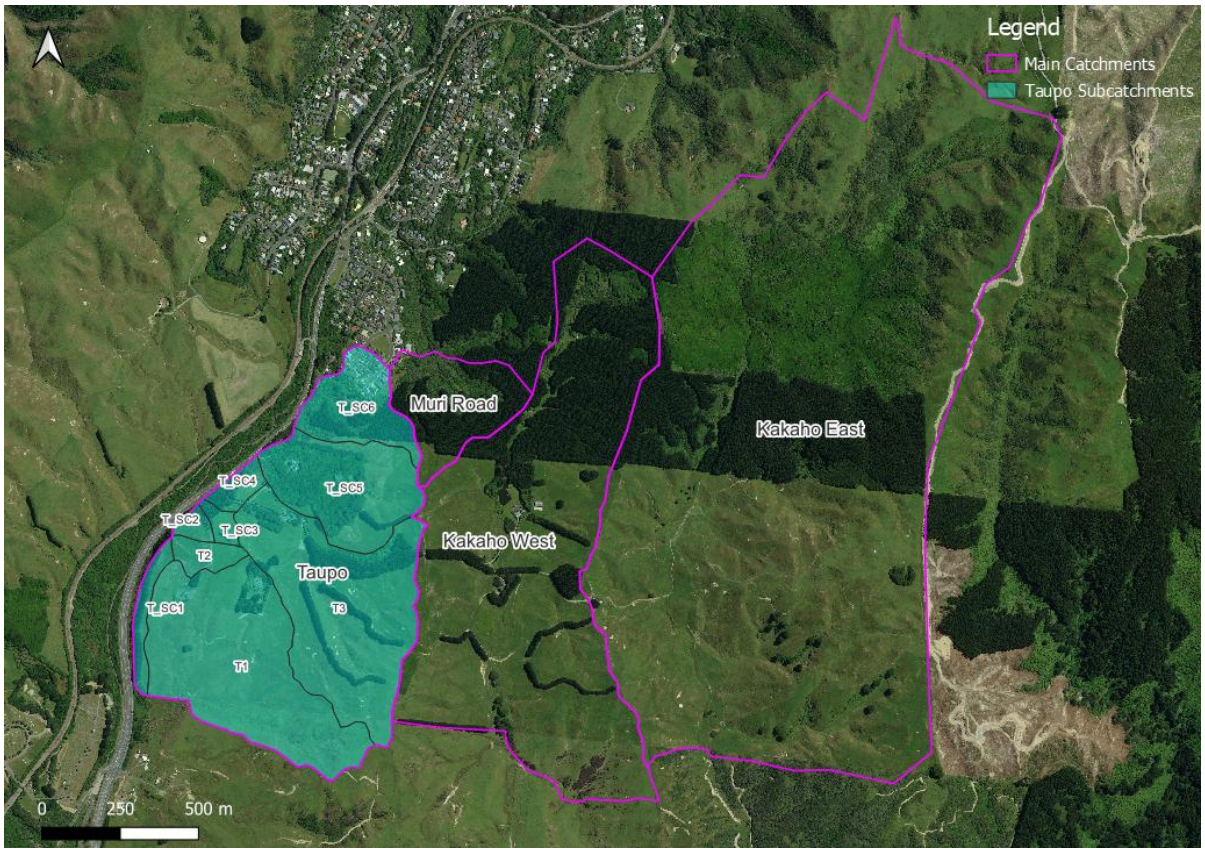
> *These gullies, however, do have a functional role in mitigating farm run off and are filters (to a degree) and retainers of some sediments and nutrients from farming to downstream receiving environments (Taupo swamp and the Kakaho River and so Pauatahanui inlet). The farm discharge, however, is only filtered and held in a minor way given the gullies are generally only 3-4m wide and short sedges which stock perturbate regularly. Given they are grazed, they discharge often but to the more functional QEII wetland (Taupo Swamp) which is the main wetland coastal stream protection feature of the westward draining systems. The "wetlands" of the property are at the very low end of the scale of wetland functions.*

Therefore, while they perform a supporting role in catchment hydrology, the Ecological Assesment find that: "Taken as a whole these features have a **low to negligible ecological value** (predominantly exotic and highly modified)."[15].

5.4.3 Ecological values – streams

As shown in Figure 13 the site is within three catchments, the western portion of the site drains to the Taupō catchment through the Taupō Swamp and Taupō Stream to the sea at Plimmerton, the eastern portion of the site drains to the Kakaho Catchment and ultimately the Pāuatahanui Inlet (separated into Kakaho East and Kakaho West sub catchments in the figure below), and a small northern portion of the site is part of the upper reaches of the Waimapihi Stream catchment, which discharges north into the Muri Road block and flows into the sea at Pukerua Bay.

[12] Refer page 33.
[13] Refer page 34.
[14] Refer page 37.
[15] Refer page 34.



Source: Hydrology Assessment (page 9)

Figure 13: Catchment Map

The Taupō Swamp complex covers 52.7ha and is the largest remaining harakeke swamp in the Wellington region, classified as an Outstanding Natural Wetland in the NRP, and is largely owned and protected by the Queen Elizabeth II National Trust. It has regionally unique and diverse vegetation communities, At Risk and Threatened wildlife, including the spotless crake, Australasian bittern, North Island fernbird, and marsh crake.

The Taupō Swamp complex is a regionally significant lowland freshwater wetland of high ecological value and has been protected via a QEII covenant since 1988[16]. It supports diverse plant communities, including raupō reedland, harakeke (flax) stands, and kahikatea remnants, alongside habitats for native fish and wetland bird species. The PDP recognises Taupō Swamp and its surrounds as a Significant Natural Area (SNA042) and an Outstanding Natural Feature and Landscape (ONFL002), reflecting its ecological rarity and contribution to the district's natural character. The NRP similarly identifies the wetland as an Outstanding Waterbody in Schedule A.

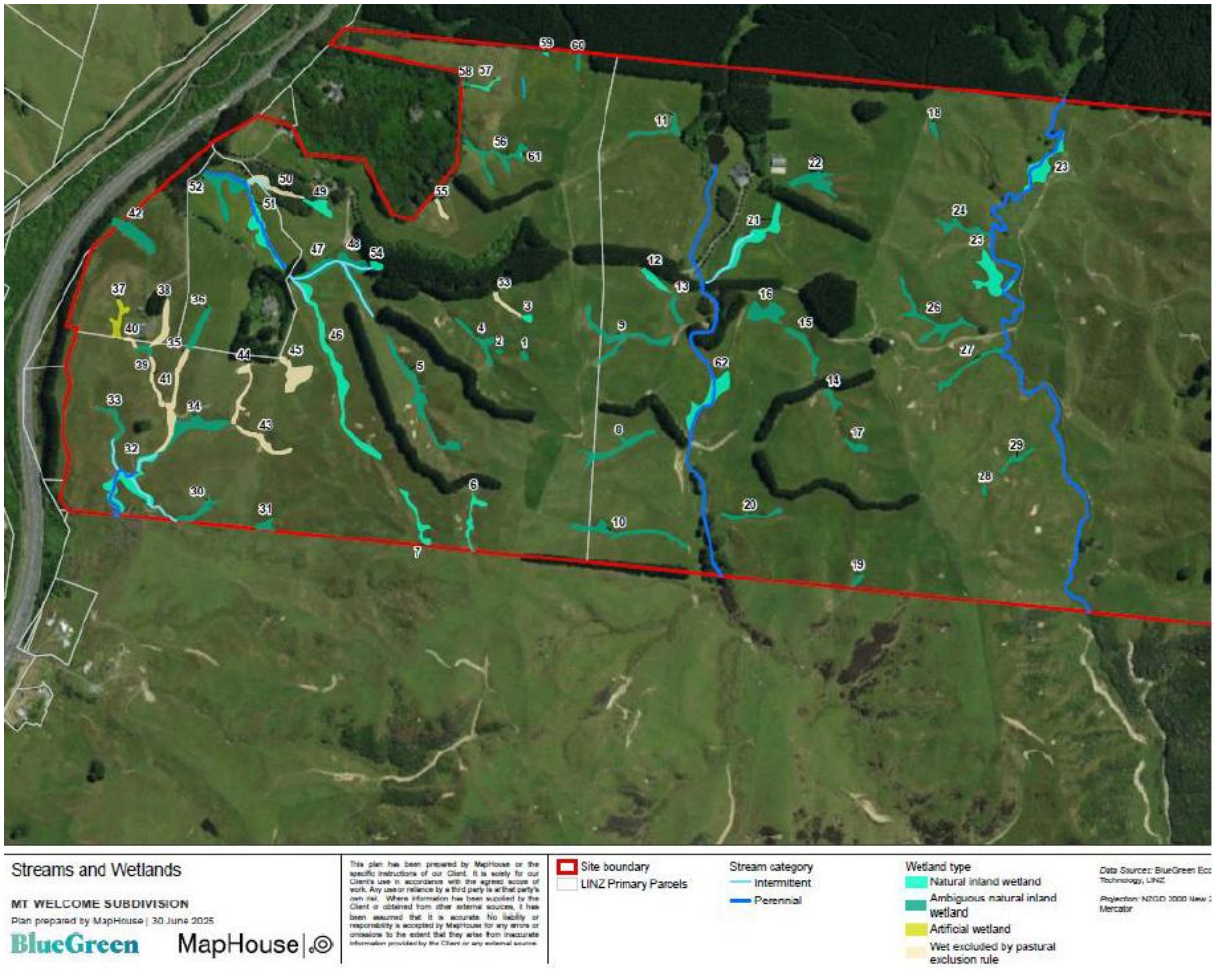
The Pāuatahanui Inlet is the largest estuary in the lower North Island and is of immense cultural, ecological, and community value. It provides habitat for diverse birdlife, native fish, and important saltmarsh and seagrass ecosystems, many of which are rare in the Wellington region[17]. The Porirua District Plan identifies the margins of the Inlet contain areas mapped as Significant Natural Areas and areas of Coastal High Natural Character. Similarly, the NRP identifies the Pāuatahanui Inlet as a site Outstanding Waterbody in Schedule A. The Ngāti Toa Rangatira Claims Settlement Act 2014 recognises

[16] Refer page 17 of Hydrology Assessment.
[17] Greater Wellington Regional Council. (2025). Te Wai Ora o Parirua – Porirua Harbour Accord.

the inlet (and the wider Porirua Harbour) as an area of deep ancestral importance, including as a recognising it as a statutory acknowledgement area.

Both the Taupō Swamp and Pāuatahanui Inlet have been impacted by historical and current land uses including contaminants and loss of habitat[18].

The Ecological Assessment has identified streams on site as shown in Figure 14 in dark blue.



Source: Ecological Assessment (page 10)

Figure 14: Waterway classification (streams in dark blue)

According to the Ecological Assessment, the stream network across the site is fragmented, modified, and of uneven ecological value. Most of the intermittent and perennial stream reaches on the property are considered degraded, with poor habitat quality and low biodiversity. Stock access, sedimentation, and past land use have heavily altered these watercourses.

The Ecological Assessment summarises these intermittent streams as follows[19].:

[18] Porirua City Council (2012). Porirua Harbour and Catchment Strategy and Action Plan.
[19] Refer page 34.

The intermittent / perennial streams of both the southern and northwestern gully of the two western tributaries are modified, low diversity, low functioning, poor condition without rarity and so are low value stream systems .

However, there are some distinctions among stream reaches. While the western tributaries are particularly poor, supporting only limited aquatic life and providing unsuitable habitat for most fish species, the main branches of the Kakaho Stream retain higher ecological value. The Ecological Assessment notes that[20]:

The upper main stems of the Kakaho stream branches are in better condition but still modified in terms of lack of shading, nutrient inputs, stock inputs, bank slumping and increased sedimentation. They retain a semi-representative macroinvertebrate fauna, and likely a partial assemblage of the expected fish fauna, weighted towards long fin eel. It is considered that the east Kakaho retains sufficient condition to be of moderate value and the western (being of lesser water quantity and higher modification) as of low value.

The Taupō Stream, particularly in the upper reach near the SH59 road, is assessed as having moderate aquatic value. The substrate and flow conditions are sufficient to support a reasonable benthic community, even though passage barriers have long prevented fish from recolonising this section. The Ecological Assessment finds[21]:

The upper Taupo Stream has a mix of values and detractions. The author considers that it is highly unlikely any fish are retained both because of the low depths and volumes of water and largely (70%) shallow riffle habitat but also in the main it is the long present very perched downstream culvert.

Nevertheless, there are gravels as the main substrate and flows to support a reasonable macroinvertebrate fauna. The true right side is semi natural in form and vegetation cover while the true left is modified and has a thin vegetation cover and considerable weeds.

Overall, the stream values are mixed—low for smaller tributaries and intermittent reaches, but moderate in places where perennial flow and better substrate remain.

5.4.4 Ecological values – groundwater

The Hydrology Assessment outlines hydrogeology on the site as follows[22]:

There is no large-scale regional aquifer present at the site, but groundwater is likely to be present in fractures and weathered horizons within the greywacke bedrock. There are no bores, or groundwater or surface water takes within the catchment. Seepages were observed in the lower parts of the gully systems, which may indicate the level of the regional groundwater table or flow within the alluvial valley deposits.

ENGEO has recently undertake further investigation and the preliminary results indicate that groundwater is relatively deep below the hills, but present at shallow depth within

[20] Refer page 37.
[21] Refer page 35.
[22] Refer page 9.

the alluvial deposits in the valleys. However, its noted that the geotechnical investigations have all be undertaken in the winter season when water levels will be higher.

5.4.5 Ecological values – fauna

The site provides limited habitat for lizards, with only a few species considered likely to occur. Northern grass skink may be present in the gardens and yards of the existing houses and main access way verges not in the pasture and grazed paddocks.

More significant are the at-risk species such as ngāhere gecko, which may be present in the adjoining SNA areas. Schedule 7 of the PDP references barking gecko *(Naultinus punctatus*; At Risk-Declining).

Avifaunal values are also limited on the property itself, but the surrounding landscape supports species of higher conservation concern. The Ecological Assessment states[23]:

The Structure Plan Ecology Assessment: Northern Growth Area Plan Variation (Boffa Miskell 2022) concluded that bat studies were not necessary given the long absence in presence of bats in the area in the records and that potential habitat used by short-tailed bat will remain secure (noting this refers to the older SNA areas with mature large suitable trees).

With respect to birds, the Structure Plan Ecology Assessment identified the Bush falcon as the only threatened species likely to be found in the native and exotic forests in the wider landscape and which may hunt over the property. Multiple at-risk species are also potentially found utilising the native and exotic forests, such as the red-crowned parakeet, yellow-crowned parakeet, kākā and North Island robin. Again, the habitat for these species is the SNA areas and the large pine forest areas on the Muri block north (which is a harvest plantation).

The open pasture and rank grass areas on the Site may provide habitat for one At-Risk species; the New Zealand pipit (At Risk-Declining). Pipits commonly forage in grazed pasture and can breed in rank grass areas like those at the native and exotic forest margins on the site.

These species are linked to larger forest habitats in the SNAs and surrounding pine plantations rather than the open pasture of the development site.

Freshwater fish are present in low numbers across the property, constrained by habitat quality and barriers to passage. The Ecological Assessment observes[24]:

There are existing fish barriers and there are few fish (species or abundance) present and little stable habitat in all but the main stems of the branches of the Kakaho.

[23] Refer page 2.
[24] Refer page 34.

Overall, there are few freshwater fish habitats on site, apart from the Kakaho Stream where habitat is more suitable.

5.5 Landscape

A Master Plan and Landscape Urban Design Strategy is attached as **Appendix 22.** The Strategy describes the current landscape values of the undeveloped site as[25]:

> *The site occupies a position on the northern edge of Porirua, between Pukerua Bay and Plimmerton, adjacent to State Highway 59 and the North Island Main Trunk rail corridor. Its ridges and slopes form a natural transition between the coastal saddle of Pukerua Bay, the seaside character of Plimmerton, and the wider Porirua Harbour landscape and inland Wellington region. The development sits on the lower foothills of the larger Mt Welcome landform, which is a defining feature in the local landscape.*

5.6 Soil contamination

PDP prepared a Preliminary Site Investigation (PSI) dated 12 August 2025 which is attached as **Appendix 27**. The PSI identifies the following potential HAIL activities/sources of contamination[26]:

- *Potential sheep dip / spray race operations.*
- *Several buildings are or were present with the development area. Buildings constructed prior to 2000 can be a source of asbestos contamination to surrounding soils from asbestos-containing building materials, buildings constructed prior to 1980 can be a source of lead to surrounding soils from lead-based paint. If asbestos and lead is present in these soils at concentrations sufficient to constitute a risk to human health or the environment the affected soils would be a Category I HAIL area.*

The PSI goes on to state that the parts of the site where actual or potential HAIL activities have been identified will require further investigation to assess the potential contamination risk of residual contamination to the relevant human health guidelines or landfill waste acceptance criteria depending on soil fate. It notes that, given the age of the structures within Lot 1 DP 534864 (Lower Terrace), it is likely that an asbestos survey will be required prior to demolition. These buildings may also require shallow soil testing to identify potential lead and asbestos within the halo of the buildings[27].

No Detailed Site Investigation (DSI) exists at time of lodgement confirming the presence (or not) of these contaminants.

5.7 Archaeological sites

An Archaeological Assessment was prepared by Heritage & Archaeology Services Ltd (attached as **Appendix 24**).

[25] Refer page 3.
[26] Refer page 7.
[27] Refer Page 9.

The Assessment outlines the research that has been undertaken to better understand any historic or archaeological values on or near the site. It outlines how Mt Welcome is a large landholding in an area known to have been occupied prior to 1900 by Māori and also subsequently by European settlers.

The Assessment notes that there are no previously recorded archaeological sites on the property[28], including on the New Zealand Heritage List/Rārangi Kōrero or Porirua District Plan[29]. The Assessment notes that the nearest recorded archaeological site to the project area is site R26/820 (NZAA ArchSite GIS map) which refers to a WWII-era Home Guard trench that is located less than 100m south of the project area, but notes that this will not be affected by project works.

The Assessment finds that there is evidence of pre-1900 Māori sites associated with gardening and/or occupation activity that may potentially be encountered during earthworks. The Assessment was informed by test pit investigations of depressions on the farm where there was evidence of a potential post hole feature and charcoal flecks underneath the topsoil. These indicate potential evidence of pre-1900 Māori occupation/activity noting[30]:

> *The context of these sites is an inland farm overlooking Pukerua Bay and with views of Taupo Swamp. The c. 140 m – 154 m high peaks of the hillocks and ridgeline slopes (where the potential Depression Sites are located) have views over parts of the Pukerua Bay coastline and Kāpiti Island to the north, and also views of Porirua Harbour and Mana Island / Cook Strait to the south and southwest, which suggest an opportune site for lookout scouts to be based. However, such short-term look-out activity may not necessarily have left a substantial archaeological footprint, unless longer-term encampment activity was also required. Some slopes that are well drained and sheltered from the prevailing winds may have been suitable for Māori gardening sites.*

The Assessment notes that evidence of pre-1900 historic period farming and occupation activity may potentially also be encountered during works[31].

The Assessment considered buildings on the site that were present in 1942 aerials. A woolshed was determined to have been constructed early in the 20th century but post-1900, and a cottage was found to be constructed pre-1900[32]. With regard to the cottage, the Assessment finds that the "building features have moderate historic-period archaeological values associated with rural activity and settlement" [33].

5.8 Geotechnical characteristics

ENGEO has prepared a Geotechnical Assessment attached as **Appendix 26** which sets out the existing geotechnical context as follows[34]:

> *The existing topography and relief vary significantly across the site. Low broad hills and small gullies cover most of the north-western side of the site, topography steepens slightly*

[28] Refer Page 28.
[29] Refer Page 31.
[30] Refer page 68.
[31] Refer page 70.
[32] Refer page 58.
[33] Refer page 70.
[34] Refer page 3.

in the southwest of the site, however, based on the provided cross sections and review of previous reports (described below) slope angles are generally shallower than 26°. A large ridge with approximately 10 m – 15 m vertical relief runs along part of the western boundary of the site. The slope to the west of the ridge has been modified and dips steeply west towards State Highway 59.

The central and eastern side of the site is generally steeper and exhibits greater relief with a number of spurs and deeply incised gullies extend towards the west / northwest. These extend from broad north trending ridgelines that run along the central portion and eastern boundary of the site. The smaller spurs are generally narrow and exhibit steep slopes. Slope angles on this side of the site are commonly between 26° – 45° and can be steeper in localised areas.

In multiple areas across the site natural slope angles exceed 45°; these steeper slopes are generally more prevalent on the eastern side of the site. Overall, west facing slopes are generally longer and shallower than east facing slopes across the site. This is likely due to the prevailing westerly winds which resulted in thicker wind-blown sand and silt cover deposits on the western slopes.

With regard to seismicity the Geotechnical Assessment notes[35]:

The GNS New Zealand Fault Database website indicates that the site is located within 20 km of the onshore trace of several active faults.

The closest active fault to the site is the Pukerua Fault, located approximately 400 m – 500 m northwest of the site. Other active faults within 20 km of the site include the Ohariu Fault (2.5 km), Moonshine Fault and Ōtaki Fault (8.5 km), Akatarawa Fault (13.5 km), Wellington Fault (13.7 km), and the Whiteman's Valley Fault (17 km); these faults are all located to the east and southeast of the site. The offshore trace of the Wairau Fault lies approximately 20 km to the northwest of the site.

Of the active faults within 20 km, two are listed amongst the major faults in Table 3.6 of NZS1170.5, as follows:

- *Wellington Fault – approximately 17.7 km from the site.*
- *Wairau Fault – approximately 20 km from the site.*

…

Greater Wellington Regional Council hazard maps for Porirua only cover a small section along the northern boundary of the entire site, the parts of the site that are mapped indicate a combined earthquake hazard rating of Low-Moderate to Moderate. This part of the site is mapped as having a Low to Low-Moderate ground shaking potential. The site is mapped as having a Slope Failure hazard of Low to Low-Moderate.

With regard to liquefaction and lateral spreading the Geotechnical Assessment notes[36]:

Some areas of the site contain soils comprised of loose sands and low-plasticity silts below the water table and are considered likely to be prone to liquefaction.

[35] Refer page 4.
[36] Refer page 16.

Our investigations indicate that the areas of the site that generally contain these potentially liquefiable soils are confined to the low-lying gullies and valleys.

With regard to slope instability the Geotechnical Assessment notes[37]:

From our desktop study and site observations, we consider that slope instability is likely to be a hazard at the site due to the presence of steep slopes and the evidence of previous slope instability.

5.9 Three waters infrastructure

Envelope Engineering have prepared an Infrastructure Report which is attached as **Appendix 9**. This Report sets out the existing three waters infrastructure context as below[38]:

- **Stormwater:** *There is no existing public stormwater infrastructure within site. However, there are a number of existing culverts as well as areas identified as freshwater management areas within the structure plan.*
- **Wastewater:** *There is currently no reticulated wastewater network within the Mt Welcome site, with existing rural dwellings relying on on-site septic disposal systems.*

  The nearest Council-owned network comprises a DN250 gravity trunk main that conveys flows from Pukerua Bay southwards along State Highway 59 to Plimmerton. Wastewater is then pumped via Pump Station 13 (PS13) to the Porirua Wastewater Treatment Plant (WWTP), where it is treated and ultimately discharged to the sea west of Titahi Bay.

  Much of the downstream network is already operating near or beyond its design capacity, with overflows observed during storm events with return periods of less than 1 year ARI.
- **Water supply:** *The site is not currently connected to a public potable network; the few existing dwellings use roof water. A DN225 transmission main runs adjacent to the site beneath SH59, supplying the Pukerua Bay Reservoir.*

5.10 Transport infrastructure

State Highway 59 (SH59) is located to the west of the site, with the North Island Main Trunk Railway line located to the west of SH59.

Stantec have prepared a Transport Assessment which is attached as **Appendix 14** which sets out the existing transport infrastructure context. SH1 known as Transmission gully opened in March 2022 replacing what is now SH59 as the main North South highway in the region. The Assessment outlines that while SH59 remains an important alternative to SH1, the drop in traffic volumes post Transmission Gully provides opportunities for growth in the NGA in term of available capacity[39]:

As shown, SH59 (formally SH1) is classified as a 'Regional' route. Such roads serve as major

[37] Refer page 17.
[38] Refer pages 27 to 40.
[39] Refer page 5.

connectors between urban areas as well as linking with the wider primary road network, such as national and high volume routes. As described further below, 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. It is understood through engagement with NZTA that no changes are currently proposed to the established road corridor at this time and that it will continue to operate in its present form as well as serving as a resilience route for SH1. Discussions with PCC indicate they are beginning work on a broader masterplan for the wider 'Northern Growth Area' (NGA), which includes the NGDA as well as Plimmerton Farm and the neighbouring Skaiffe Block to the south.

This project could include changes to 'urbanise' parts of the SH59 corridor south of Pukerua Bay, presenting opportunities for improved integration with the Site.

Grays Road to the south of the Site is classified as an Arterial Road and provides for traffic access between SH59 and the SH1 / SH58 interchange at Pauatahanui, in turn connecting with Wellington to the south and the Hutt Valley (and SH2) to the east.

SH1 TGM to the east operates as a National High Volume route, and therefore has a predominant function of connecting major population centres and serving as a key freight route. The opening of this inland alignment has, as described further below, triggered a step reduction in traffic along the SH59 route past the Site.

The nature of SH59 adjacent the site is described as follows[40]:

The current road environment on SH59 in the vicinity of the Site includes dual northbound and southbound lanes separated by central median island and wire rope barrier. This cross section reduces to a single 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 adjacent to the Site is 100kph, reducing to an urban 50kph limit at Pukerua Bay approximately 670m to the north of the current Site access driveway.

There is a commuter rail service operating between Wellington and the Kāpiti Coast on the Main Trunk Railway line in close proximity to the Site. The Pukerua Bay Railway Station is approximately 600m north of the northern boundary of the site. This station is currently served by 3 train services in each direction every hour through the week, and two trains per hour on weekends.

There are no current scheduled bus services operating in Pukerua Bay or near the Site.

With respect to active modes, the Assessment notes[41]:

Given its rural context, there are no footpath or cycle provisions within the Highway corridor. However, the Ara Harakeke shared path (which also forms part of the Araroa trail) to the west of the road alignment provides an off-road walking and cycling

[40] Refer page 6.
[41] Refer page 6.

connection between Plimmerton to the south and Pukerua Bay to the north, in turn facilitating access to the two rail stations in each of these urban centres

5.11 Description of surrounds

As shown in Figure 15, the site is situated to the southeast of the suburb of Pukerua Bay. Pukerua Bay is a settlement of approximately 2000 people. It has a range of community facilities including a primary school (years 1 to 8), a public library, several shops including a dairy and hairdressers, and a train station. As noted above, this station provides commuter services between Wellington City and the Kāpiti Coast.

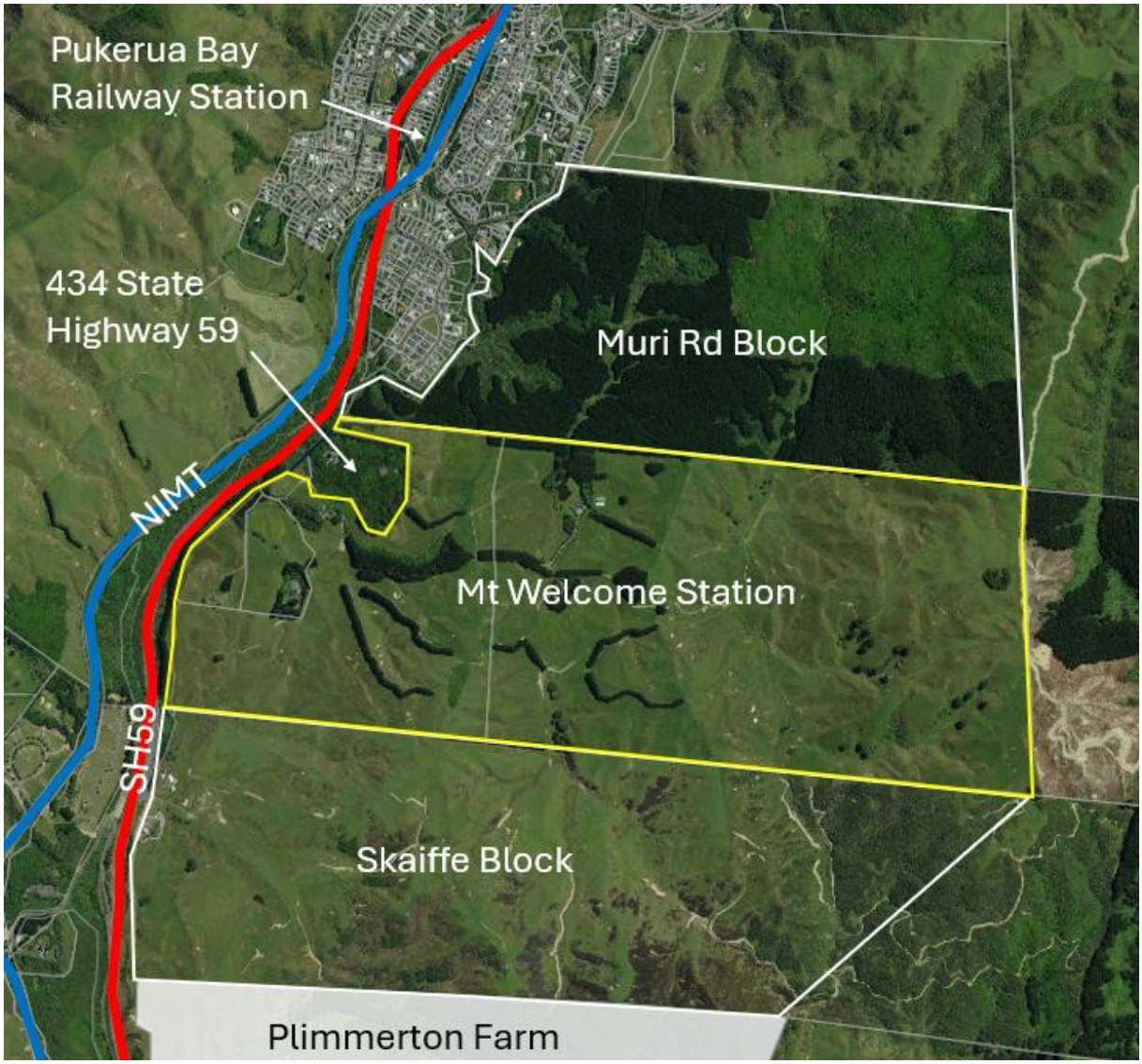


Figure 15: Map of Mt Welcome and surrounds

The surrounding locality is predominantly comprised of large pastoral sites, however, it is noted that adjacent site to the north known as the Muri Road Block has recently been rezoned for urban use and forms part of the same structure plan in the PDP.

The land immediately to the south is known as the Skaiffe Block is zoned Future Urban Zone/Rural Lifestyle Zone and is currently farmed. There are no known plans at the time of lodgement to rezone this land to live urban zoning, or otherwise develop this site. To the south of the Skaiffe Block is the

Plimmerton Farm site. This site is being developed in stages from the south to the north, with the first stage of 800 homes being approved under the COVID-19 Recovery (Fast-track Consenting) Act 2020 in November 2024.

6 Name and address of landowners and neighbours – Sched 5, cl5(1)(d)

In accordance with Clause 5(1)(d) of Schedule 5 of the FTAA the names and addresses of owners within and adjacent to the site is set out in **Table 2** and **Table 3** below.

Note that there are three private landowners within the subject site. Pukerua Property Group LP are the legal owners of Lot 1 DP 534864, Part Lot 1 DP 89102, and Lot 2 DP 89102.

Pukerua Property Group LP have a conditional contract on the land legally described as Lot 2 DP 534864, with the current legal owners being The Mt Welcome Family Trust.

Pukerua Holdings Limited own the Muri Block (34 Muri Road Lot 1 DP 608433, Lot 1000 DP 608433) to the north where there will be some earthworks that cross the boundary. Pukerua Property Group LP will arrange access with the owner.

More information outlining pre-lodgement engagement with these landowners is attached as **Appendix 2**.

This Application seeks to undertake a subdivision to create a balance allotment that will be retained by the Mt Welcome Family Trust. On 10 October 2024, the Applicant lodged an application to undertake a boundary adjustment to create a balance allotment for the Mt Welcome Family Trust in advance of the Substantive Application, however this was withdrawn in October 2025 prior to lodgement of the Substantive Application. The Applicant decided that it was more efficient to address this subdivision in an interconnected manner.

Table 2: Ownership details of subject site

Landowner	Address	Legal Description
The Mt Welcome Family Trust Limited	422A State Highway 1, Pukerua Bay	Lot 2 DP 534864
Pukerua Holdings Limited	34 Muri Road, Pukerua Bay	Lot 1 DP 608433, Lot 1000 DP 608433
Pukerua Property Group LP	422 State Highway 1, Pukerua Bay	Lot 1 DP 534864
Pukerua Property Group LP	422A State Highway 1, Pukerua Bay	Lot 1 DP 89102
Pukerua Property Group LP	422B State Highway 1, Pukerua Bay	Lot 2 DP 89102

Table 3: Ownership details of adjacent sites

Landowner	Address	Legal Description
[redacted]	310 State Highway 59, Pukerua Bay	Part Haukopua East Block, Part Haukopua East Block
[redacted]	434 State Highway 59, Pukerua Bay	Lot 1 DP 507444
[redacted]	432 State Highway 59, Pukerua Bay	Lot 2 DP 507444
[redacted]	1227B Paekākāriki Hill Road Paekākāriki Hill	Lot 3 DP 77652

7 Description of the proposed activity – Sched 5, cl5(1)(a),(e)

This section provides a description of the proposed activity in accordance with Schedule 5, Clause 5(1)(a) and (e)[42].

7.1 Proposal Overview

The applicant proposes to undertake a residential development on the site. A site plan has been developed for the proposed development as shown in Figure 16 below.

The key features of this plan are:

a. 949 residential allotments sized between 316m^2 to 2386m^2 (to enable 949 future dwellings) with an average lot size of close to 523m^2;

b. A commercial centre;

c. Associated infrastructure including wastewater (including wastewater storage facilities), stormwater, water reticulation, roading, and pedestrian and cycling trails;

d. Earthworks to establish the required finished surface levels for building platforms, roading, parks and drainage;

e. Landscaping; and

f. New intersection with State Highway 59.

More detail on each feature of this plan is provided in the following sections.

[42] Note that these are considered to be one and the same thing in this section.

Source: Master Plan and Landscape Urban Design Strategy (page 14)

Figure 16: Site plan

7.2 Subdivision

The following information is provided pursuant to Schedule 5 Clause 8 of the FTAA with regard to Information required in an application for subdivision or reclamation.

The proposal seeks to create 949 residential allotments sized between 316m^2 to 2386m^2 (to enable 949 future dwellings), with an average lot size of close to 523m^2; as shown in Figure 17 below.

Source: Adapted from Scheme Plan

Figure 17: Proposed layout and staging

Staging of the development construction will occur, to allow for a staggered delivery of housing. Indicative staging is shown in the Scheme Plans (see Figure 17 above) and in Figure 18 below. It is proposed that the conditions provide for flexible staging to occur, provided that appropriate infrastructure is in place for each stage. There are 24 stages proposed.

Should the necessary approval be granted, the Applicant intends to start bulk earthworks for stages 1 and 5A from October 2026, with each earthworks stage aiming to enable at least 2 civil works stages thereby ensuring earthworks are advanced at least a year ahead of civil stages and appropriately managing environmental effects during construction. The first civil stage will be undertaken following the first earthworks stage and subsequent civil stages will continue back-to-back all year round until completion over a period of approximately 15 years, subject to market conditions. The proposed staging is set out in section 7.5 below.

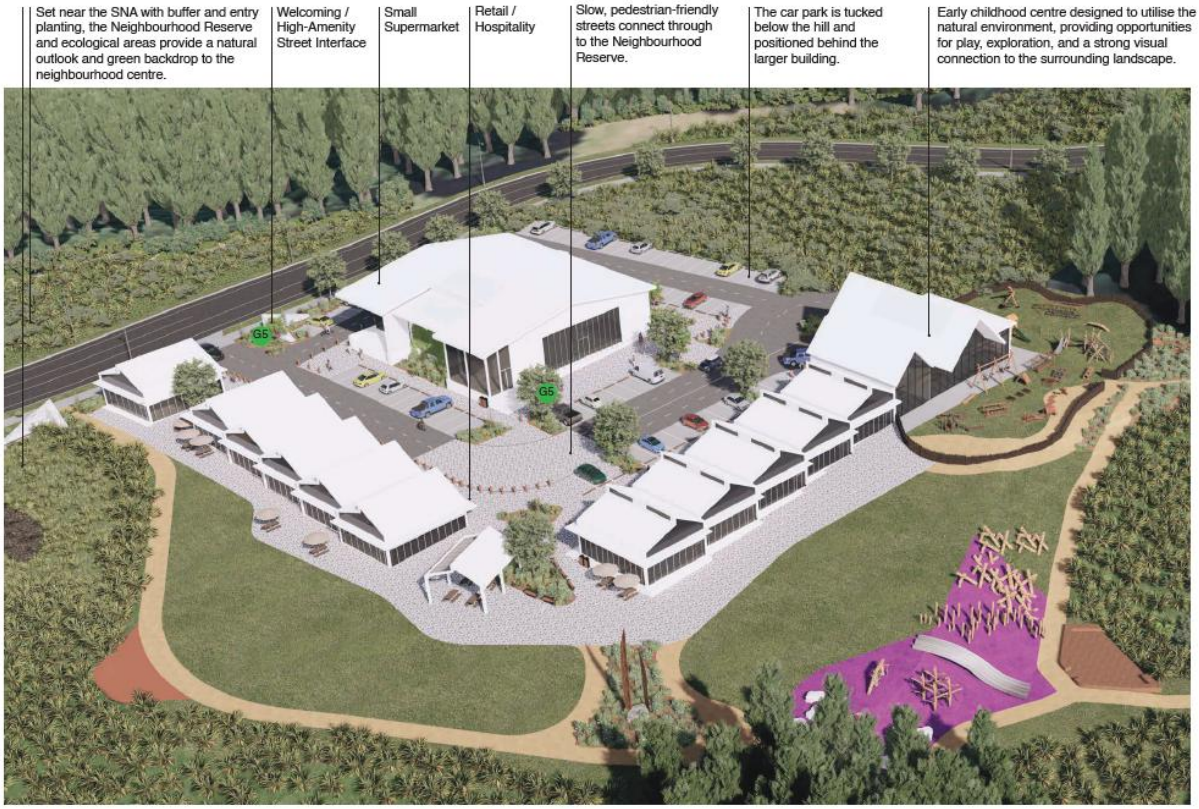
Stage	Lots	Stage	Lots
Stage 1	54	9	55
Stage 2	57	10	42
Stage 2b	19	11	48
Stage 3a	37	12	56
Stage 3b	22	13	43
Stage 4a	32	14	47
Stage 4b	32	15	21
Stage 5a	Commercial	16a	43
Stage 5b	62	16b	23
Stage 6	48	17	48
Stage 7	37	18	39
Stage 8	44	19	40

Source: Infrastructure Report (page 11)

Figure 18: Proposed staging schedule

7.3 Neighbourhood commercial centre

The subdivision creates a 'super lot' to enable a future 10 hectare commercial centre. This is located close to the new SH59 intersection and is within the Neighbourhood Centre Zone in the PDP, as identified in the Structure Plan (refer Figure 3). This allotment will be created as Stage 5A as shown in Figure 5A above. While consents are not being sought for any activities or buildings, this area is intended to enable a future mixed-use centre with a small supermarket, early childcare centre, and retail and hospitality spaces, as per its zoned purpose.



Source: Master Plan and Landscape Urban Design Strategy (page 33)

Figure 19: Indicative illustration of potential commercial area use

7.4 Landscaping and open space

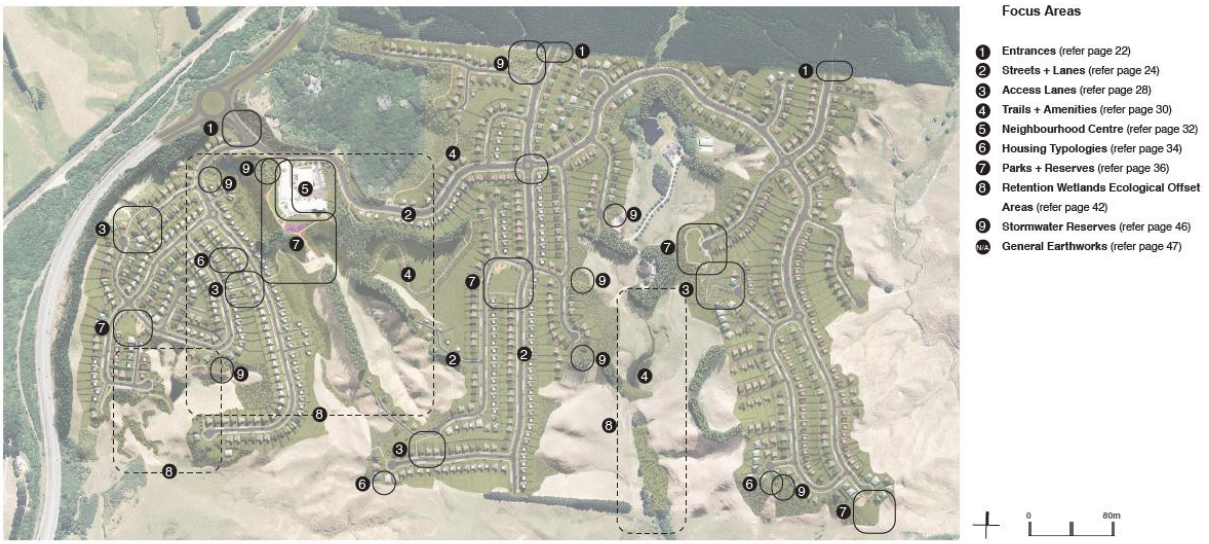
A "Master Plan and Landscape Urban Design Strategy" for the proposed development is attached as **Appendix 22**. This document sets out the design principles as follows:

Key features of the Strategy include[43]:

- ***Entrances****: Entrances marked by layered concrete walls, embossed with Mt Welcome identity, framed by coastal-to-inland planting and trees - reinforcing the threshold and local landscape.*
- ***Streets + JOAL[44]s****: Street network built around a main Collector Road with parking, cycle lanes, footpaths and shared paths, supported by street trees and planting to balance safety, standards, and amenity.*
- ***Access Lanes:*** *Accessways with raingardens, low fencing, seating, and bollard lighting, plus steps with bike/scooter ramp to ensure safe, open, and accessible connections through the neighbourhood.*
- ***Trails + Amenities:*** *Trail network includes on-ground tracks and boardwalks where practicable, built to Council standards, with durable surfaces, seating, and wayfinding to connect wetlands, streets, parks and the neighbourhood centre.*
- ***Neighbourhood Centre:*** *Neighbourhood Centre anchored by a supermarket and ECE, supported by retail and hospitality, with parking screened, active edges to reserves, and a safe, walkable hub overlooking wetlands and the valley.*

[43] Refer page 12.
[44] Jointly Owned Access Lane.

- ***Housing:*** *The lot layout provides standard sites of 300 m² - 450 m², allowing for a range of housing types. Some irregular lots occur in constrained locations but are balanced by enhanced amenity. All sites comply with the PDP, and the housing shown is indicative only.*
- ***Parks + Reserves:*** *Mt Welcome provides a destination neighbourhood reserve by the neighbourhood centre with play, recreation, and community facilities, plus three parks offering 3,000 m² (or greater) flat, flexible open spaces.*
- ***Retention Wetlands + Margins:*** *Mt Welcome sits within the Taupō Stream and Kākaho Stream catchments and is designed as a catalyst for ecological restoration, with farming retirement, replanting, and targeted retention wetland and margin enhancement.*
- ***Stormwater Reserves:*** *Stormwater reserves planted as native arboretum with raingardens and habitat species, some designed as dual-use paths and rest spots to connect people with nature.*
- ***Earthworks:*** *Following earthworks, fill areas will be grassed and strategically planted, while cut faces will also be grassed. Residual pasture land will be left to naturally regenerate over time, with gorse providing a nursery for native forest succession.*



Source: Master Plan and Landscape Urban Design Strategy (page 21)

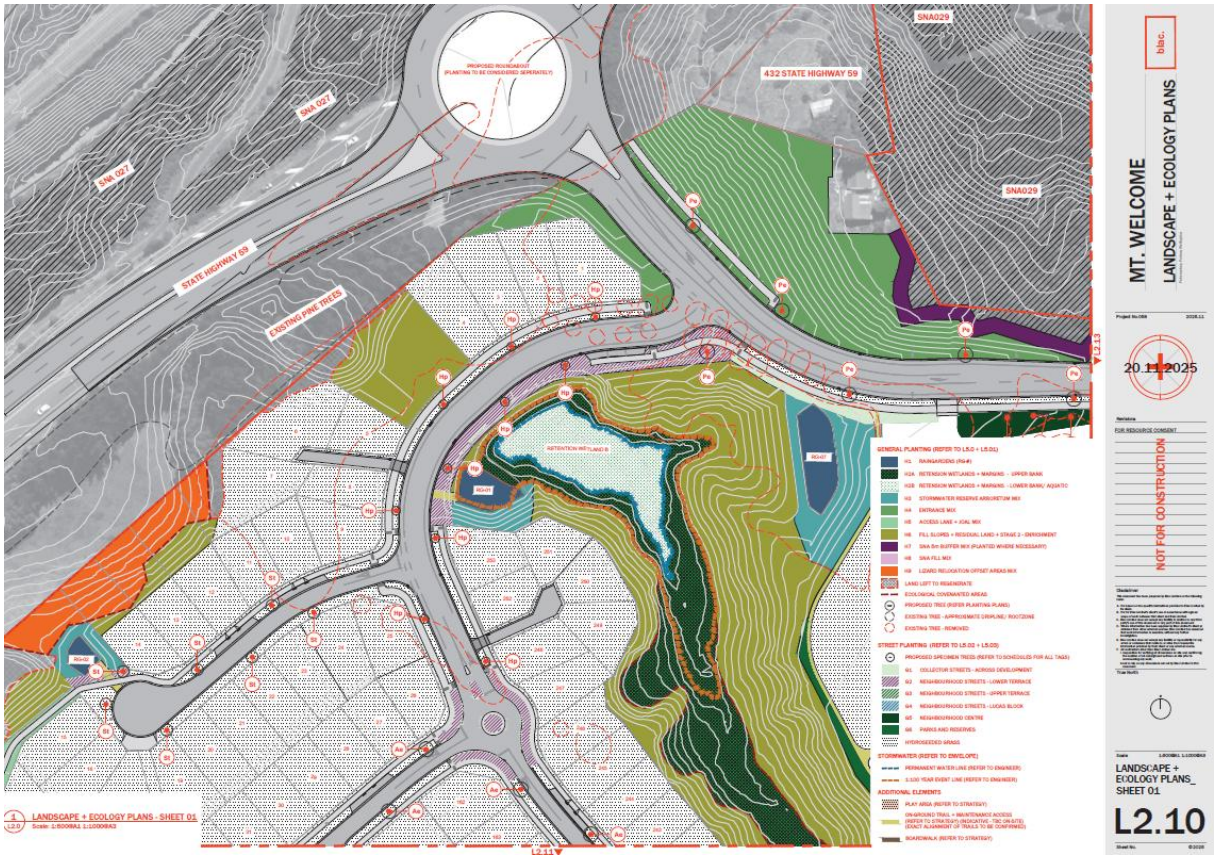
Figure 20: Masterplan key features

The topography of the Site is going to be altered by the extent of earthworks required to create the roading infrastructure and building platforms (outlined in the following section). Most notably, the valleys heads are going to be filled in order to create flat areas or displace fill, and cut will lower of the ridgelines in the Upper Terrace and the Lucas Block.

All planting areas are set out in Landscape and Ecology Plans (**Appendix 23**). These plans show the types of planting that will occur in each part of the site whether it be for amenity, stormwater management, ecological buffering/offsetting or erosion and sediment control. These plans have been prepared as an overlay to the civil and scheme plans. They were designed to give effect to the Ecological Assessment and Landscape Urban Design Strategy. There are proposed conditions of consent in **Appendix 7** that provide for a plan set to be certified by PCC or GWRC (as applicable), and monitoring requirements.

Figure 21 below shows an excerpt of the level of detail provided for the Landscape and Ecology Plans. This shows the locations of various areas where planting for amenity, stormwater management,

ecological buffering/offsetting or erosion and sediment control is proposed for features such as: raingardens, wetlands, fill and cut slopes, SNA buffers, lizard relocation areas, streetscapes and reserves. The plans include a list of plant sizes, species and spacing tailored for the outcomes being sought in each area.



Source: Landscape and Ecology Plans (Sheet L2.10)

Figure 21: Example of Landscape and Ecology Plans

A Street Lighting Plan has been prepared by ibex which is attached as **Appendix 29**.

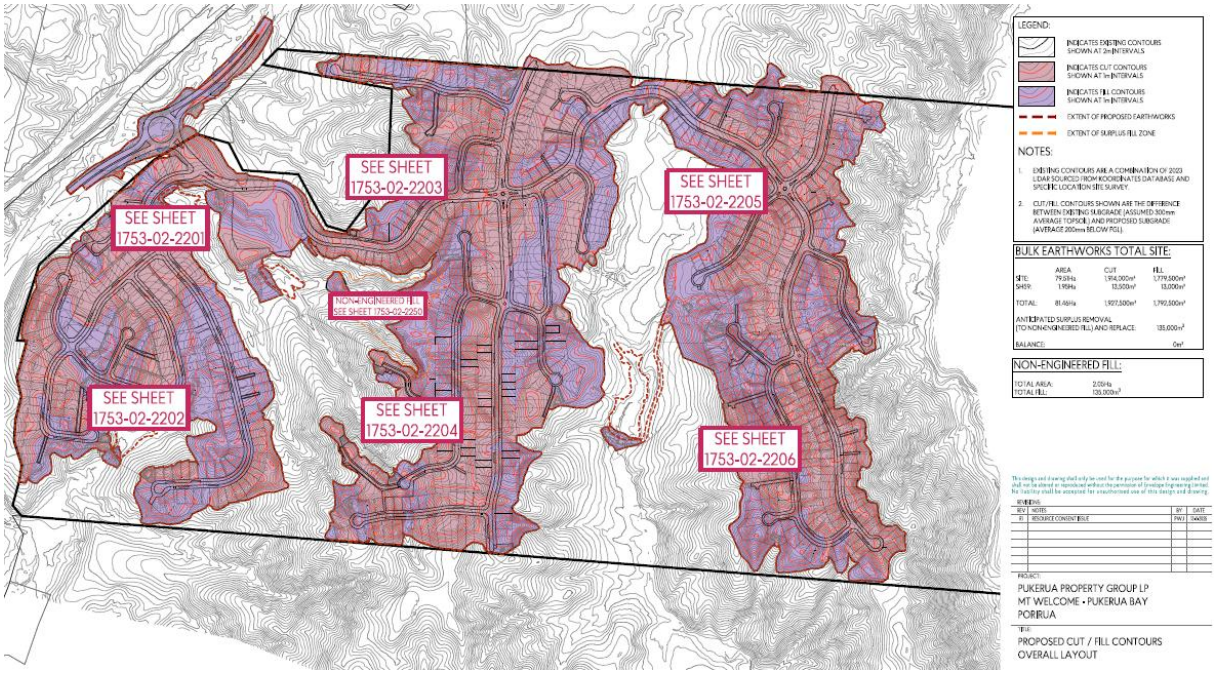
7.5 Earthworks

The site will require earthworks to create roads, stormwater treatment and attenuation areas, building sites, and reserve areas. Envelope Engineering have prepared: Earthworks plans (**Appendix 30)**, an Infrastructure Report (**Appendix 9**) and a Draft Earthworks Construction Management Plan (**Appendix 10**). The Infrastructure Report outlines the total earthworks proposed as follows[45]:

- *Total earthworks area: 81.46 ha.*
- *Topsoil stripping is estimated at 128,000m³, assuming an average depth of 300 mm.*
- *Subgrade preparation is assumed to extend 200mm below finished ground level (FGL).*
- *Maximum cut height is approximately 21m, and maximum fill depth is approximately 24m.*

[45] Refer page 18.

- *Total earthworks area: 81.46 ha.*
- *Total cut volume: 1,905,000m³.*
- *Total fill volume: 1,806,000m³.*
- *Approximately 135,000m³ of unsuitable material allowance*



Source: Earthworks Plans (2000 series)

Figure 22: Overarching earthworks cut/fill plan

The earthworks methodology is set out in the Infrastructure Report. The design objectives are summarised as follows[46]:

- *Comply with Greater Wellington Regional Council (GWRC)'s Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region.*
- *Ensure geotechnical compliance in accordance with geotechnical engineer (ENGEO) recommendations.*
- *Incorporate ecological requirements in line with ecologist (Blue Green Ecology) and hydrological (PDP) advice.*
- *Achieve a practical cut/fill balance and reduce disposal to waste*
- *Eliminate the need for future secondary earthworks.*
- *Incorporate ecological and environmental constraints into the design.*
- *Stage works to enable progressive development and minimise exposed areas.*
- *Implement erosion and sediment control measures in accordance with GWRC guidelines.*
- *Apply Safety in Design principles and identify project specific risks*

Further, the Infrastructure Report notes[47]:

[46] Refer page 13.
[47] Refer page 15.

A cut/fill balance has generally been achieved meaning no earthworks are intended to be removed from the site, subject to detailed geotechnical testing and civil design. Ground material that is unsuitable has been accounted for and will generally be disposed of on site in the designated unsuitable fill area, as detailed below.

To achieve a cut/fill balance, certain gullies and low-lying areas will be utilized for placement of fill material. Through close collaboration with the ecology team, we have identified areas of lower ecological value that can accommodate earthworks, alongside areas that have higher ecological sensitivity and should be protected or enhanced. Is it expected these gullies will contain material unsuitable for fill, and fill be disposed of within the fill site as detailed below.

Excess topsoil material will be managed in accordance with the ECMP and placed within the designated unsuitable material stockpile. Topsoil identified for reuse will be stockpiled around the perimeter of the earthworks area for later reinstatement within lots and berms upon completion of civil works. All topsoil stockpile locations and management measures will be shown on the certified Erosion and Sediment Control Plans.

The Infrastructure Report outlines how earthworks will be carried out in a staged approach. These stages have been designed to enable the civil works to be carried out as outlines in the development staging and to balance earthworks. They have also been designed to be carried out in an earthworks season. Prior to the commencement of each stage of earthworks a detailed ECMP will be submitted for certification prior to commencement (refer **Appendix 7**). The proposed earthworks staging is outlined in Figure 23 below.

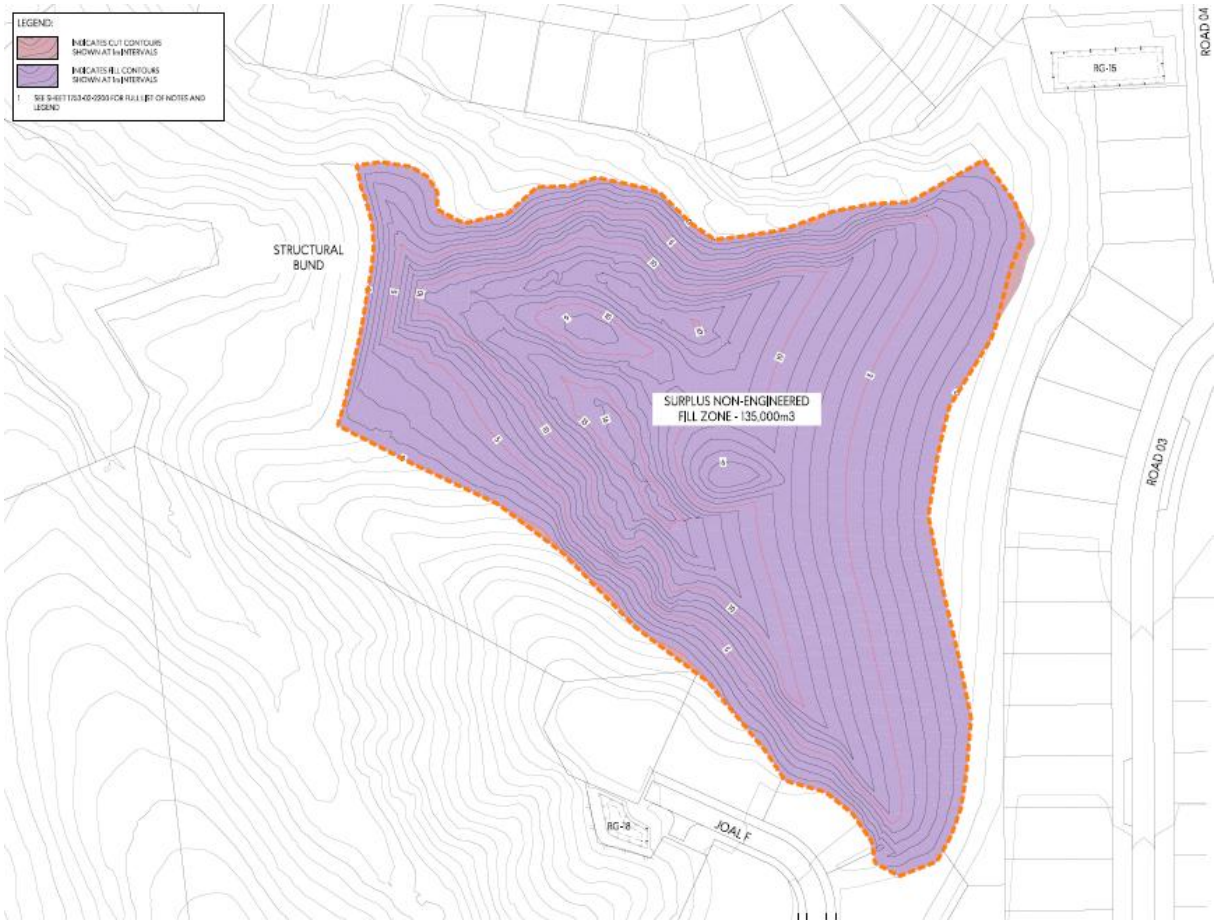
Stage	Area (ha)	Cut (m^3)	Fill (m^3)	Unsuitable (m^3)	Enables Civil
Stage 1	10.2ha	195,000	167,500	27,500	Stage 1, 5A
Stage 2A	8.2	230,000	75,000	10,000	Stage 2A, 2B, 3A, 3B
Stage 2B	4.7	50,000	187,500	2,500	Stage 4A, 4B
Stage 2C	15.9	7,500	10,000	2,500	SH59
Stage 3	11.6	250,000	220,000	30,000	Stage 5B
Stage 4	12.4	320,000	31,0000	10,000	Stage 6, 7, 8, 9
Stage 5	2.8	32,500	30,000	2,500	Stage 10
Stage 6A	11.7	257,500	182,500	15,000	Stage 11, 13, 14
Stage 6B	2.2	15,000	95,000	7,500	Stage 12
Stage 7	10.5	380,000	360,000	20,000	Stage 15, 16A, 16B, 17
Stage 8	6.0	177,500	170,00	7,500	Stage 18, 19
Total	**81.46**	**1,905,000**	**1,806,000**	**130,000**	

Source: Infrastructure Report (page 15)

Figure 23: Proposed earthworks staging

7.5.1 Dedicated fill area

A dedicated fill area has been incorporated into the development to minimise the need for off-site disposal of unsuitable material. The 2ha area has capacity for approximately 135,000m³ of surplus material and will be contained by a structural bund, with finished grades designed at flatter slopes to ensure stability. Only clean, uncontaminated material will be placed within this area, while any potentially contaminated material encountered will be managed separately under a site-specific management plan.



Source: Earthworks Plans (2000 series)

Figure 24: Dedicated fill area

7.5.2 Erosion and Sediment Control

The Infrastructure Report outlines the proposed approach towards erosion and sediment control[48]:

> *Erosion and sediment control measures have been developed in accordance with the Greater Wellington Regional Council (GWRC) Erosion and Sediment Control Guide for Land-Disturbing Activities in the Wellington Region (2021).*

[48] Refer page 20.

A preliminary Erosion and Sediment Control Plan (ESCP) has been prepared to demonstrate the feasibility of the proposed controls and forms part of this application. The plan includes catchment layouts, sediment retention pond (SRP) and decanting earth bund (DEB) sizing, and outlines the proposed methodology for gully filling and early-stage earthworks. Given the requirement for early fill placement, a temporary DEB will be utilised prior to SRP construction.

Ongoing monitoring will be undertaken in accordance with the Erosion and Construction Management Plan (ECMP), developed in collaboration with PDP, to address water quality testing and outflow monitoring requirements. The preliminary ESCP is provided on sheets 2300, with the detailed Stage 1 ESCP provided on sheets 2400, which also sets the standard for subsequent stages.

- *SRP and DEB detailed sizing*
- *Construction methodology and staging*
- *Stabilized construction entrance will be utilised at the existing site entrance*
- *Silt fence installed along the site boundary*
- *Stormwater culvert sizing*

7.5.3 Earthworks and Construction Management

Envelope have prepared a draft Earthworks and Construction Management Plan (ECMP) for works at the site (**Appendix 10**). The Infrastructure Report notes[49]:

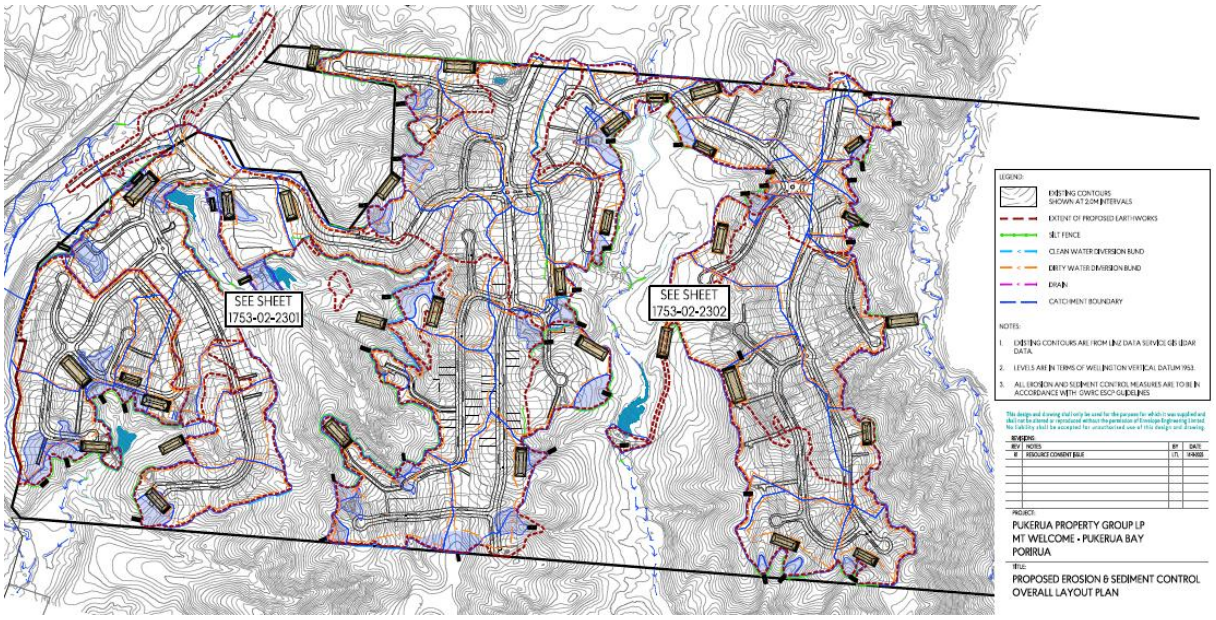
This plan is intended to provide the information required to establish a framework for the safe and environmentally conscious completion of earthworks and civil construction proposed to be undertaken for the project.

The intention of this document is to set out the key parameters and likely site conditions that are required to be considered to assist the contractor in preparing their site-specific ECMP, for which they will be contractually responsible.

It is not intended to be prescriptive, and the contractor will be free to propose alternative measures if they meet the minimum performance standards as outlined in this document and in accordance with the GWRC document "Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region – Issued Feb 2021" and if compliance is still achieved with the relevant conditions of consent.

It is likely that control of sediment on this site will require the use of a flocculant and the use of this would be controlled a Flocculation Management Plan (FMP). This is proposed as a condition of consent in Appendix 7, to be certified by Council prior to commencing earthworks.

[49] Refer page 16.



Source: Earthworks Plans (2000 series)

Figure 25: Overview of Erosion and Sediment Controls

7.5.4 Winter earthworks (1 June and 30 September)

There are no specific earthworks planned in winter, but the proposal seeks to ensure a mechanism to apply to undertake some limited earthworks in winter to provide flexibility. It is anticipated that these works would include the ability to undertake lower risk secondary earthworks such as trenching to provide services to allotments during civil stages. The Earthworks and Construction Management Plan states[50]:

> *To minimise construction-related risks, it is proposed that no more than 3,000m² of unstabilised surface will be open at any one time during the winter period. This allowance is intended to enable limited secondary works, such as trenching or minor service installation, while maintaining an appropriate level of environmental protection.*
>
> *All erosion and sediment controls for the relevant catchment must be fully installed, commissioned, and operating effectively prior to any winter works commencing.*

The proposed conditions of consent in **Appendix 7** include a Winter Works Erosion and Sediment Control Plan to be certified by GWRC prior to any earthworks taking place between 1 June and 30 September. The conditions also set out how no more than 3,000m^2 of land may be unstabilised at any one time during the winter period each year unless agreed otherwise by the Manager.

7.6 Three waters

As outlined above, Envelope Engineering have prepared an Infrastructure Report (**Appendix 9**) and a Stormwater Management Plan (**Appendix 11**) which has informed the subsections below.

[50] Refer page 19.

7.6.1 Wastewater

The proposed wastewater plans are shown on the 5000-series drawings included in **Appendix 30**.

The Infrastructure Report outlines the proposed network design as follows[51]:

> *A predominantly gravity-based network has been designed across the site. Given the topography minimum grade requirements are not generally a constraint, and local network standards can be achieved. However, the undulating terrain and constraints within gullies, means that 6 pump stations will be required along with localised low-pressure systems.*

The piped network is also designed to incorporate flows from the Muri Road development and convey them through this site to the SH59 bulk main.

With regard to wider network upgrades, the Infrastructure Report notes[52]:

> *Targeted capacity upgrades are proposed along key sections of the SH59 bulk main to address existing network constraints identified through hydraulic modelling. Several pipe upgrade options and on-site attenuation measures were evaluated; however, while additional storage can assist in managing peak wet-weather flows, it does not resolve the underlying downstream pipe capacity limitations. A storage only approach can often concentrate higher pumped discharges, worsening downstream pipe capacity constraints.*
>
> *The proposed upgrade locations were identified in areas where existing capacity is limited and surcharging occurs by low pipe gradients or where overflows are first expected to occur under increased discharge conditions.*
>
> *In this context, surcharge refers to water levels rising above the pipe crown but remaining contained within the underground network, such as within pipes and manholes. Overtopping, however, occurs when surcharge levels exceed the ground surface or manhole rim, causing uncontrolled overflow.*
>
> *It should be noted that the development will add flow to pipes that are already operating close to capacity (Upgrades 1 and 2). Although these sections are expected to surcharge under future development conditions, modelling confirms that water levels will remain contained within the system and will not overtop. This controlled surcharge also assists in attenuating peak flows entering the more constrained downstream network within the Plimmerton catchment and network. These upgrades may be brought forward if required.*

[51] Refer page 29.
[52] Refer page 35.

Based on advice from Wellington Water (refer **Appendix 2**), three staged wastewater main upgrades are proposed aligned with lot staging as outlined in the Infrastructure Report, totalling approximately 395m of pipe capacity improvements[53]:

- *Stage 1 – 210 m of main along the Ara Harakeke Pathway, avoiding the SH59 off-ramp to Airlie Road. Works can proceed without disrupting vehicle traffic, though temporary pedestrian management will be required.*
- *Stage 2 – 22 m of main within the berm outside the trafficable carriageway, enabling construction with minimal disturbance to road users.*
- *Stage 3 – 163 m of main, either by replacing the existing pipe or constructing a new bypass within the Ara Harakeke Pathway corridor to minimise vegetation removal and improve long-term maintenance access.*

7.6.2 Stormwater

The proposed drainage plans are shown on the 5000-series drawings included in Appendix **30**.

In addition to the Infrastructure Report, Envelope Engineering have prepared a Stormwater Management Plan (**Appendix 11**) which includes a Stormwater Impact Assessment prepared in line with Schedule 29 to the Plan Change 1 to the Natural Resources Plan. The Infrastructure Report outlines that[54]:

> *The stormwater management approach for the Mt Welcome development has been guided by the principles of integrated catchment management, water-sensitive urban design, and hydraulic neutrality, consistent with the Wellington Water RSWS v3.0 and GWRC Plan Change 1. These principles ensure that stormwater is managed in a way that protects downstream environments, enhances ecological and cultural values, and supports long-term asset resilience and maintainability.*
>
> *Key principles applied to this development include:*
>
> - *Stormwater treatment and attenuation are centralised, minimising the use of on-lot devices and reducing operation and maintenance costs.*
> - *Post-development catchments are aligned with pre-development catchments to maintain existing discharges and downstream receiving environments*
> - *Apply Safety in Design principles and identify project specific risks*
> - *Support of development staging to ensure the network can be constructed and commission progressively*
> - *Recognise and protect the natural environment with low impact and water sensitive design*

[53] Refer page 39.
[54] Refer page 26.

- *Incorporate cultural values through engagement with mana whenua*

The development adopts a water-sensitive urban design and treatment-train approach. Stormwater runoff from residential lots and roads will be collected via a piped network and treated through centralised raingardens and retention wetlands. These systems are designed to treat at least 85% of the Mean Annual Runoff Volume (MARV), reduce contaminants such as suspended solids, copper, and zinc, and attenuate peak flows to pre-development levels. Hydraulic modelling confirms compliance with design criteria for both primary (10% AEP) and secondary (1% AEP) networks, incorporating climate change allowances. The Proposed Stormwater network is summarised in the Stormwater Management Plan (**Appendix 13**) as follows[55]:

> *The design of the stormwater piped network, including sizing and hydraulic calculations, is provided in the Envelope Infrastructure Report. The proposed stormwater management system is summarised as follows:*
>
> 1. *Lot Runoff (10% AEP): Stormwater from residential lots is collected via downpipes and lateral connections and discharged into the underground piped network.*
> 2. *Road Runoff (10% AEP): Stormwater from roads is captured through catchpits and conveyed into the same piped network.*
> 3. *Major Flow (1% AEP): During larger events, overland flow will be conveyed safely along road corridors and directed to downstream attenuation devices.*
> 4. *Primary Treatment: The piped network discharges to centralised bioretention basins (raingardens) sized to treat 85% MARV of the contributing impervious catchment. Larger events bypass the raingarden via an orifice and dedicated bypass pipe.*
> 5. *Secondary Treatment / Conveyance: Treated flows and bypass flows are conveyed to wetland retention ponds, while some smaller sub-catchments discharge directly to gullies where maintaining existing flow continuity is required.*
> 6. *Attenuation and Storage: The wetland retention ponds provide both water-quality and quantity control—retaining and detaining runoff from frequent, low-intensity events and storing flows up to the 1% AEP storm.*
> 7. *Discharge: The ponds release flows back to existing watercourses at pre-development discharge rates, maintaining hydraulic neutrality and improving downstream water quality.*

The attenuation and retention areas are shown in Figure 26 below.

[55] Refer page 18.

Source: Stormwater Management Plan (page 20)

Figure 26: Stormwater attenuation and retention areas A-E

7.6.3 Water supply

The proposed water supply layout is shown on the 5000-series drawings included in **Appendix 30**. The Infrastructure Report outlined the approach to water supply as follows[56]:

> *The water supply system is designed to provide a reliable primary supply for Mt Welcome and to interface with the Muri Road works, meeting Wellington Water's service levels and firefighting requirements. Capacity and pressure targets are set to support the planned yield while maintaining compliance with RSWS v3.0.*
>
> - *Wellington Water RSWS v3.0 compliance.*
> - *Minimum operating pressure: 25 m (may be reduced to ~10 m near a reservoir).*
> - *Maximum operating pressure: 90 m.*
> - *Firefighting: SNZ PAS 4509:2008 compliance*
>
> *…*
>
> *The network will operate as two pressure zones, separated by a pressure-reducing valve (PRV) at RL 85 located within the bulk-main pump house that feeds the new reservoir. The PRV will cap pressures in the lower zone to WWL RSWS limits and enable controlled back-feeding from the new reservoir, increasing effective storage and resilience within the Pukerua Bay zone.*

[56] Refer page 40.

...

The lower zone will be supplied primarily by the existing Pukerua Bay reservoir, with a supplementary interconnection to the new reservoir for redundancy. All lots in this zone comply with RSWS pressure requirements.

...

The upper zone servicing 686 residential lots will be supplied by the proposed reservoir, described in Section 11.8 below. Two minor exceptions are noted: 3x lots at RL 90–96 near the Road 1 pump station will experience >90 m head (slightly above the RSWS upper limit), and 29x lots at the southern end of the Lucas Block will have ~24 m head (marginally below the 25 m minimum). Given the close proximity to the reservoir and short distribution lengths, these are considered an acceptable departure from the standards.

The upper zone will be connected to the lower zone through a pressure reducing valve at RL85 as described above to increase network redundancy.

This is summarised in Figure 27 below:

Zone	Top Water Level (TWL)	RSWS Service Range	Proposed Service Range	Lots
Lower Zone Existing Pukerua Bay Reservoir 2.3ML	RL 125	RL 35-100	RL 53 - 82	263 + Commercial
Upper Zone Proposed 3.7ML Reservoir	RL 186	RL 96-161	RL 90 - 162	686

Source: Infrastructure Report (page 41)

Figure 27: Staged water supply

The locations of these reservoirs are shown in Figure 28 below.

Source: Infrastructure Report (page 43)

Figure 28: Locations of existing and proposed reservoirs

A new 3.7ML reservoir (proposed reservoir shown in Figure 28) will provide the primary supply to the development. It is being progressed under a separate resource consent application in conjunction with the northern landowners (Muri Road) and is being designed and coordinated by Envelope Engineering. The reservoir is located on elevated land within the neighbouring Muri Road block to the north and is intended to service both Mt Welcome and Muri Road.

The existing reservoir is able to service stages 1-5b, while the proposed reservoir will be required for stage 6 onwards. This is reflected in the proposed conditions on consent in **Appendix 7**.

A separate resource consent application for this reservoir was prepared in conjunction with the Muri Road development and lodged in July 2024 with PCC.

Approximately 2.4 km of new public bulk main is required to connect the proposed reservoir to the existing transmission main along SH59. This bulk main is being designed and consented under a separate application, progressed in parallel with the reservoir works.

The proposed water network consists of primary water mains located within the road berms on one side of each road, with rider mains extending to service lots on the opposite side of the roads. Fire hydrants are provided at regular 135m intervals to comply with spacing requirements.

All new network assets will be vested in Council.

7.7 Utilities

The Infrastructure Report sets out the utilities considerations as follows[57]:

> *Telecommunications - We have initiated discussions with Tuatahi First Fibre and Chorus as the two potential network operators. Both have confirmed through their initial high-level assessments that the existing fibre infrastructure along SH59 is sufficient to service the site. Conditional clearance letters have been issued and are included in Appendix 4 of this report.*
>
> *Existing Power - An existing overhead power line traverses the site, with underground 11 kV cables connected at various pole locations. These cables are routed underground to service the individual dwellings within the development. Any realignment of existing services will be addressed during the detailed design phase.*
>
> *Proposed Power - Envelope have had ongoing discussions with Wellington Electricity Limited (WEL) and Edison Consulting Group regarding options to service the development. It is recognised that power infrastructure is not yet in place, consistent with other services required to accommodate the fully developed site. Network reinforcement will be necessary and will need to be delivered alongside other developments and projects in the area. To confirm the extent of network upgrades and associated costs, a High-Level Report (HLR) will be commissioned by Pukerua Property Group LP. This will assess the network and provide a concept design for power supply. A supporting letter from WEL has been provided in Appendix 7 of this report.*
>
> *Gas - No gas supply is proposed for the new residential zones.*

7.8 Transport

The proposed transport network was informed by Integrated Transport Assessment (**Appendix 14**) and is shown on the 3000-series drawings included in **Appendix 30**.

7.8.1 State Highway 59 Intersection

A new roundabout is proposed on SH59 to provide the main site access which has been designed in collaboration with NZTA. The main site access will remain in close proximity to the current driveway to the property. This location also aligns with the indicative road access shown within the NGA Structure Plan.

The Infrastructure Report notes[58]:

> *The roundabout has been conceptually designed to accommodate full traffic demands from both the Mt Welcome and the adjacent Muri Road Block. Two-lane approaches and*

[57] Refer page 36.
[58] Refer page 22.

circulating lanes have been included to provide sufficient capacity and to future-proof the intersection for expected traffic growth.

Figure 29: Proposed new intersection with SH59

The Infrastructure Report notes[59]:

Prior to construction of the roundabout, an interim access arrangement will be implemented at the existing site driveway. This will involve upgrading the current priority T-intersection to include a dedicated right-turn bay for northbound SH59 traffic, shifting the existing northbound merge taper further south, and realigning the site access to a 90-degree approach to improve sightlines and vehicle tracking. The temporary right-turn lane is proposed to operate until 110 dwellings are occupied.

The interim intersection is shown in Figure 30 below.

[59] Refer page 23.

Source: Integrated Transport Assessment (page x)

Figure 30: Proposed interim intersection with SH59

The Integrated Transport Assessment demonstrates that from a capacity perspective the traffic associated with the first 110 dwellings on the Site (and allowing for construction traffic) can be accommodated by the upgraded priority tee-intersection, without vehicles experiencing long delay[60]:

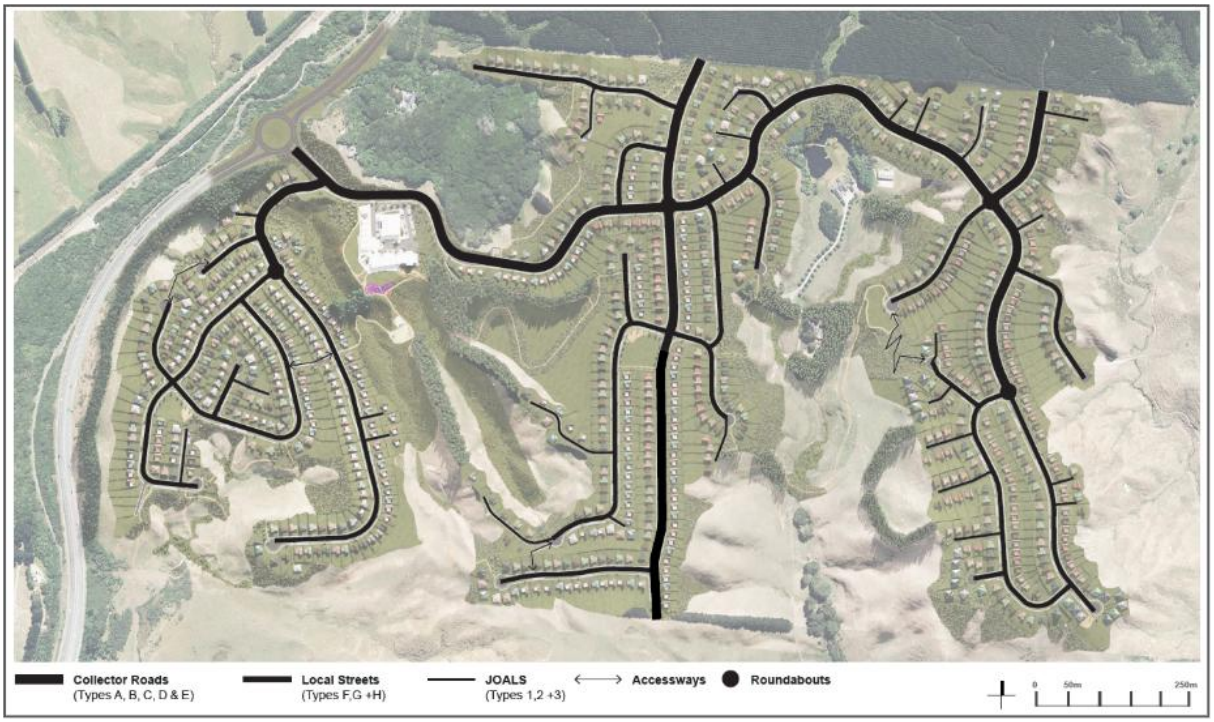
> *The PPM guidance graph in Figure 11-1 identifies traffic volumes on the side road of around 1,000vpd (equivalent to around 110 occupied dwellings or the majority of Scenario 2 development traffic loadings at the Site (incorporating Stages 1 & 2)) are capable of being accommodated by a priority tee intersection with a right turn bay.*
>
> *…*
>
> *With the adoption of the design as proposed, it is assessed that traffic associated with around 110 occupied dwellings or the majority of the initial two stages of development, can be appropriately accommodated from a capacity and safety perspective prior to the fuller Site roundabout coming online.*

A proposed condition of consent is included in **Appendix 7** with a trigger for when the roundabout needs to be constructed.

7.8.2 Roading network

The internal roading hierarchy is shown in the ITA as follows:

[60] Refer page 57.



Source: ITA (page 42)

Figure 31: Proposed roading network

The roading network follows the NGA Structure Plan with regard to the main site access with SH59 and two connections north to the Muri Road Block. However, only a single southern roading connection has been included due to topographical and ecological constraints and the absence of future development plans (this is covered in more detail in **Appendix 8**).

The Infrastructure Report outlines the roading typologies as follows[61]:

- Collector roads (width 21.7–19.7 m): Designed to accommodate public transport, shared pathways, and dedicated cycleways, forming the main connection loop for the NGA and providing the primary link to the proposed SH59 roundabout. Vertical grades and turning radii have been developed to support future bus operations, with bus stop locations to be confirmed in consultation with GWRC.

- Local / Access roads (width 16.7–14.5 m): Access roads are designed as residential streets featuring indented parking bays and 1.8 m footpaths, providing direct property access while maintaining safe and efficient traffic movement. In constrained locations where lots front only one side of the road, a reduced total width of 14.5 m is adopted, with a single footpath provided.

- Private Jointly Owned Access Lot (JOAL)(width 8–6 m): Short, low-speed access lanes are proposed to serve small clusters of dwellings (typically five or fewer). These lanes are designed

[61] Refer page 22.

as shared spaces for both vehicles and pedestrians, featuring narrow carriageways (3.5m–8m) with berms on either side.

The Infrastructure Report outlines the provision parking provision as follows[62]:

> *On-street parking will be provided throughout the development via designated parking bays. Provision of parking bays will be alternate with grassed berms or landscape areas. The total number of spaces proposed has been determined in consultation with the traffic engineer. Given the high frequency of driveway crossings, some parking bays overlap with driveways. These bays have been designed with increased crossfall to minimise kerb lips and ensure smooth vehicle access, reducing the likelihood of future rework or non-compliant alterations by property owners. No-parking restrictions will be applied across driveways, and bays have been sized to ensure adequate parking without encroaching into private accessways.*

7.8.3 Public Transport

As outlined above, the proposed internal Site movement network includes two Collector Road links through to the Muri Block to the north, providing the opportunity for a 'loop' road through these two sites, with these routes designed to accommodate a public bus should such a service be implemented in the future. The network includes provision for a collector road that could accommodate a future bus service to the Scaiffe Block to the south.

In addition, the ITA notes[63]:

> *Discussions have been held with Metlink around potential bus stops within the Site, should a bus service be introduced by GWRC in the future. Given the expected traffic volumes on the Site Collector Roads where future buses would route, in-lane bus stops (rather than indented) have been confirmed by Metlink as appropriate. In addition, there is adequate width within the adjacent berm areas to provide bus shelters, should these be required.*

7.8.4 Walking and cycling

The Infrastructure Report outlines walking and cycling provision as follows[64]:

> *Pedestrian Pathways and Footpaths*
>
> *Pedestrian footpaths have been designed at varying widths across the development. Along collector roads, footpaths will generally be 2.5m wide on one side and 2.0m on the other, providing shared space for pedestrians and non-commuter cyclists. On local roads,*

[62] Refer page 19.
[63] Refer page 38.
[64] Refer page 19.

1.8 m footpaths will typically be provided on both sides, with single-sided footpaths applied to smaller road classifications in accordance with the PCC Code of Practice.

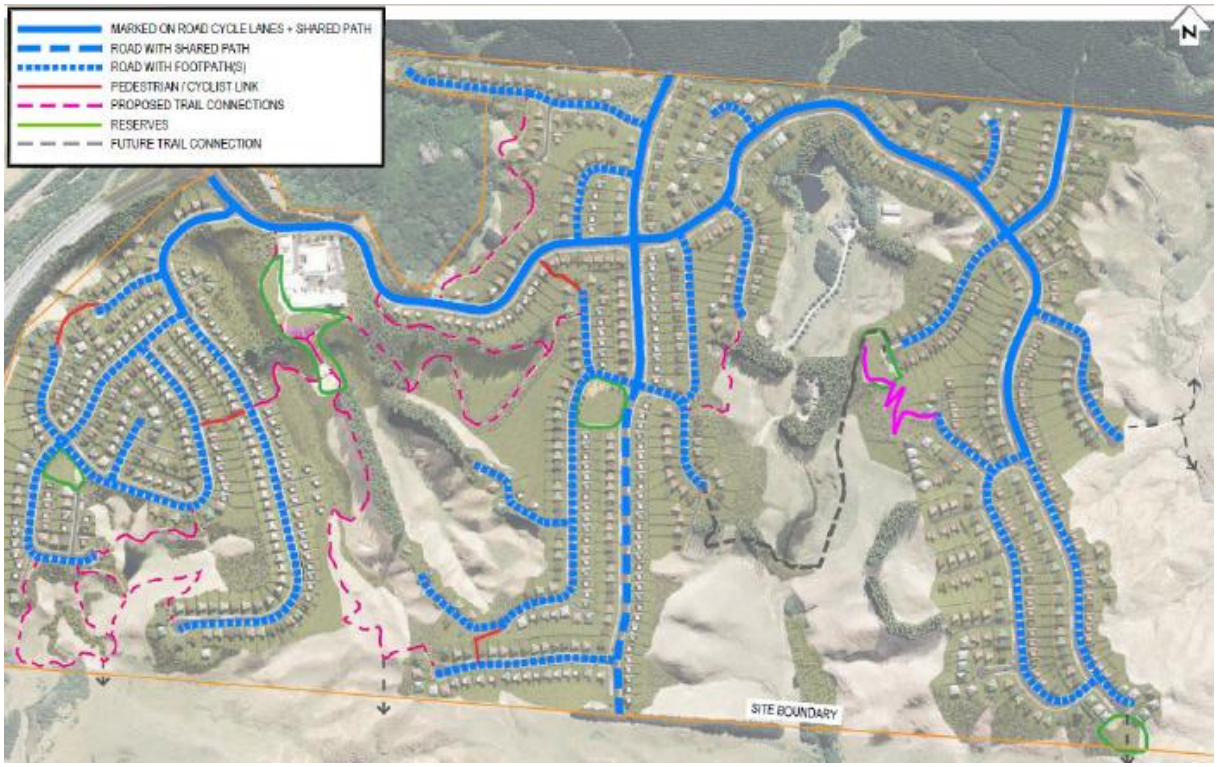
Cycle and Commuter Paths

Commuter cycle lanes are incorporated within the collector roads across the development, each 1.8 m wide and located within the carriageway, consistent with the Northern Growth Area (NGA) Structure Plan provisions. These routes will connect to the northern block, providing future access to the Pukerua Bay train station while avoiding direct reliance on SH59.

Recreational Tracks & Trails

Recreational tracks have been designed in collaboration with the landscape architect to create walking routes through otherwise inaccessible terrain. These routes will strategically link key features of the development, including recreational reserves, commercial areas, and connections to both the Muri Road block to the north and the southern boundary of the site.

The active mode network is set out the ITA as follows:



Source: ITA (page 42)

Figure 32: Active mode network

7.9 Ecology

The Ecological Assessment attached as **Appendix 15** outlines the works proposed in and near waterways. Activities include:

- Reclamation, remediation and creation of new wetland habitat through planting as part of offsetting works;
- Clearence of terrestrial native vegetation and the creation of new terrestrial habitat through planting as part of offsetting works; and
- Upgrading and installation of new culverts.

All planting areas are set out in Landscape and Ecology Plans (**Appendix 23**). These plans show the types of planting that will occur in each part of the site whether it be for amenity, stormwater management, ecological buffering/offsetting or erosion and sediment control. These plans have been prepared as an overlay to the civil and scheme plans. They were designed to give effect to the Ecological Assessment and Master Plan and Landscape Urban Design Strategy. There are proposed conditions of consent in **Appendix 7** that provide for the Landscape and Ecology Plans to be certified by PCC and GWRC, with monitoring requirements.

7.9.1 Wetlands

To enable a viable yield from the development, civil works are required which result in the infilling of a number of ephemeral headwater sections of gully systems that meet the definition of natural wetlands, and modification of four large areas to form stormwater retention devices for the construction and then operational phase of the development.

Source: Ecological Assessment (page 47)

Figure 33: Mapped wetlands overlaid with development area

The project will result in the calculated loss of 15,311m^2 of natural inland wetland. The impacts are spread across catchments[65]:

- Taupō catchment – Natural wetland under retention areas: 4,900m²; natural wetlands infilled by earthworks 8862m².
- Kakaho East catchment – Natural wetland under retention areas: 2,000m²; natural wetlands infilled by earthworks 5107m².
- Kakaho West catchment – Natural wetlands infilled by earthworks 1342m².

Offsetting for the 15,311m^2 loss of natural inland wetland is provided in addition to the remedial wetlands. Offsetting is proposed at a 1:1 ratio. The offsetting areas are proposed in gullies and basins of the Taupō draining western system which are currently grazed, in poor condition, and cannot achieve better indigenous biological diversity without different management and restoration[66].

[65] Refer page 38.
[66] Refer page 53.

Source: Ecological Remediation and offsets plans (9000-series drawings)

Figure 34: Proposed Ecological Remediation and offsets (wetland offsetting in pink)

7.9.2 Terrestrial biodiversity

While most of the farmed site contains no significant terrestrial habitat, terrestrial effects arise primarily from the construction of the proposed new SH59 roundabout, which requires vegetation clearance of 1400m² of SNA027 vegetation[67].

[67] Refer page 66.

Source: Ecological Remediation and offsets plans (9000-series drawings)

Figure 35: Proposed areas of vegetation clearance

A 3:1 offsetting ratio is proposed which requires an additional 4200m^2 of planting. This area is located in the north-west of the site as shown in **Error! Reference source not found.**, as this supports existing SNA as well as the proposed 5m SNA buffer and ecological corridor.

Source: Ecological Assessment (page 65)

Figure 36: Area proposed for offset of SNA027 vegetation clearance in pink

In addition to the above offsetting works, the proposal includes the imposition of a 5m wide buffer corridor for existing SNA on site, and a planting plan and monitoring and maintenance programme for the buffer and ecological corridor is provided which meets the requirements set out in Parts B and C of APP17 - Ecological Corridors and SNA Buffer Areas (see Appendix 5 of the Ecological Assessment). The buffers and corridors will also be legally protected in perpetuity in accordance with Part A of APP17 - Ecological Corridors and SNA Buffer Areas (see proposed conditions in **Appendix 7**).

7.9.3 Lizard relocation

In addition, Blueprint Ecology Ltd was engaged to provide specialist ecological advice with respect to the management of lizards including a Lizard Management Plan (attached as **Appendix 16)** and a Wildlife Approval Assessment (attached as **Appendix 17**).

The Lizard Management Plan outlines lizard values as follows[68]:

> *A pre-development lizard survey assessing habitat quality and condition was undertaken to assist with the management of effects based on the land use change at the site. This survey identified 19 areas of habitat which included rough pasture, vegetation margins, ornamental garden, woody debris totalling 0.65 ha (6,476 m2). These habitats either surrounding houses or are within a rural landscape that has been shortly grazed. The habitats are all low value. They are small, fragmented "islands" which are exotic*

[68] Refer page 3.

dominant (e.g., rank grass, agapanthus) and overall, highly degraded. There is also one 0.19 ha (1,858 m^2) area of seral broadleaved forest adjacent to SH1 which is of moderate value. The total area of lizard habitat impacted is 0.83 ha (8,332 m^2).

The 0.83ha area is set out in Figure 46 below.

Source: LMP (page 7)

Figure 37: Potential lizard habitat (red), northern grass skink release sites (yellow), native forest planting (green), earthworks footprint (white)

7.9.4 Culverts

The Stormwater Management Plan provided as **Appendix 11** outlines the proposed approach towards culverts as follows:

> *Culvert sizing for stormwater conveyance has been determined based on hydraulic capacity requirements. During detailed design the culvert sizing will be reviewed against the New Zealand Fish Passage Guidelines (2018, NIWA) to ensure that all permanent crossings support fish movement.*
>
> *Under the proposed development, all new or replacement culverts within perennial and intermittent stream reaches will be designed to enable the safe upstream and downstream passage of fish species under a range of flow conditions. Design measures include:*
>
> - *Culvert Width and Embedment*

- *For streams with a bank-full width less than 3 m, the guidelines recommend a culvert width of at least 1.3 times the measured bank-full width to minimise hydraulic constriction and preserve natural channel processes.*
- *The natural streambed will be reinstated within the culvert to approximately 25 % of the culvert depth, using existing bed material (gravels, cobbles, fines) wherever practicable to replicate the natural substrate and roughness conditions.*
- *The existing stream gradient will be maintained through the culvert to ensure consistent energy slope, reduce perching risk, and maintain velocities within the preferred range for native fish (< 0.3 m/s for general passage, < 0.1 m/s for climbing species under baseflow).*

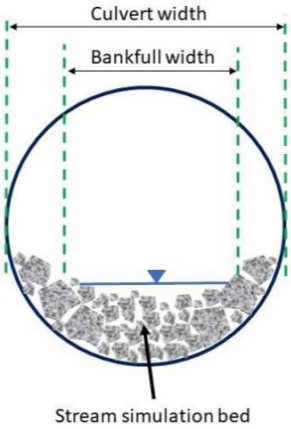


***Figure 5**. Stream Simulation Sketch (Extract from NZ Fish Passage Guidelines 2018)*

- *Steep Gradient Crossings*
  - *In steeper crossings (~6 % gradient), baffles or roughened inverts should be incorporated to create resting zones and hydraulic diversity suitable for climbing species*
  - *Baffle spacing should follow NIWA guidance, typically 1–1.5 times the culvert diameter, and baffle height should not exceed 15 % of culvert diameter to prevent debris accumulation and excessive head loss.*
- *Barrier Removal and Realignment*
  - *The perched middle culvert in the north-western tributary will be removed or re-graded to align with the natural stream bed, reinstating continuous fish passage and flow connectivity through the new stormwater wetland outfall.*
- *Retention Wetland Connectivity*
  - *Low-gradient piped links between retention wetland cells will be provided to maintain permanent baseflow connectivity, designed with internal roughness or texturing to support fish movement.*
  - *Minimum water depth under baseflow should be maintained at ≥ 0.15 m, and velocities should remain below 0.3 m/s*
- *SH 59 Roundabout Culvert*
  - *The 110 m Taupō Stream culvert will be installed at the existing stream gradient, with an inverted gravel bed to mimic the natural channel and promote hydraulic roughness.*

- *Culvert alignment will be straight and consistent with the existing channel to avoid turbulence or flow separation.*
- *Although downstream passage is currently limited by existing barriers, this culvert will be constructed to be fish-passage capable, providing for future connectivity improvements should downstream remediation occur.*

Overall, the proposed culvert and wetland system will remove existing barriers, provide continuous aquatic connectivity, and result in a net improvement to fish habitat and passage relative to the current condition.

With regard to the SH59 Roundabout Culvert, the Ecological Assessment calculates that 193m of perennial stream requires enhancement to offset the 110m culverting of the Taupō stream as follows[69]:

The offset enhancement is around 195m of stream and includes an enhancement package along the area indicated above that consists of fencing and riparian revegetation between on average 20m (topography driven) either side of the streams typical wetted width bank targeting the following species at 1m spacing (except for larger trees) and with at least 1L pant sizes.

Figure 38 below shows where this offsetting is proposed:

Source: Ecological Remediation and offsets plans (9000-series drawings)

[69] Refer page 56.

Figure 38: Proposed Ecological Remediation and offsets (stream offsetting in yellow)

7.10 Standard freshwater fisheries activity

The proposed works in waterbodies, including the upgrade and installation of culverts are defined as a 'standard freshwater fisheries activity' in Section 4 of the FTAA. The definition is as follows:

> ***standard freshwater fisheries activity*** *means an activity that includes construction of any of the following:*
>
> > *(a) a culvert or ford that could impede but not permanently block fish passage:*
> > *(b) weirs that comply with the conditions of regulation 72 of the Resource Management (National Environmental Standards for Freshwater) Regulations 2020:*
> > *(c) works—*
> >
> > > *(i) that require active disturbance to a water body, including diversions, in-stream operations, and removal of gravel, that does not persist for more than 3 months; or*
> > > *(ii) that are within 500 m of the coast and do not occur during the whitebaiting season; or*
> > > *(iii) that are in an area known to be used for trout, salmon, or native fish spawning and do not occur during the spawning season; or*
> > > *(iv) that require repeated disturbance to a water body and are temporary works for which there is a period of more than 6 months between each period of work*

The works meet this definition as:

- The upgrading and placement of new culverts and retention dams that could impede but not permanently block fish passage;
- Works that require active disturbance to waterbodies that do not persist for more than three months; and
- Works that require repeated disturbance to a water body and are temporary works for which there is a period of more than 6 months between each period of work.

Note that the works do not include:

- The construction of fords and weirs;
- Works within 500m of the coast;
- In an area known for trout, salmon or native fish spawning; and
- Works that require repeated disturbance to a water body and are temporary works for which there is a period of more than 6 months between each period of work.

Note that Section 17 provides the information required under Clause 9 of Schedule 5 pursuant to Section 43(3)(a).

7.11 Construction

The construction methodology is set out in the Infrastructure Report attached as **Appendix 9**.

Envelope has prepared a draft Earthworks and Construction Management Plan (ECMP) to accompany the application which is attached as **Appendix 10**. The ECMP provides a framework for safe and environmentally responsible completion of earthworks and civil works. It outlines key site conditions and parameters to guide the contractor in developing their own site-specific ECMP, for which they will hold contractual responsibility.

As part of the ECMP, a Construction Traffic Management Plan (CTMP) will be prepared and provided to Council for certification prior to works commencing on the Site. The CTMP will set out details of the work phases, associated forecast construction traffic volumes for each phase, and related management thereof.

Appendix 7 proposes conditions of consent relating to both the ECMP and CTMP.

7.12 Consent lapse date

This proposal seeks a lapse date of 15 years for the district and regional consents to be given effect to. This is longer than the five years provided by section 125(1)(a) of the RMA. The reasons why this longer timeframe is sought include:

- Construction staging - this development is planned in multiple stages as outlined above under multiple consents. An extended lapse period allows the developer to implement the development incrementally without risking the consent lapsing during the early phases of work. A subdivision consent is given effect to when a survey plan under section 223 of the RMA has been submitted to the Council and is subsequently deposited (s125(2)), therefore all of the survey plans need to be lodged for the subdivision consent to be given effect to. A lapse period of 15 years equates to the estimated time when all the survey plans will be deposited.

- Project complexity - the size and scale of this development is such that there are complex and interrelated planning design and construction phases, including: multiple stages involved in the proposed development, adjacent developments being undertaken by other developers, and the rollout of Council bulk infrastructure upgrades.

It is noted that the Maitahi Village Project which is a much smaller development has been approved under the FTAA with a lapse date of 10 years for some consents.

8 Information about Treaty Settlements – Sched 5, cl5(1)(i)

Under Schedule 5 Clause 5(1)(i), a Substantive Application must include information about any Treaty settlements that apply in the project area, including-

(i) identification of the relevant provisions in those Treaty settlements; and

(ii) a summary of any redress provided by those settlements that affects natural and physical resources relevant to the project or project area; and

Under the interpretation section of the FTAA, a Treaty settlement includes both a Treaty Settlement Act and a Treaty Settlement deed.

The Site falls within the area of interest covered by the Treaty settlement with Ngāti Toa. The Ngāti Toa Rangatira Claims Settlement Act 2014 gives effect to certain provisions of the deed of settlement signed by Ngāti Toa, Trustee of the Toa Rangatira Trust and the Crown 7 December 2012 and an amendment deed signed in November 2013.

The post-settlement governance entity associated with the Toa Rangatira Treaty settlement is the Toa Rangatira Trust. Te Rūnanga o Toa Rangatira Incorporated (Te Runanga) is the trustee of this trust.

The deed of settlement acknowledged that Ngāti Toa suffered injustices that impaired sufficient land for their present and needs, and the reclamation and public affected the cultural and spiritual well-being of Ngāti Toa.

The Treaty settlement provided redress to Ngāti Toa in the form of land, the right of first refusal of Crown lands, facilitation of ongoing relationships with government agencies, imposition of overlay classifications and statutory acknowledgements placed land sites, place name changes and an apology from the Crown. The provisions of the settlement Act are also intended to enhance the ability of Ngāti Toa to give practical to kaitiaki responsibilities through increased participation in resource management processes.

A Statutory Acknowledgement is a formal acknowledgement by the Crown that recognises the particular cultural, spiritual, historical and traditional associations of iwi with a site of significance or resource identified as a Statutory Area. Statutory Areas only relate to Crown-owned land and include areas of land, geographic features, lakes, rivers, wetlands and coastal marine areas. With respect to water such as lakes, rivers and wetlands, the Statutory Acknowledgement excludes any part of the bed not owned or controlled by the Crown.

While the Site is not within any Statutory Acknowledgement Area, it is within the catchment of Te Awarua-O-Porirua Harbour which is a Statutory Acknowledgement Area. The Ngāti Toa Rangatira Claims Settlement Act 2014 does not set out any requirements for how the iwi authority will participate in processes that are relevant for this application. As such, the fast-track consent process will not have any implications on this Settlement Act in this regard.

Engagement undertaken with Te Rūnanga is set out **Appendix 2** of this application.

9 Confirmation of compliance with s46(2) and s13(4); – Sched 5, cl5(1)(c)

This section is provided in accordance with Schedule 5 Clause 5(1)(c), which requires confirmation that the consent application complies with section 46(2)(a), (b), and (d).

(2) A Substantive Application complies with this subsection if—

(a) the application complies with—

(i) section 42; and

(ii) sections 43 and 44; and

(b) the application relates solely to a listed project or a referred project; and

(c) the EPA considers that, on the face of the application, the project does not appear to involve an ineligible activity; and

(d) any fee, charge, or levy payable under regulations in respect of the application is paid.

These matters are addressed in turn below, starting with Section 42 in Table 4 below.

Table 4: Compliance with Section 42 (Authorised person may lodge Substantive Application for approvals)

Subsection	Assessment
(1) The authorised person for a listed project or a referred project may lodge with the EPA— *(a) 1 Substantive Application for the project; or* *(b) in the case of a referred project whose referral application was accepted under section 21(1)(a), 1 Substantive Application for each stage of the project.*	The authorised person (Pukerua Property Group Limited Partnership) is lodging one Substantive Application for the project. Subclause (b) is not applicable as the project is listed rather than referred.
(2) A Substantive Application must— *(a) comply with section 43; and* *(b) if there is more than 1 authorised person for the project, be lodged jointly by every authorised person who is the proposed holder of an approval.*	The Substantive Application complies with s43 as outlined in Table 5 below. Subclause (b) is not applicable as there is one authorised person for the project.
(3) For each approval sought under subsection (4),— *(a) the applicant must be eligible to apply for any corresponding approval under a specified Act; or*	The applicant is eligible to apply for the approvals under subsection 4. Subclause (b) is not applicable.

(b) if the Substantive Application is lodged by more than 1 authorised person, the authorised person who is proposed to hold the approval sought under subsection (4) must be a person who would be eligible to apply for any corresponding approval under a specified Act.	
(4) A Substantive Application may seek 1 or more of the following matters (the approvals): *(a) a resource consent that would otherwise be applied for under the Resource Management Act 1991 (but see subsection (5)):* *…* *(h) a wildlife approval as defined in clause 1 of Schedule 7:* *(i)* *an archaeological authority described in section 44(a) or (b) of the Heritage New Zealand Pouhere Taonga Act 2014 that would otherwise be applied for under that Act (but see subsection (9)):* *…*	The Substantive Application is seeking approvals under the following subsections: • Section 42(4)(a) – resource consent • Section 42(4)(h) – wildlife approval • Section 42(4)(i) – archaeological authority
(5) A Substantive Application that seeks an approval described in subsection (4)(a)— *(a) may seek that approval for an activity that is a prohibited activity under the Resource Management Act 1991:* *(b) must, if section 30(6) applies, be lodged within the time frame specified in that section.*	Not applicable, no approvals are sought for prohibited activities under the RMA. The Substantive Application has been lodged within 3 months of receiving notices (attached as **Appendix 3**)
(6) A Substantive Application may seek an approval described in subsection (4)(b) only if— *(a) the Substantive Application also seeks an approval described in subsection (4)(a) or (d); and* *(b) the change or cancellation is material to the implementation or delivery of the project.*	Not applicable, no approval under subsection (4)(b) is being sought
(7) A Substantive Application may seek an approval described in subsection (4)(c) only if	Not applicable, no approval under subsection (4)(c) is being sought

the Substantive Application also seeks an approval described in subsection (4)(a) or (d).	
(8) A Substantive Application that seeks an approval described in subsection (4)(f) must comply with section 35(9).	Not applicable, no approval under subsection (4)(f) is being sought
(9) A Substantive Application that seeks an approval described in subsection (4)(i)— *(a) may be made only if the application also seeks an approval described in subsection (4)(a) or (d):* *(b) may include an application under clause 7 of Schedule 8 (application for approval of person to carry out activity).*	The Substantive Application is also seeking an approval under subsection 4(a) so the application complies with this subsection
(10) A Substantive Application may seek an approval described in subsection (4)(l) if the applicant— *…*	Not applicable, no approval under subsection (4)(l) is being sought
(11) A Substantive Application may seek an approval described in subsection (4)(n) only if— *…*	Not applicable, no approval under subsection (4)(n) is being sought
(12) If a Substantive Application is lodged by more than 1 authorised person, the applicant for the purposes of subsections (10) and (11) is the person who is proposed to hold the approval described in subsection (4)(l) or (n), as the case may be.	Not applicable, there is only one authorised person applying
(13) If the authorised person has applied under section 39 for a determination under section 23 or 24, the Substantive Application must comply with section 39(5).	Not applicable, no determination is being sought under section 39

As shown in Table 4 above, the application complies with Section 42 and therefore Section 46(2)(a)(i).

The relevant matters in Section 43 are addressed in Table 5 below.

Table 5: Compliance with Section 43 - Requirements for Substantive Application

Subsection	Assessment

(1)(a) must be lodged in the form and manner approved by the EPA; and	The Substantive Application is lodged in form and manner approved by EPA
(b) must— *(i) explain how the project to which the application relates is consistent with the purpose of this Act; or* *(ii) for a project referred under section 21(1)(a),—* *(A) explain how both the stage to which the application relates and the whole project are consistent with the purpose of this Act; and* *(B) contain information relating to the likelihood that any later stages of the project will be completed; and*	The Substantive Application is consistent with the purpose of the FTAA as outlined in Section 3.1.2 of this Application and complies with (b)(i). (b)(ii) is not applicable as the project is listed rather than referred.
(1)(c) must demonstrate that the project does not involve any ineligible activities; and	The Substantive Application does not include any ineligible activities listed in section 5 of the FTAA
(1)(d) must, if the application is lodged by more than 1 authorised person, state the proposed approval to be held by each person; and	Not applicable, there is only one authorised person applying
(e) must comply with— *(i) any information requirements specified by the Minister under section 27(3)(b)(ii); and* *(ii) the requirements listed in subsection (3) that apply to the approvals sought; and*	Subclause (i) is not applicable, the project is a listed application and not a referral application. In regard to (ii), The Substantive Application complies with the requirements in subsection 3 below as outlined later in this table
(1)(f) must, if the authorised person has applied under section 39 for a determination under section 23 or 24, include a copy of the notice under section 39(4); and	Not applicable, no determination is being sought under section 39
(1)(g) must, if the application seeks an approval for an activity that is the subject of a determination under section 23, set out the steps taken to secure the agreement referred to in section 5(1)(a); and	Not applicable, no determination is being sought under section 39
(1)(h) must state whether the application relates to a priority project and, if so, include confirmation that, to the best of the applicant's knowledge, there are no competing applications; and	Not applicable, the Minister has not determined that this is a priority project

(1)(i) must be made by the deadline specified in the notice under section 28(3)(d); and	Not applicable, the project is a listed application and not a referral application
(1)(j) must not lodge a Substantive Application unless any fee, charge, or levy payable under regulations in respect of the application is paid	All relevant fees, charges, or levies payable have been paid.
(2) If a Substantive Application is for a listed project, it must also contain the information required by section 13(4) (other than section 13(4)(b), (f)(ii) and (iii), and (g) which applies— *(a) as if the reference in section 13(4)(k) to section 11 were a reference to section 29; and* *(b) as if the reference in clause 2 of Schedule 11 to section 12(2) were a reference to section 29; and* *(c) with any other necessary modifications.*	The Substantive Application contains all the information required by relevant parts of section 13(4) as outlined in Table 6 below.
(3) The requirements referred to in subsection (1)(e)(ii) are those set out in,— *(a) for an approval described in section 42(4)(a) (resource consent), clauses 5 to 9 of Schedule 5:* *...* *(h) for an approval described in section 42(4)(h) (wildlife approval), clause 2 of Schedule 7:* *...* *(i) for an approval described in section 42(4)(i) (archaeological authority), clause 2 of Schedule 8:* *...*	With regard to the three relevant subclauses of (3) are included in the left hand column: • This application contains all the information required by Clauses 5 to 9 of Schedule 5 • This application contains all the information required by clause 2 of Schedule 7 • This application contains all the information required by clause 2 of schedule 8
(4) The EPA must approve an application form for the purposes of this section and ensure that it is made available on an internet site administered by or on behalf of the EPA.	The application form has been completed through the EPA Portal.

As shown in Table 5 above, the application complies with section 43. With regard to section 44, the information required by section 43 has been provided in sufficient detail to satisfy the purpose for which it is required. Therefore, the proposal complies with Section 46(2)(a)(ii).

Section 43(2) requires that the relevant information be provided in accordance with section 13(4) (other than section 13(4)(b), (f)(ii) and (iii), and (g)), this is information provided in Table 6 below.

Table 6: Information required by section 13(4) - Referral application information requirements

Subsection	Assessment
(a) a description of the project and the activities it involves:	The project description is provided in Section 7 of this Application.

(c) information to demonstrate that the project does not involve any ineligible activities (other than activities that may be the subject of a determination under section 23 or 24):	The Substantive Application does not seek approval for an activity deemed to be ineligible under the FTAA.
(d) a description or map of the whole project area that identifies its boundaries in sufficient detail to enable consideration of the referral application:	See Section 5 for site description and map (section 5.1.1).
(e) the anticipated commencement and completion dates for construction activities (where relevant)	Anticipated construction dates are set out in Section 7.2. Should the necessary approval be granted, the Applicant intends to start bulk earthworks for stages 1 and 5A from October 2026, and undertake the civil stages over a period of approximately 15 years.
(f) a statement of whether the project is planned to proceed in stages and, if so,— *(i) an outline of the nature and timing of the stages; and* *…* [Note that (ii) and (iii) are not relevant to the application]	Anticipated staging is outlined in the Civil Infrastructure Report in **Appendix 9,** there are 19 civil states to be undertaken over a period of approximately 15 years.
(g) a statement of whether a part of the project is proposed as an alternative project in itself and, if so,— *(i) a description of that part of the project; and* *(ii) an explanation of how that part of the project meets the criteria in section 22:*	The proposal as described in Section 7 is for a single project with no alternative projects in itself.
. a description of the anticipated and known adverse effects of the project on the environment:	All potential adverse environmental effects are set out in Section 15 of this application.
. a statement of any activities involved in the project that are prohibited activities under the Resource Management Act 1991:	There are no prohibited activities proposed (refer **Appendix 4** which sets out resource consents required).
(j) a list of the persons and groups the applicant considers are likely to be affected by the project, including— *(i) relevant local authorities:* *(ii) iwi authorities and groups that represent hapū that are parties to relevant Mana Whakahono ā Rohe or joint management agreements:* *(iii) other relevant iwi authorities:* *(iv) relevant Treaty settlement entities:*	This information is set out in Section 3.1.3 of this Application.

(v) relevant protected customary rights groups and customary marine title groups: *(vi) ngā hapū o Ngāti Porou, if the project area is within or adjacent to, or the project would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou:* *(vii) relevant applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011:* *(viii) persons with a registered interest in land that may need to be acquired under the Public Works Act 1981:*	
(k) a summary of— *(i) the consultation undertaken for the purposes of section 11 and any other consultation undertaken on the project with the persons and groups referred to in paragraph (j); and* *(ii) how the consultation has informed the project:*	This information is set out in **Appendix 2**.
(l) a list of any Treaty settlements that apply to the project area, and a summary of the relevant principles and provisions in those settlements	This information is set out in **Appendix 8**.
(m) a description of any processes already undertaken under the Public Works Act 1981 in relation to the project:	Not applicable.
(n) a statement of any relevant principles or provisions in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019:	Not relevant as outlined in section 3.1.3 of this Application.
(o) information identifying the parcels of Māori land, marae, and identified wāhi tapu within the project area:	No such land exists in the project area.
Subsections (p) to (r)	Not applicable.
(s) a description of the applicant's legal interest (if any), or if the referral application is lodged by more than 1 person, the legal interest of any of those persons (if any), in the land on which the project will occur, including a statement of how that affects the applicant's ability to undertake the work:	• Pukerua Property Group LP are the legal owners of Lot 1 DP 534864, Part Lot 1 DP 89102, and Lot 2 DP 89102. • Pukerua Property Group LP have a conditional contract on the land legally described as Lot 2 DP 534864, with the current legal owners being The Mt Welcome Family Trust. • Pukerua Holdings Limited own the Muri Block (34 Muri Road Lot 1 DP 608433, Lot 1000 DP 608433) to the north where there

	will be some earthworks that cross the boundary. Pukerua Property Group LP will arrange access with the owner.
(t) an outline of the types of consents, certificates, designations, concessions, and other legal authorisations (other than contractual authorisations or the proposed approvals) that the applicant considers are needed to authorise the project, including any that the applicant considers may be needed by someone other than the applicant:	This information is provided in Section 10 of this application.
(u) whether any activities that are involved in the project, or are substantially the same as those involved in the project, have been the subject of an application or a decision under a specified Act and,— *(i) if an application has been made, details of the application:* *(ii) if a decision has been made, the outcome of the decision and the reasons for it:*	Not applicable.
(v) a description of whether and how the project would be affected by climate change and natural hazards:	Natural hazards and climate change effects addressed by sections 11.1.9, 12.2.5, 15.15, 18.4, and 12.3.5 of this Application.
(w) if the referral application is lodged by more than 1 person, a statement of each proposed approval to be held by each of those persons	Not applicable.
(x) a summary of compliance or enforcement actions (if any), and the outcome of those actions, taken against the applicant (or if the referral application is lodged by more than 1 person, any of those persons) under a specified Act:	There have been no such compliance or enforcement actions taken against the Applicant.

As shown in Table 6 above, the application complies with the relevant subsections of section 13(4)

With regard to Section 46(2)(b), the application relates solely to a listed project. With regard to Section 46(2)(c), any fee, charge, or levy payable under regulations in respect of the application has been paid.

10 Description of any other resource consents for the project – Sched 5, cl5(1)(f),(l)

This section is provided in accordance with the Schedule 5 Clauses 5(1)(f) and 5(1)(l), as well as Section 30 of the FTAA.

> ***5 Information required in consent application***
> *(1) For the purposes of section 43(3)(a), a consent application must include the following information:*
> *…*
> *(f) a description of any other resource consents, notices of requirement for designations, or alterations to designations required for the project to which the consent application relates; AND*
> *…*
> *(l) if a notice under section 30(3)(b) or (5) has been received,—*
> > *(i) a copy of that notice showing that it was received within the time frame specified in section 30(6)(b); and*
> > *(ii) if a notice has been received under section 30(5), any more up-to-date information that the applicant is aware of about the existing resource consent referred to in the notice.*

In regard to Clause 5(1)(f), a separate resource consent has been applied for to enable the construction of a water reservoir proposed to be located on the Muri Road Block to the north that will supply water to later stages of both developments. A resource consent application was lodged with Porirua City Council in July 2024 (Council ref RCA24215).

In regard to Clause 5(1)(l)(i), these notices are attached as **Appendix 2**. Clause 5(1)(l)(ii) is not relevant.

11 Resource consents required – Sched 5, cl5(3),(5)

This section sets out the resource consents required for the proposed activity in accordance with the following clauses in Clause 5(3) and Clause 5(5) of Schedule 5.

The following section summarises the activity status of the proposal with regard to the activities proposed including subdivision, infrastructure, transport, natural hazards, earthworks, and works in and near waterways. A detailed analysis of each rule summarised in the following section is provided in **Appendix 4.**

11.1 Porirua City Council Resource Consent Requirements

The Porirua District Plan (PDP) was made operative on 1 November 2025.

The rezoning of the site (from rural zone) occurred through Variation 1 to the PDP. This Northern Growth Development Area was incorporated into the Plan via an Intensification Planning Instrument.

Under the PDP, the application site is zoned Medium Density Residential Zone (MRZ), Neighbourhood Centre Zone (NCZ) and Rural Lifestyle Zone (RLZ), and is within the mapped Northern Growth Development Area (NGDA) which is a chapter in Part 3 of the PDP. This chapter regulates land use activities, earthworks and subdivision in addition to underlying zone and district-wide provisions.

11.1.1 Northern Growth Development Area Chapter - Activities (excluding subdivision) that are permitted activities in the underlying zone

There are various activities proposed that are permitted in the underlying zones (MRZ, NCZ, RLZ), including buildings, construction activities and residential activities. However, as the proposal is not consistent with the Structure Plan with regard to several matters (as outlined in Appendix 8) particularly with regard to the roading layout, these permitted activities will be undertaken in areas that are not consistent with the Structure Plan. The proposal is therefore a **Restricted Discretionary Activity** under **Rule DEV-NG-R1.2.a.**

11.1.2 Northern Growth Development Area Chapter - Earthworks

The relevant rule for earthworks in the NGDA is DEV-NG-R2. Earthworks are a Permitted Activity where they comply with the Earthworks Chapter and they are in accordance with the Structure Plan. As the earthworks are not permitted by the Earthworks Chapter due to non-compliance with standards, they are not regulated by DEV-NG-R2.

For completeness, were the earthworks permitted they would not comply with DEV-NG-R2.1 as earthworks are required to create roads and tracks that are not consistent with the Structure Plan. Under this rule the matters of discretion are restricted to the matters in DEV-NG-P3. This policy is assessed in **Appendix 5** along with DEV-NG-P4.

Requirements of the Earthworks Chapter are discussed at 11.1.14 below.

11.1.3 Northern Growth Development Area Chapter - Subdivision

The relevant rule for subdivision in the NGDA is DEV-NG-R3. Subdivision is a Controlled Activity under DEV-NG-R3.1 where a proposal complies with relevant standards, defaulting to Restricted Discretionary under DEV-NG-R3.2.

As the proposal does not comply with the Controlled or Restricted Discretionary Activity standards with regard to being in accordance with the Structure Plan (more detail on non-compliances is outlined in Appendix 8), the subdivision is therefore a **Discretionary Activity** under **DEV-NG-R3.4.b and DEV-NG-R3.4.c**.

11.1.4 Northern Growth Development Area Chapter - Activities not otherwise provided for

This rule applies to the proposal as the proposed earthworks are not permitted by the Earthworks chapter and as such are not provided for under DEV-NG-R2. The proposal is not consistent with the Structure Plan, and therefore it does not meet the requirements to be a Restricted Discretionary Activity. The proposal is therefore a **Discretionary Activity** under **DEV-NG-R4.2.a.**

11.1.5 Subdivision Chapter

As per the advice note in DEV-NG-R3, the provisions of the Subdivision chapter also apply to any subdivision within the Northern Growth Development Area.

The relevant rules are:

- SUB-R3 - Subdivision that creates any vacant allotments, excluding new allotments for infrastructure
- SUB-R5 - Subdivision of land to create new allotment(s) for Infrastructure
- SUB-R7 - Subdivision within a Special Amenity Landscape
- SUB-R8 - Subdivision that creates building platforms for Hazard-Sensitive Activities or Potentially-Hazard-Sensitive Activities within the Low, Medium or High Hazard Areas of the Natural Hazard Overlay or Coastal Hazard Overlay
- SUB-R11 - Subdivision of an allotment containing a Significant Natural Area

The proposal does not comply with the Controlled Activity Standards under SUB-R3 as there are non-compliances with SUB-S1 to SUB-S7 it is therefore a **Restricted Discretionary Activity** under **SUB-R3.2.a and Rule SUB-R3.3.a.** Under these rules the matters of discretion are:

1. *The matters of discretion of any infringed standard;*
2. *The matters in SUB-P1;*
3. *The matters in SUB-P4; and*
4. *The matters in SUB-P5.*

There are stream widths on the property that potentially exceed an average width of 3m. It is possible that there are lots smaller than 4ha within 20m of these stretches, these are likely very limited in extent. Therefore the proposal may not comply with SUB-S8 for esplanade reserves, and the proposal is a **Discretionary Activity** under **Rule SUB-R3.5.a.** The streams within balance lot 5003 can be discounted as not qualifying as the allotment is 105ha.

The proposal does not comply with the Controlled Activity Standards under SUB-R5 as there are non-compliances with SUB-S1, SUB-S2 and SUB-S3, it is therefore a **Restricted Discretionary Activity** under **SUB-R5.2.a.** Under these rules the matters of discretion are:

Matters of discretion are restricted to:

1. *The matters of discretion of any infringed standard; and*
2. *The matters in SUB-P11.*

Rule SUB-R7 applies to Lot 2 DP 534864 which contains a SAL (SAL006 Kakaho). The proposal complies with the relevant standards under SUB-R7, and the proposal is a **Restricted discretionary** under **Rule SUB-R7.2.a.** The relevant matters of control are:

1. *The matters in SUB-P1;*
2. *The matters in SUB-P4;*
3. *The matters in SUB-P5;*
- *The matters in SUB-P3.*

The proposal does not comply with Restricted Discretionary Activity standards under **Rule SUB-R8** as there being building platforms located in areas currently mapped as High Hazard Areas (Flood Hazard – Stream Corridor), as such the proposal is a **Non-complying Activity** under **SUB-R8.3.a**.

Rule SUB-R11 applies to Lot 1 DP 534864 which contains an SNA. As the proposal complies with the standards listed in Rule SUB-R11 with regard to locating building platforms outside of an SNA, the proposal is a **Restricted Discretionary Activity** under **Rule SUB-R11.1**. The relevant matters of discretion are:

- The matters in ECO-P2; and
- The matters in ECO-P4.

11.1.6 Infrastructure Chapter

The Infrastructure Chapter sites in Part 2: District Wide Matters. The chapter contains standards that must be complied with for activities proposed as part of this application including the three waters network, transport and network utilities. This chapter also manages infrastructure within Overlays, which require management in a different manner from underlying zone provisions.

The relevant rules are:

- INF-R2: Noise from construction of new infrastructure and the maintenance and repair, upgrading and removal of existing infrastructure

- INF-R4: Upgrading of existing infrastructure, excluding roads, gas transmission pipelines and transmission lines over 110kV, outside of any specified Overlay
- INF-R8 Upgrading of infrastructure, excluding roads, gas transmission pipelines, walkways, cycleways and shared paths, and transmission lines at or over 110kV, in a Natural Hazard Overlay or Coastal Hazard Overlay
- INF-R11: New and extensions to existing vehicle access tracks ancillary to infrastructure, outside of any specified Overlay
- INF-R12: New infrastructure located within a Natural Hazard Overlay or Coastal Hazard Overlay, excluding roads, walkways, cycleways and shared paths, gas transmission pipelines and transmission lines and new transformers, substations, switching stations and ancillary buildings for the electricity network, and water and wastewater treatment plants
- INF-R13 Cabinets (not regulated by the NESTF) located outside of any specified Overlay
- INF-R16: Underground infrastructure, excluding gas transmission pipelines and transmission lines over 110kV, outside of any specified Overlay
- INF-R23 Ancillary transport network infrastructure
- INF-R26 Infrastructure not otherwise provided for or subject to any other rule in this table
- INF-R27: New roads and upgrading of roads outside of any specified Overlay
- INF-R28: New roads and upgrading of roads within a Natural Hazard Overlay or Coastal Hazard Overlay
- INF-R30 Upgrading of roads located in an area identified in SCHED7 - Significant Natural Areas
- INF-R38 Upgrading of infrastructure, excluding roads and walkways, cycleways and shared paths, located in an area identified in SCHED7 - Significant Natural Areas
- INF-R40 Upgrading of infrastructure and new infrastructure, including any ancillary vehicle access tracks, excluding walkways, cycleways and shared paths, which is located in an area identified in SCHED 9 - Outstanding Natural Features and Landscapes

The proposal is a Permitted Activity under Rule INF-R2 as it will comply with noise and vibration construction standards.

The proposal is a **Restricted Discretionary Activity** under **INF-R4.2** as upgrades to the main trunk sewer line proposed in the SH59 corridor which are located within a riparian margin and do not comply with standards relating to depth and area of earthworks.

The proposal is a **Restricted Discretionary Activity** under **INF-R8.2.a** as upgrades to the main trunk sewer line are proposed in the SH59 corridor which are located within a flood hazard area and do not comply with standards relating to depth and area of earthworks.

The proposal is a **Restricted Discretionary Activity** under **INF-R11.2.a** as the proposed access tracks to retention basins do not comply with standards relating to slope, depth and area of earthworks.

The proposal is a **Restricted Discretionary Activity** under **INF-R12.2.a** for non-compliance with INF-R1.1 as well as **INF-R12.3.a** as three waters infrastructure is proposed to be located underground which

results in a change in ground level within areas currently mapped as High Hazard Areas (Flood Hazard – Stream Corridor).

The proposal is a **Restricted Discretionary Activity** under **INF-R13.2.a** as the proposed electricity and telecommunication cabinets do not comply with standards relating to slope, depth and area of earthworks.

The proposal is a **Restricted Discretionary Activity** under **Rule INF-R16.2** as the proposal does not comply with permitted activity standards with regards to earthworks for underground infrastructure outside of any specified overlay (three waters infrastructure, fibre and power).

The proposal is a **Restricted Discretionary Activity** under **INF-R23.2.a** as the proposed infrastructure ancillary to transport infrastructure including light poles do not comply with standards relating to slope, depth and area of earthworks.

The proposal is a **Restricted Discretionary Activity** under **INF-R26.2.a** as the proposed wastewater retention tanks and pump stations do not comply with standards relating to slope, depth and area of earthworks.

The proposal is a **Discretionary Activity** under **Rule INF-R27.4** as the proposal does not comply with permitted activity standards INF-S14, INF-S23; and INF-S25 with regards to earthworks, construction of permanent no exit roads (cul-de-sacs) and legal road width. The proposal also involves the upgrading of SH59 which is a Regional Road.

The proposal is a **Discretionary Activity** under **Rule INF-R28.3** as the proposal does not comply with permitted activity standards INF-S14, INF-S23; and INF-S25 with regards to earthworks, construction of permanent no exit roads (cul-de-sacs) and legal road width. The proposal also involves the upgrading of SH59 which is a Regional Road.

The proposal is a **Discretionary Activity** under **Rule INF-R30.2** as the proposed upgrading of State Highway 59 to create an intersection which is within SNA027, which is a national road and the works do not comply with earthworks standards with including area, slope and cut and fill.

The proposal is a **Discretionary Activity** under **Rule INF-R38.2.a** as the proposed upgrades of main trunk wastewater infrastructure within SNA027 do not comply with permitted earthworks standards.

The proposal is a **Discretionary Activity** under **Rule INF-R40.1** as the proposed upgrades to the southern-most main trunk wastewater main upgrade are within ONFL002 Taupō Swamp Complex

11.1.7 Three Waters Chapter

The Transport Chapter sites in Part 2: District Wide Matters. The chapter contains standards that must be complied with for increase in impervious surfaces in certain zones. The relevant rule is:

- THWT-R2 Increases in the impervious surface area of a site

The proposal is a **Restricted Discretionary Activity** under **Rule THWT-R4.2a**, this rule applies to the road through the NCZ which will increase the impervious surface area of the site, the proposal does not comply with permitted activity standard THWT-S2 as the increase in impervious surface on the site will exceed 40m^2 within any 12 month period.

11.1.8 Transport Chapter

The Transport Chapter sites in Part 2: District Wide Matters. The chapter contains standards that must be complied with for on-site transport facilities, access and the effects of high trip generating use and development.

The relevant rules are:

- TR-R2: All activities with on-site vehicle parking or loading spaces or where a vehicle access is otherwise provided
- TR-R3: All activities with on-site parking or loading spaces – Dimensions and manoeuvring
- TR-R4: All activities – On-site loading, waste and bicycle facilities
- TR-R5: All activities – Trip generation

The proposal is a **Restricted Discretionary Activity** under **Rule TR-R2.2a** as the proposal does not comply with permitted activity standard TR-S3 with regard to maximum gradients.

The proposal is a **Restricted Discretionary Activity** under **Rule TR-R3.2a** as the proposal does not comply with permitted activity standard TR-S6 with regard to maximum gradients.

As the proposed subdivision enables more than the 60 unit threshold in TR-Tabe 10, it is a **Restricted Discretionary Activity** under **TR-R5.2.a** with regard to trip generation.

11.1.9 Natural Hazards

There are three types of mapped flood hazard on site including: stream corridor, overland flow and inundation. The rules for these overlays sit in the Natural Hazards Chapter in Part 2 District-Wide Matters. With the exception of natural hazard provisions relating to subdivisions, earthworks, and infrastructure within the District Plan. These provisions are located within their respective chapter and have been assessed above.

The relevant rules are:

- NH-R6: Any Hazard-Sensitive Activity and Potentially-Hazard-Sensitive Activity and associated buildings in Low Hazard Areas in a Natural Hazard Overlay
- NH-R7: Any Hazard-Sensitive Activity and Potentially-Hazard-Sensitive Activity and associated buildings within the Medium Hazard Area in a Natural Hazard Overlay or any Hazard Area in the Ohariu Fault Rupture Zone
- NH-R8: Any Hazard-Sensitive Activity and Potentially-Hazard-Sensitive Activity and associated buildings within the High Hazard Areas in a Natural Hazard Overlay, except within the Ohariu Fault Rupture Zone

It is considered that these rules are not triggered at the subdivision stage as no Hazard-Sensitive Activity or Potentially-Hazard-Sensitive Activity are proposed as part of the Application[70]. Subdivision rule SUB-R8 addresses the location of building platforms in relation to hazard overlays.

11.1.10 Temporary Activities

The TEMP Chapter regulates temporary activities including temporary building and structures ancillary to a construction activity. It is likely that buildings for construction works will be in place for greater than 24 months as the development will take 10+ years. The proposal is therefore a **Restricted Discretionary Activity** under **TEMP-R1.4.**

11.1.11 Ecosystems and Indigenous Biodiversity

The ECO Chapter regulates activities within Significant Natural Areas. The construction of the new roundabout within SH59 requires the removal of 1000m² of SNA027 vegetation that is not permitted by ECO-R1, the removal of vegetation is a **Restricted Discretionary Activity** under **Rule ECO-R1.3.a.** The associated earthworks also require consent as a **Restricted Discretionary Activity** under **Rule ECO-R4.2.a.**

11.1.12 Natural Character

The Natural Character Chapter regulates works within the riparian margin. Rule NATC-R2 applies to the proposed upgrades to main trunk wastewater infrastructure in the SH59 corridor which is proposed within a riparian margin. Earthworks will exceed 25m² in a riparian margin so the proposal does therefore does not comply with NATC-S1 and is a **Restricted Discretionary Activity** under **NATC-R2.2.a**

11.1.13 Noise

The Noise Chapter regulates construction noise, for these works to be a permitted activity under NOISE-R2 they must comply. As the proposal complies with these standards it is a Permitted Activity under NOSIE-R2.1.

11.1.14 Earthworks

The Earthworks Chapter covers general earthworks provisions in all zones. Additional earthworks provisions also apply for under the NGDA Chapter and Infrastructure Chapter as outlined above. The proposal does not comply with permitted standards for area (EW-S1) or height of cut and fill (EW-S2). As the proposal does not comply with all standards listed in General Earthworks Rule EW-R1, the proposal is a Restricted **Discretionary Activity** under **Rule EW-R1.2.a.**

[70] Noting that this was PCC's interpretation when undertaking a pre-lodgement review of the rules assessment in Appendix 4.

11.1.15 National Environmental Standard for Contaminants in Soil

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS) controls soil disturbance on land where an activity on the HAIL is being carried out, has been carried out, or is more likely than not to have been carried out.

There is a Preliminary Site Investigation attached as **Appendix 27** stating that there are several potential HAIL areas on the site. Regulation 5(7)(C) states that the regulations apply to a piece of land where "it is more likely than not that an activity or industry described in the HAIL is being or has been undertaken on it".

Several activities proposed are regulated by the NES-CS including disturbing soil and subdivision or changing use.

As outlined in **Appendix 4**, the soil disturbance is not a permitted activity under Regulation 8(3), and the subdivision and change of use is not a permitted activity under Regulation 8(4). These activities are not controlled activities under Regulation 9(1) or 9(3) as no Detailed Site Investigation currently exists. The proposal is therefore a **Discretionary Activity** under **Regulation 11** of the NES-CS.

11.2 Greater Wellington Regional Council Consenting Requirements

The Natural Resources Plan (NRP) including Plan Change 1 (PC1), and the National Environmental Standards for Freshwater (NES-F) are the applicable resource management documents for consideration.

PC1 to the Natural Resources Plan was notified on 30 October 2023, with submissions closing on 15 December 2023. The rules within PC1 have immediate legal effect, and must be considered alongside relevant provisions in the Operative NRP.

PC1 is largely focused on Whaitua Te Whanganui-a-Tara and Te Awarua-o-Porirua Whaitua and includes objectives and policies, rules and other methods to manage activities such as earthworks, stormwater discharges including from new urban development.

PC1 sets out provisions that will no longer apply to Te Awarua-o-Porirua Whaitua (once PC1 becomes operative) on pages 42 and 43.

11.2.1 Discharges of water and contaminants

The discharge of stormwater from new subdivision and development and from a redeveloped state highway is regulated by Section 5.2.3 of the Operative NRP (rules from PC1 that have legal effect are also assessed in later subsections of this report).

As the proposal includes earthworks exceeding 3000m², the discharges of stormwater associated with the proposal is a **Restricted Discretionary Activity** under **Rule R50**.

11.2.2 Contaminated land and hazardous substances

Discharges associated with contaminated land are regulated by Section 5.2.12 of the Operative NRP.

The proposal cannot comply with permitted activity standards under Rule R82 as no Detailed Site Investigation exists. The proposal is therefore a **Discretionary Activity** under **Rule 94**.

11.2.3 Land disturbance

Earthworks and vegetation clearance are regulated by Section 5.2.12 of the Operative NRP.

As the proposal includes earthworks exceeding 3000m², and vegetation clearance on slopes exceeding 20 degrees, the proposal is a **Discretionary Activity** under **Rule R107**.

11.2.4 Activities in wetlands

Activities in wetlands are regulated in Section 5.4 in the operative NRP.

- The proposal requires consent as a **Discretionary Activity** under **Rule R117** with regard to structures and vegetation clearance in natural wetlands; and
- The proposal requires consent as a **Non-complying Activity** under **Rule R118** with regard to the take and diversion of water and land disturbance as part of the proposed reclamation of natural wetlands.

11.2.5 Uses of beds of lakes and rivers

These activities are regulated in Section 5.4 in the operative NRP.

The proposed culverts do not comply with permitted activity standards under Rule R126, they are therefore a **Discretionary Activity** under **Rule R145**.

Rule R143 provides for the Reclamation associated with piping of a river outside of a site identified in Schedule A1 (outstanding rivers) or Schedule C (mana whenua) – non-complying activity. This rule applies to the proposed reclamation of Taupō stream, as well as the reclamation of streams associated with piping for the construction of the dams to form the retention wetlands. The reclamation works proposed are a N**on-complying Activity** under **Rule R143.**

11.2.6 Damming and diverting water

Under Rule R147 the damming or diverting water within or from rivers is a discretionary activity provided conditions are met. As the proposal does not comply with rule R126 consent is required as a **Discretionary Activity** under **Rule R147**.

11.2.7 Plan Change 1 to the NRP

PC1 regulates stormwater and earthworks within Te Awarua-o-Porirua Whaitua and therefore this site.

The proposed new impervious surfaces being created are a **Discretionary Activity** under **Rule P.R10**. The resource application includes a Stormwater Impact Assessment prepared in accordance with Schedule 29 and a financial contribution will be paid in accordance with Schedule 30.

The part of the site zoned for urban development identified on Map 86 of PC1 as “Planned/existing urban area”. As no impervious surfaces are being created on the portion of the site identified on Map 86 as “Unplanned greenfield area”, the Prohibited Activity Rule P.R12 does not apply.

The proposed earthworks exceed 3,000m² and earthworks are proposed to occur during 1 June to 30 September, they are therefore a **Non-complying Activity** under **Rule P.R24**

11.2.8 National Environmental Standard for Freshwater 2020

The NES-F sets additional consenting requirements for carrying out activities that pose risks to freshwater and freshwater ecosystems. These are assessed in Appendix 4. In addition, a specific assessment of Regulation 45C is attached as Appendix 6.

Regulation 45C provides for vegetation clearance, earthworks or land disturbance (including works that result in drainage), and the taking, use, damming or diversion of water within, or within 10m and 100m of a natural inland wetland if it is for the purpose of constructing urban development. The proposal is a **Restricted Discretionary Activity** under **Regulation 45C(1), (2), (3), (4) and (5)** as the following activities are proposed**:**

- Vegetation clearance within, or within a 10m setback from, a natural inland wetland (Clause 1);
- Earthworks or land disturbance within, or within a 10m setback from, a natural inland wetland (Clause 2);
- Earthworks or land disturbance outside a 10m, but within a 100m, setback from a natural inland wetland (Clause 3);
- The taking, use, damming, or diversion of water within, or within a 100m setback from, a natural inland wetland (Clause 4); and
- The discharge of water into water within, or within a 100 m setback from, a natural inland wetland (Clause 5).

Regulation 57 applies to the proposal with regard to the reclamation of part of the Taupō Stream to construct a roundabout, the stream will be diverted through a 110m long culvert that provides for fish passage. This rule also applies to streams that are being piped for the purpose of creating the retention wetlands (dams). The proposal is a **Discretionary Activity** under **Regulation 57**.

Subpart 3 of the NESF also requires consideration, as the proposal includes new culverts placed in the beds of rivers, as well as extensions to existing culvert structures. Regulation 70 states that *the placement, use, alteration, extension, or reconstruction of a culvert in, on, over, or under the bed of any river or connected area is a permitted activity if it complies with the conditions*. As outlined in the assessment in **Appendix 4**, the proposed culverts are a permitted activity under Regulation 70(1).

Regulations 62 and 63 set out information requirements which, under 62(2) and 63(2) must be provided to the relevant regional council within 20 working days of the activity being finished. This will be met by the Applicant.

11.3 Summary of consents required

The following resource consents are required as outlined in Table 7 below. Note that permitted activities are set out in **Appendix 4**.

Table 7: Summary of resource consents required

Plan	Activity	Rule	Activity status
PDP	Activities (excluding subdivision) that are permitted activities in the underlying zone	**DEV-NG-R1.2.a**	**Restricted Discretionary**
	Subdivision of land within the Northern Growth Development Area	**DEV-NG-R3.4.b and DEV-NG-R3.4.c**	**Discretionary**
	Activities that are not otherwise provided for within the Northern Growth Development Area	**DEV-NG-R4.2.a**	**Discretionary**
	Subdivision creating vacant allotments	**SUB-R3.2.a, Rule SUB-R3.3.a**	**Restricted Discretionary**
	Subdivision creating vacant allotments (Esplanade reserves)	**SUB-R3.5.a**	**Discretionary**
	Subdivision of land to create new allotment(s) for Infrastructure	**SUB-R5.2.a**	**Restricted Discretionary**
	Subdivision within a Special Amenity Landscape	**Rule SUB-R7.2.a**	**Restricted Discretionary**
	Subdivision that creates building platforms for Hazard-Sensitive Activities in a High hazard area	**SUB-R8.3.a**	**Non-complying**
	Subdivision of an allotment containing a Significant Natural Area	**SUB-R11.1**	**Restricted Discretionary**
	Upgrading of existing infrastructure, excluding roads, gas transmission pipelines and transmission lines over 110kV, outside of any specified Overlay	**INF-R4.2**	**Restricted Discretionary**
	INF-R8 Upgrading of infrastructure, excluding roads, gas transmission pipelines, walkways, cycleways and shared paths, and transmission lines at or over 110kV, in a Natural Hazard Overlay or Coastal Hazard Overlay	**INF-R8.2.a**	**Restricted Discretionary**
	INF-R INF-R11 New and extensions to existing vehicle access tracks ancillary to infrastructure, outside of any specified Overlay	**INF-R11.2.a**	**Restricted Discretionary**
	New infrastructure located within a Natural Hazard Overlay	**INF-R12.2.a and INF-R12.2**	**Restricted Discretionary**
	Underground infrastructure outside of an overlay	**INF-R16.2**	**Restricted Discretionary**
	INF-R13 Cabinets (not regulated by the NESTF) located outside of any specified Overlay	**INF-R13.2.a**	**Restricted Discretionary**

	Ancillary transport network infrastructure	**INF-R23.2.a**	**Restricted Discretionary**
	New roads and upgrading of roads outside of any specified Overlay	**INF-R27.4**	**Discretionary**
	Infrastructure not otherwise provided for (wastewater retention tanks and pump stations)	**INF-R26.2.a**	**Restricted Discretionary**
	New roads and upgrading of roads within a Natural Hazard Overlay or Coastal Hazard Overlay	**INF-R28.3**	**Discretionary**
	Upgrading of roads located in an area identified in SCHED7 - Significant Natural Areas	**INF-R30.2**	**Discretionary**
	Upgrading of infrastructure, excluding roads and walkways, cycleways and shared paths, located in an area identified in SCHED7 - Significant Natural Areas	**INF-R38.2.a**	**Discretionary**
	Upgrading of infrastructure and new infrastructure, including any ancillary vehicle access tracks, excluding walkways, cycleways and shared paths, which is located in an area identified in SCHED 9 - Outstanding Natural Features and Landscapes	**INF-R40.1**	**Discretionary**
	Increases in the impervious surface area of a site	**THWT-R4.2.a**	**Restricted Discretionary**
	All activities with on-site vehicle parking or loading spaces or where a vehicle access is otherwise provided	**TR-R2.2a**	**Restricted Discretionary**
	All activities with on-site parking or loading spaces – Dimensions and manoeuvring	**TR-R3.2a**	**Restricted Discretionary**
	Trip generation	**TR-R5.2.a**	**Restricted Discretionary**
	Trimming, pruning and removal of vegetation within a Significant Natural Area	**ECO-R1**	**Restricted Discretionary**
	Earthworks within a Significant Natural Area	**ECO-R4**	**Restricted Discretionary**
	Earthworks within coastal margins and riparian margins	**NATC-R2.2.a**	**Restricted Discretionary**
	General Earthworks	**EW-R1.2.a**	**Discretionary**

	Temporary building and structures ancillary to a construction activity.	**TEMP-R1.4**	**Restricted Discretionary**
NRP	Discharge of stormwater from new subdivision and development and from a redeveloped state highway	**Rule R50**	**Restricted Discretionary**
	All other discharges	**Rule R94**	**Discretionary**
	Earthworks greater than 3,000m^2 and vegetation clearance on erosion prone land	**Rule R107**	**Discretionary**
	Structures and vegetation clearance in natural wetlands	**Rule R117**	**Discretionary**
	Take and diversion of water and land disturbance as part of the proposed reclamation of natural wetlands	**Rule R118**	**Non-complying**
	Reclamation associated with piping of a river	**Rule R143**	**Non-complying**
	All other uses of river and lake beds	**Rule R145**	**Discretionary**
	Damming or diverting water within or from rivers	**Rule R147**	**Discretionary**
	Creating impervious surfaces greater than 3,000m^2	**Rule P.R10 (PC1)**	**Discretionary**
	Earthworks greater than 3,000m^2 and during 1 June to 30 September.	**Rule P.R24**	**Non-complying**
NES-F	Urban development within a natural inland wetland	**Regulation 45C**	**Restricted Discretionary**
	Reclamation of the bed of a river	**Regulation 57**	**Discretionary**
NES-CS	Soil disturbance and subdivision and changing use	**Regulation 11**	**Discretionary**

12 RMA Part 2 Assessment – Sched 5, cl5(1)(g)

An assessment against sections 5, 6 and 7 of the RMA is provided in this section in accordance with the Clause (5)(1)(g) Schedule 5 of the FTAA, as well as Section 104(1) of the RMA.

12.1 RMA Section 5

The purpose of the RMA as expressed in section 5 is to promote the sustainable management of natural and physical resources, with 'sustainable management' defined in section 5(2) as:

> *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while—*
>
> *(a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
>
> *(b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
>
> *(c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

Overall, and based on the technical assessments accompanying this application, the Proposal meets the purpose and principles of the RMA. In particular:

- The life-supporting capacity of water, soil and ecosystem resources will be safeguarded as a result of the avoidance, remediation and mitigation measures proposed (as outlined in the Assessment of Environmental Effects);
- The Proposal represents a sustainable use of the natural and physical resources of the Site as the development proposed responds appropriately to the local context and the emerging residential environment anticipated through the PDP;
- The proposal provides for social and economic wellbeing through its design including providing housing (including affordable housing), open space and a neighbourhood centre, whilst ensuring adverse effects on the environment will be appropriately avoided, remedied or mitigated (as outlined in the Assessment of Environmental Effects);
- An assessment of cultural effects is provided in Section 15.12.6 of this Application. In summary, while there are aspects of the proposal that are supported by Ngāti Toa, there are aspects of the proposal that are not supported, and as a result there would be adverse cultural effects associated with some works, the proposal therefore may not fully provide for cultural wellbeing; and

- The Proposal will increase the supply of housing to a district that is currently experiencing significant demand for housing.

Overall, the proposal will promote the sustainable management of natural and physical resources in accordance with Part 2 of the RMA. The proposal promotes sustainable management through the provision of 949 allotments on a currently vacant site zoned for this purpose. Undertaking site development works to provide for the development of these allotments is considered to be an efficient use of a residentially zoned site, which is a finite resource. Ultimately the development will provide for the social and economic wellbeing of the applicant and the future occupants.

12.2 RMA Section 6

Section 6 of the RMA identifies matters deemed to be of national importance. In achieving the purpose of the RMA, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for these listed matters of national importance. Matters relevant to the Site are assessed in the following sections.

12.2.1 Section 6(a)

Section 6(a) seeks to preserve the natural character of the coastal environment (including the coastal marine area), wetlands and lakes and rivers and their margins and protect them from inappropriate subdivision, use and development.

The natural character values of the Site have been highly modified by rural land uses over the past century or more. The Proposal does not constitute inappropriate subdivision, use and development as:

- While some reclamation works are proposed, given the thorough and detailed assessment of these areas through concept development, the Proposal will maintain and enhance the overall character of on-site streams and wetlands via proposed riparian planting, buffer planting and enhancement works; and
- The natural character of streams downstream will be maintained as adverse effects on these receiving environments have been assessed by the project team as less than minor. In some cases, the Proposal will result in ecological improvements and therefore natural character.

12.2.2 Section 6(c)

Section 6(c) of the RMA seeks to areas of significant indigenous vegetation and habitats of indigenous fauna.

The site has streams and wetlands which are within both the Taupō and Kakaho catchments. These areas have been significantly degraded due to rural land uses, causing sedimentation and degraded water quality. The proposed development Intends to avoid most ecological features but faces unavoidable effects due to engineering constraints, including the reclamation of wetlands and

streams. There are also two areas mapped as terrestrial significant natural areas in the PDP, these are to be avoided.

As outlined in Section 15 of this Application, the effects management hierarchy has been applied to works that impact areas of significant indigenous vegetation and habitats of indigenous fauna consistent with both the NPS-FM and NPS-IB. This includes a remediation, mitigation and offsetting package to address potential adverse ecological effects on these areas.

Overall, in regard to Section 6(c) of the RMA, efforts have been made to protect significant indigenous vegetation and fauna habitats though mitigation and offset measures, and a net gain in biodiversity is anticipated through the restoration of indigenous habitat.

12.2.3 Section 6(d)

Section 6(d) of the RMA seeks to maintain and enhance public access to and along the coastal marine area, lakes and rivers.

Currently, the Site is held in private ownership with no public access permitted to the onsite waterbodies. The Proposal includes undertaking significant riparian and wetland enhancement works and the vesting of Local Purpose Reserves. Therefore, the Proposal will create public access to rivers and wetlands within the Site. The proposal therefore positively responds to Section 6(d).

12.2.4 Section 6(e)

Section 6(e) of the RMA requires that the relationship of Māori and their culture and traditions with their ancestral lands, water, Sites, Wahi tapu, and other taonga be recognised and provided for.

The Applicant has undertaken pre-lodgement engagement with Te Rūnanga o Toa Rangatira (Te Rūnanga) which it the mandated iwi authority for Ngāti Toa Rangatira. Engagement with Te Rūnanga is summarised in **Appendix 2** of this Application. Te Rūnanga provided written feedback which is attached to **Appendix 2**, this included information on values associated with the site, oral and written feedback on specific aspects of the proposal, and a review of draft conditions of consent.

An assessment of cultural effects is provided in Section 15.12.6 of this Application. In summary, while there are aspects of the proposal that are supported by Ngāti Toa, there are aspects of the proposal that are not supported, and as a result there would be adverse cultural effects associated with some works.

With regard to section 6(e), there are therefore aspects of the proposal that do not adequately provide for Ngāti Toa's relationships with their ancestral lands and waters.

12.2.5 Section 6(h)

Section 6(h) seeks to manage significant risks from natural hazards.

In relation to potential flood risk, an assessment of flood risk has been undertaken in the Infrastructure Report attached as **Appendix 9**. As outlined in Section 15.13.1, flood risk is managed through primary and secondary networks designed for "10% AEP and 1% AEP events (including climate-change

allowances)". The design ensures "no increase in flood risk or erosion potential" (p.3) and provides "minimum 200mm freeboard above the 1% AEP flood level" for building platforms (p.13). Flood-prone areas are avoided for residential lots. It is therefore considered that significant risks from flood hazards are being appropriately managed.

In relation to geotechnical hazards, the Geotechnical Assessment in **Appendix 26** outlines various geohazards present on site including seismic hazards, slope instability, debris flow etc. The Geotechnical Assessment makes a number of recommendations with regard to mitigation measures to address risks posed by these hazards. The Geotechnical Assessment finds that the risk to proposed buildings from natural hazards will be acceptably low with these measures in place. It is therefore considered that significant risks from geohazards are being appropriately managed.

12.3 RMA Section 7

Section 7 lists other matters which all persons exercising functions and powers under the RMA must have particular regard to. Matters relevant to the Site and proposal are assessed below.

12.3.1 Section 7(a) and 7(aa)

Sections 7(a) and (aa) of the Act require that particular regard be given to kaitiakitanga and the ethic of stewardship.

The Applicant has been undertaking pre-lodgement engagement with Te Rūnanga o Toa Rangatira (Te Rūnanga) which it the mandated iwi authority for Ngāti Toa Rangatira.

The proposal acknowledges the role of Ngāti Toa as kaitiaki in ensuring the protection and sustainable management of the Site, the proposed conditions of consent provide for Te Rūnanga input into the construction phase of the development to provide for the input of mātauranga Māori. A draft set of conditions were provided to Te Rūnanga for review prior to lodgement, feedback received informed the proposed set as lodged (Appendix 7) which includes:

- Provision for Te Rūnanga to share cultural narratives and pūrākau during site meetings and inductions for site workers and conduct a tīmatanga ceremony prior to works commencing.
- Iwi and Kaitiaki Taonga Tuku iho Monitoring on aspects of the proposal including hydrology, archaeology, lizard management and landscape and ecology monitoring.
- Requirements to provide for cultural input into in the preparation and monitoring of relevant Management Plans.

Ultimately, the Proposal together with ongoing Ngāti Toa involvement seeks to acknowledge and respect Ngāti Toa as mana whenua and its role in kaitiaki.

12.3.2 Section 7(b)

Section 7(b) relates to whether a proposal involves the efficient use and development of natural and physical resources. The proposal is an efficient use of natural and physical resources as it will enable the utilisation of a residentially zoned site for residential purposes instead of its current pastoral use.

The Proposal will result in the construction of 949 homes along with three-waters infrastructure, and the creation of public open space, including enhanced riparian stream corridors and wetlands, an extensive trail network and enhanced natural areas.

Ultimately, the Proposal seeks efficient use and development of natural and physical resources through ensuring development potential is realised of the finite urban land resource within appropriate environmental limits.

12.3.3 Section 7(c)

Section 7(c) relates to the maintenance and enhancement of amenity values.

Potential effects on amenity have been assessed in Section 10 where it is concluded that the amenity values of the existing environment will be maintained.

Further, while construction works have the potential to generate adverse effects on amenity values, they will be temporary in nature and are reasonably expected on a greenfield site that has been rezoned for residential development. Conditions are proposed in this application to manage construction effects. Based on the assessment provided in this application, associated technical reports and the measures included in the draft conditions, the Proposal will maintain and enhance amenity values in accordance Section 7(c).

12.3.4 Sections 7(d), (f) and (g)

Sections 7(d), (f) and (g) of the RMA relate to the intrinsic values of ecosystems, the quality of the environment, and the finite characteristics of natural and physical resources respectively.

Based on the conclusions reached below in Section 10, it is considered that particular regard has been given to the intrinsic values of ecosystems and to the maintenance of the quality of the environment. In particular:

- The Proposal has been designed to ensure that potential adverse effects on ecosystem values have avoided as far as practicable in the first instance.
- Ecosystem values have sought to be enhanced via the proposed restoration and enhancement planting, restoration of hydrological connections, riparian corridors and wetlands and indigenous revegetation.
- Significant areas within the development are proposed to be vested as reserves, ensuring the protection and preservation of native flora and fauna.
- The inclusion of community parks and recreational spaces will enhances the overall quality of the environment for residents and contributes to community health and well-being.
- The development prioritises pedestrian-friendly design, incorporates public transport options, and includes measures for effective traffic management, contributing to improved local transport infrastructure.
- Mitigation and monitoring measures are proposed to protect and enhance habitats, recognizing the intrinsic value of local ecosystems and contributing to overall ecological health.

- Stormwater systems are integrated, preventing soil erosion and preserving water quality to safeguard the overall environmental health of the area.
- Subdivision design including block layout and orientation has sought to maximise sunlight access, energy-use and outlook and water harvesting measures are proposed on each residential allotment.
- The proposed infrastructure considers the finite characteristics of resources, aiming for efficiency, minimal environmental impact and community resiliency.

Overall, the Proposal seeks to integrate new built development on the Site within its ecological and environmental context.

12.3.5 Section 7(i)

Section 7(i) relates to the effects of climate change. The proposal has had regard to the effects of climate change through:

- The future impacts of climate change have been considered through design of the stormwater management system, including the use of nature-based solutions such as constructed wetlands. These systems are designed to future proof the development against the predicted impacts of climate change such as increased rainfall intensity.
- The Proposal supports reductions in greenhouse gas emissions through enabling a well-functioning urban environment and multi-modal transport connectivity. Future residents will have multi-modal transport options including access to a potential future bus service and pedestrian and cycle connections to nearby amenities such as open space and commercial and community facilities. Further, the removal of stock from the site will have benefits in terms of reduced methane emissions.

13 Assessment Against RMA Planning documents – Sched 5 cl5(1)(h), cl5(2), cl5(3)

This section is provided in accordance with the Clauses 5(1)(h), 5(2) and 5(3) and clause 2(1) of Schedule 5 of the FTAA, as well as Section 104(1)(b) of the RMA which require an assessment of relevant provisions within:

- A national environmental standard;
- Other regulations made under the Resource Management Act 1991;
- A national policy statement;
- A New Zealand Coastal Policy Statement;
- a regional policy statement or proposed regional policy statement;
- a plan or proposed plan; and
- a planning document recognised by a relevant iwi authority and lodged with a local authority.

For this proposal, the following documents are considered to be relevant:

- National Policy Statement on Urban Development 2020 (NPS-UD);
- National Policy Statement for Freshwater Management 2020 (NPS-FM);
- National Policy Statement for Indigenous Biodiversity 2023 (NPS-IB);
- National Environmental Standard for Freshwater 2020 (NES-F);
- National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NES-CS);
- Regional Policy Statement for the Wellington Region 2013 (RPS);
- Change 1 to the Regional Policy Statement for the Wellington Region (Change 1);
- Natural Resources Plan (NRP);
- Plan Change 1 to the Natural Resources Plan (PC1); and
- Porirua District Plan (PDP).

Note that there are no planning documents recognised by a relevant iwi authority and lodged with local authorities.

The NES-CS and NES-F are the only national environmental standards which apply to this proposal or site. The rules and effects are addressed in sections 3.3 and 4.9 above (note that national environmental standards do not contain any objectives or policies).

13.1 National Policy Statement on Urban Development

The NPS-UD directs local authorities to ensure that they provide enough space for their populations to happily live and work. This can be both through allowing development to go "up" by intensifying existing urban areas, and "out" by releasing land in greenfield areas.

It directs how both regional and local Councils are to make decisions and plans through the provision of 8 objectives and 11 policies. A number of the objectives and policies are directed at plan making processes, however there are some, listed in Appendix 19, which apply to all decision makers under the Resource Management Act 1991, and therefore are applicable for resource consent applications.

Overall, the assessment in **Appendix 5** finds:

- The proposal contributes to a well-functioning urban environment which will provide for the social and economic wellbeing, and health and safety of the occupants (Objective 1 and Policy 1);
- This Proposal aims to create more housing supply which will have a positive impact on affordability (Objective 2);
- As detailed in the Economic Assessment (**Appendix 11**), the proposal will contribute to meeting the District's housing demand as it will provide for an increase in housing supply with housing typologies that are in demand (Objective 4 and Policy 6);
- This Proposal has been informed by the values and aspirations as articulated by mana whenua, as well as ongoing engagement (Objective 5 and Policy 9);
- The Proposal takes an integrated approach with regard to the provision of new infrastructure on site and connecting with existing infrastructure off site (Objective 6); and
- The Proposal supports reductions in greenhouse gas emissions through enabling a well-functioning urban environment and multi-modal transport connectivity. The Proposal is resilient to natural hazards including the current future effects of climate change (Objective 8).

13.2 National Policy Statement for Freshwater Management

The NPS-FM sets national direction for how freshwater is managed. It prioritises the health of water bodies through Te Mana o te Wai, requires improved water quality, and ensures Māori values are part of decision-making. It's sole objective is:

> *The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises:*
>
> *(a) first, the health and well-being of water bodies and freshwater ecosystems*
>
> *(b) second, the health needs of people (such as drinking water)*
>
> *(c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.*

Overall, the assessment in **Appendix 5** finds the proposal is generally consistent with the objective and associated policies of the NPS-FM through:

- The health and wellbeing of waterbodies and freshwater ecosystems has been prioritised. Protection and enhancement measures, including buffers, planting and ongoing management and protection, and the design and construction of stormwater infrastructure will ensure the continuous health and well-being of the natural watercourses and wetlands within the Site (Objective 1 and policies 1 and 2);
- An integrated management approach has been applied through taking a cross-disciplinary approach to design of the Proposal (Policy 3);
- The site is able to address natural hazard risks such as flooding, including the predicted impacts of climate change such as increased rainfall intensity, through the use of nature-based solutions such as rain gardens and constructed wetlands (policy 4);
- The proposal will be undertaken to avoid the highest value ecological features. The Ecology Assessment and application set out at length the iterative design process (including the NES-F assessment in Appendix 6) that lead to a significant reduction in potential effects on streams and wetlands. Where residual adverse effects remain after avoidance, remediation and mitigation, onsite offsetting will be applied so that there is no-net-loss of ecological values (policies 6 and 7);
- Measures have been incorporated into the proposal (including Erosion and Sediment Control Principles) to ensure that the significant values of outstanding water bodies (namely Taupō Swamp and Pāuatahanui Inlet) and habitats of indigenous freshwater species will be protected (policies 8 and 9); and
- The granting of consent to this proposal would allow for a sector of the community to provide for their social and economic wellbeing, as well as providing a wider economic benefit to the community as a whole with respect to providing additional housing supply within a constrained housing market, in a way that is consistent with the NPS-UD (Policy 15).
- An assessment of cultural effects is provided in Section 15.12.6 of this Application. In summary, while there are aspects of the proposal that are supported by Ngāti Toa, there are aspects of the proposal that are not supported (including the reclamation of stream and wetlands), and as a result there would be adverse cultural effects associated with some works. The proposal is therefore not entirely consistent with (b)(iv).

13.3 National Policy Statement for Indigenous Biodiversity

This NPS-IB applies to indigenous biodiversity in the terrestrial environment throughout Aotearoa New Zealand. Its sole objective is:

> *(a) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and*
>
> *(b) to achieve this:*
>
> *(i) through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and*

(ii) by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and

(iii) by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and

(iv) while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.

As outlined in Section 4 of the Application, there are three SNA within the application site. No works are proposed within SNA029 and SNA225. However, there is vegetation clearance proposed in the SNA027, the Ecological Assessment follows the effects management hierarchy to address potential adverse effects of these works in line with the NPS-IB. After avoidance, mitigation, and offsetting, residual terrestrial effects are assessed as very low.

There are also positive effects anticipated as result of proactive management measures required by the Structure Plan. These include the imposition of a 5m wide buffer corridor for SNA on site where a planting plan and monitoring and maintenance programme for the buffer and ecological corridor is provided which meets the requirements set out in Parts B and C of APP17 - Ecological Corridors and SNA Buffer Areas (see the appendices of the Ecological Assessment). The buffers and corridors will also be legally protected in perpetuity in accordance with Part A of APP17 - Ecological Corridors and SNA Buffer Areas.

The NPS-IB also relates to all indigenous biodiversity including that which is outside SNAs. The Ecological Assessment outlines constraints and opportunities with regard to indigenous biodiversity on-site and concludes that the proposal will not just maintain indigenous biodiversity on site, but that it will significantly restore and improve degraded habitats on the Site.

An assessment of cultural effects is provided in Section 15.12.6 of this Application. In summary, while there are aspects of the proposal that are supported by Ngāti Toa, there are aspects of the proposal that are not supported including the use of offsetting, and as a result there would be adverse cultural effects associated with some works. The proposal is therefore not entirely consistent with (b)(iv).

Overall, the Proposal is generally consistent with the objective and policies of the NPS-IB.

13.4 National Environmental Standard for Freshwater

The NES-F sets requirements for carrying out activities that pose risks to freshwater and freshwater ecosystems. The relevant rules and effects relevant to the NES-F are addressed in sections 11 and 15 of this application respectively.

Note that the NES-F does not contain objectives and policies.

Consent is required for the restoration and maintenance of natural inland wetlands under Regulation 39 and for urban development within a natural inland wetland under Regulation 45C.

A specific assessment of the proposal against Regulation 45C of the NES-F is provided in **Appendix 6**. In summary:

- The development contributes to a well-functioning urban environment as defined by Policy 1 of the NPS-UD as required by Regulation 45C(6)(a)(i);
- The development will provide significant economic benefits to the district and region as required by Regulation 45C(6)(a)(ii);
- Various options have been considered throughout the planning phases of this project with the objective of achieving a viable yield while avoiding works in waterways where practicable. The options assessment finds that there is no alternative practicable option to the preferred proposal with respect to wetlands that achieves an economically viable yield while having equal or lesser adverse effects on natural inland wetlands. This proposal is therefore consistent with Regulation 45C(6)(b)(ii);
- The effects management hierarchy has been applied as outlined the Ecological Assessment and section 10 of this report. This proposal is therefore consistent with Regulation 45C(6)(c); and
- The subject site is identified for urban development in, amongst other documents and strategies, the Wellington Regional Future Development Strategy prepared under the NPS-UD and the Porirua District Plan. No urban development is proposed in the portion of the site zoned Rural Lifestyle Zone. The proposal is therefore consistent with Regulation 45C(7)(a) and 45C(7)(b).

13.5 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

The NES-CS sets out requirements for how land affected by contaminants is assessed and, if necessary, managed to protect human health.

The relevant rules and effects relevant to the NES-CS are addressed in Section 11 and Section 15 respectively in this application.

Note that the NES-CS does not contain objectives and policies.

Consent is required for disturbing soil and subdivision or changing use. These activities are not controlled activities under Regulation 9(1) or 9(3) as no Detailed Site Investigation exists. The proposal is therefore a Discretionary Activity under Regulation 11 of the NES-CS.

The proposed conditions of consent in **Appendix 7** set out how risks are proposed to be managed under this consent through undertaking a Detailed Site Investigation prior to earthworks commencing under a Contaminated Site Management Plan proposed as a condition of consent.

13.6 Regional Policy Statement for the Wellington Region

The RPS sets the strategic framework for managing natural and physical resources in the Wellington Region. It was made operative in 2013. GWRC notified Proposed Change 1 to the RPS in August 2022 (Change 1). GWRC then notified its decisions on Change 1 on 26 September 2024, some of which are

currently subject to appeal under Schedule 1 of the RMA and some of which are operative having been progressed through the Freshwater Planning Process.

The relevant objectives and policies from the Decisions Version of Change 1 are assessed in **Appendix 5**. Any provisions that are directed at regional or district planning processes are not included in that assessment. As outlined in Appendix 5, the Proposal is generally consistent with the RPS including Change 1.

13.7 Natural Resources Plan

The NRP is GWRC's operative plan for managing land, water, air, and coastal resources. The relevant objectives and policies are assessed in **Appendix 5**. As outlined in Appendix 5, the Proposal is generally consistent with the relevant objectives and policies in the NRP.

13.8 Plan Change 1 to the Natural Resources Plan

PC1 to the NRP was notified on 30 October 2023, with submissions closing on 15 December 2023. The rules within PC1 have immediate effect.

PC1 is largely focused on Whaitua Te Whanganui-a-Tara and Te Awarua-o-Porirua Whaitua and includes objectives and policies, rules and other methods to manage activities such as earthworks, stormwater discharges including from new urban development.

The relevant objectives and policies are assessed in **Appendix 5**. Overall, the proposal is generally consistent with relevant objectives and policies in PC1.

The proposal assists in delivering outcomes sought by the overarching Objective P.O1 which seeks to progressively improve the health of Te Awarua-o-Porirua's waterways to a state of wai ora by 2100.

13.9 Porirua District Plan

The Site requires consents under the following chapters in the PDP:

- Northern Growth Development Area;
- Ecosystems and Indigenous Biodiversity;
- Subdivision;
- Infrastructure;
- Transport;
- Natural Hazards; and
- Earthworks.

The relevant objectives and policies are assessed in **Appendix 5**, including those that are specifically listed as matters of control or discretion. Overall, the proposal is generally consistent with relevant objectives and policies for the reasons given in **Appendix 5**.

14 Proposed Conditions - Sched 5, cl5(1)(k)

This section is provided in accordance with the Clause 5(1)(k) of Schedule 5 of the FTAA.

Conditions of consent are proposed to avoid, remedy or mitigate effects and to achieve positive effects. These conditions have been informed by consultation with local authorities and iwi as well as recommendations in technical reports attached as appendices to this Application.

The proposed conditions of consent are arranged by topic under headings in **Appendix 7** and separated into district (subdivision and land use) and regional consents. Some of the key matters proposed to be managed through conditions of consent relate to:

- **Earthworks** – proposed conditions include requirements for the following plans:
  - Earthworks Construction Management Plan and Erosion and Sediment Control Plan to be certified by PCC and GWRC prior to each earthworks stage starting;
  - Construction Traffic Management to be certified by PCC prior to works starting;
  - Winter Works Erosion and Sediment Control Plan to be certified by GWRC prior to any earthworks taking place between 1 June and 30 September.

- **Landscaping and Ecology** – proposed conditions include requirements for the following plans:
  - Landscape and Ecology Plan to be certified by both PCC and GWRC prior to works starting;
  - Planting Plan and Monitoring and Maintenance Programme for SNA buffer areas and ecological corridor to be certified by PPC prior to works starting;
  - Fish rescue to be undertaken in accordance with the Fish Management Plan to be undertaken by a suitably qualified and experienced person with the required permits.

- **Archaeology** – proposed condition referencing the Archaeological Authority.

- **Soil contamination** – proposed conditions include requirements for the following plans:
  - Detailed Site Investigation (DSI) Report and a Contaminated Soil Management Plan (CSMP) to be certified by PCC prior to works starting;
  - Site Validation Report (SVR) to be provided to PCC on completion of remedial works on the site.

- **Subdivision** – proposed conditions include:
  - Staging programme for 19 civil stages;
  - Creation of easements for infrastructure;
  - Requirement for a State Highway 59 intersection upgrade to a roundabout prior to 110 dwellings being occupied;
  - Requirement for connection to new reservoir prior to Stage 5b; and

- Requirement for upgrades to main trunk wastewater infrastructure prior to Stage 8.

- **Conservation covenants** – proposed conditions require covenant areas shown on the Scheme Plan to be protected by way of Conservation Covenants under section 77 of the Reserves Act 1977 including:
  - Stream and wetland offsetting areas;
  - Terrestrial biodiversity offsetting areas;
  - Buffer areas around Significant Natural Areas; and
  - Ecological corridor.

- **Consent notices** – consent notices are proposed as conditions of consent for the following matters:
  - Geotechnical controls below and above certain slopes;
  - Restrictions on development density based on infrastructure sizing;
  - Landscape controls on certain lots on ridgelines;
  - Requirements for certain lots on the southern boundary to cover costs of fencing; and
  - No complaint covenants for lots on the southern boundary with regard to existing rural activities.

- **Stormwater** – proposed conditions include:
  - Requirement for a Stormwater Management Plan and a Stormwater Operation and Maintenance Plan to be certified by GWRC.

- **Hydrological monitoring** – proposed conditions include:
  - Continuing current hydrological monitoring at the site until construction commences, during construction, and for at least three-year post- development;

- **Works in waterways**– proposed conditions include:
  - Requirement for a Stream works Construction Management Plan to be certified by GWRC.

- **Mātauranga Māori** – proposed conditions include:
  - Provision for Te Rūnanga to share cultural narratives and pūrākau during site meetings and inductions for site workers and conduct a tīmatanga ceremony prior to works commencing.
  - Iwi and Kaitiaki Taonga Tuku iho Monitoring on aspects of the proposal including hydrology, archaeology, lizard management and landscape and ecology monitoring.
  - Requirements to provide for cultural input into in the preparation and monitoring of relevant Management Plans.

- **Lapse date for giving effect to consent** – 15 year lapse date proposed for both district and regional consents.

15 Assessment of Environmental Effects – Sched 5, cl5(4), cl6 and cl7

This section is provided in accordance with Clause 5(4), Clause 6 and Clause 7 of Schedule 5 of the FTAA, as well as section 88 and Schedule 4 of the RMA.

15.1 Assessment of the actual or potential effects on the environment - Sched5, cl6(1)(a)

Clause 6(1)(a) requires the following information be provided:

> *(a) an assessment of the actual or potential effects on the environment:*

The effects identified below have been informed by the various technical experts assigned to the project.

This subsection addresses positive effects, as specific matters listed in Clause 6 and Clause 7 of Schedule 5 are addressed in later subsections.

15.1.1 Positive effects

The proposed works facilitate a residential development across the subject site which is zoned for residential development.

The proposal will result in 949 additional residential units on the site and a neighbourhood centre which will provide significant regional economic benefit in terms of providing residential development capacity, growing the housing market, and generating short and long-term employment opportunities.

The proposal will result in significant economic benefits to Porirua City and Wellington Region including increasing the range and affordability of new greenfield housing, providing several significant net economic benefits to the district/region from the construction and ongoing household expenditure[71].

These homes that will provide a long-term supply of housing in response to the demand for housing within the Porirua District. They provide a supply of housing that will contribute to the development capacity of the District. They will increase the rating base for both PCC and GWRC.

Increased housing supply will assist in improving affordability through providing supply to meet demand within the market, while increasing competition which can put downward pressure on prices[72]:

> *The proposal is estimated to supply dwellings to the market at an average price of $1,060,000, with 318 (34%) priced below $1,000,000. These dwellings will be approximately $75,000 - $160,000 (7 -15%) less expensive than the average sale price*

[71] Refer Page 4 of the Economic Assessment (**Appendix 13**).
[72] Refer Page 4 of the Economic Assessment (**Appendix 13**).

of the surrounding key developments in the study area , providing a substantial quantity of relatively affordable new dwellings, placing downward price pressure on the overall housing market . As such, the proposal is considered to address a gap in the lower -mid priced new-build market, helping to meet the needs of a market segment that is currently underrepresented (e.g. low er-middle income households seeking relatively affordable new homes). This demonstrates the proposal 's ability to provide comparatively affordable new housing in Porirua City and the wider region.

The Proposal will result in an increase in employment opportunities through greater development capacity for home businesses and other employment activities which are appropriate in residential areas, commercial activities within a new area of Neighbourhood Centre Zone, and through construction employment opportunities during development of the greenfield area.

The proposal will also create jobs for local workers during the construction of the development including roading, building, landscaping services. It will therefore positively contribute to economic growth and employment in the District.

During construction, the Proposal would create approximately 1,450 full time equivalent (FTE) jobs and generate an estimated $236 million gross domestic product (GDP) contribution. Once constructed, the expenditure of the future residents would contribute approximately $23 million to GDP and support 205 FTE jobs, and the operation of the proposed neighbourhood centre could create $8.9m GDP and support 90 jobs. The construction of the proposal would also make a significant contribution towards primary sector GDP and FTE employment. In total, the development of the project is estimated to result in a total contribution to primary sector GDP of $52.4 million, which would support an estimated 320 FTE jobs[73].

Indirect benefits include supplies and services purchased by the construction team, or by contractors engaged by Pukerua Property Group Limited Partnership. These include the wholesale and retail building supplies and building fit outs, civil construction supplies, and legal, telecommunications, administrative and accounting services. The vast majority of Pukerua Property Group Limited Partnership's contractors and materials are locally sourced, ensuring that the benefits remain within the local economy. Other professional services, such as real estate and conveyancing services, are expected to benefit as housing is released into the market.

The proposal will enable a supply of housing, which can be utilised by a broad range of people. The design of the development including open space and a neighbourhood centre will foster a vibrant and inclusive community contributing to social wellbeing.

Environmental benefits within the regionally significant catchments of Taupō Swamp and Pāuatahanui Inlet will also occur due to improving degraded waterways onsite and retiring erosion-prone hill country land from primary production with associated contaminant discharges.

Further positive environmental, social and cultural benefits will be realised due to good accessibility from the site to parks, local shops, schools, and community facilities.

[73] Refer page 4 of the Economic Assessment (**Appendix 13**).

15.2 Hazardous installations - Sched5, cl6(1)(b)

Clause 6(1)(b) requires the following information be provided:

> *(b) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:*

There are no hazardous installations currently on the site, nor are there any proposed as part of the application. This subclause is therefore not relevant to the application.

15.3 Description of contaminant discharges and alternative methods - Sched5, cl6(1)(c)

Clause 6(1)(c) requires the following information be provided:

> *(c) if the activity includes the discharge of any contaminant, a description of—*
> *(i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and*
> *(ii) any possible alternative methods of discharge, including discharge into any other receiving environment:*

As outlined in the Water Quality Assessment in **Appendix 19,** the following discharges could occur[74]:

During construction;

- *Increased sediment run-off,*
- *Hydrocarbon and chemical spills,*

Post construction;

- *Reduced erosion and sediment run-off due to grading of slopes, planting of appropriate native vegetation and wetland restoration,*
- *Reduced nutrient run-off due to the removal of stock from the site and the planting of buffer zones around streams and wetlands,*
- *Increase in heavy metals and hydrocarbon concentrations in stormwater runoff due to change in land-use.*

The Water Quality Assessment outlines the sensitivity of the receiving environments as follows[75]:

> *The Taupō Stream catchment discharges west and south forming the headwaters of Taupō Stream and Taupō Swamp. The Taupō Swamp is a regionally significant wetland and the stream flows through this feature before discharging into the Te Awarua-o-Porirua Harbour at Plimmerton.*

[74] Refer page 4.
[75] Refer page 13.

The two eastern catchments (Kakaho East and West) discharge south into Kakaho Stream, which flows into the Pauatahanui Arm of the Te Awarua-o-Porirua Harbour 4.6 km downstream of the site. This is a highly sensitive estuarine environment.

The site also includes a small portion of the upper reaches of the Waimapihi Stream catchment, which discharges north into the Muri Road block and flows into the sea at Pukerua Bay.

The majority of the streams on the site are ephemeral, but there are perennial reaches in the lower parts of the catchments. Stream flows are generally low but respond rapidly to rainfall run-off from the steep catchments. The ecology assessment indicates that the streams draining west into the Taupō catchment are low value stream systems and whilst the streams in the Kakaho catchments are in better condition, they are still modified with a of lack of shading, nutrient inputs, stock inputs, bank slumping and increased sedimentation.

With regard to (c)(ii), the proposed discharges are required to undertake the residential development of urban zoned land and there are no possible alternative locations in terms of receiving environments for discharge.

However, there are alternative methods to manage these discharges as outlined in Section 10 of the Stormwater Management Plan (**Appendix 11**). This Plan assesses the various options before outlining the preferred option. The preferred option includes best practise stormwater management techniques, as well as best practice sediment and erosion controls to minimise effects on the freshwater environments, this includes proposed conditions of consent related to monitoring and ongoing oversight by local authorities and Mana Whenua.

15.4 Mitigation measures - Sched5, cl6(1)(d)

Clause 6(1)(d) requires the following information be provided:

(d) description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect of the activity:

Various mitigation measures are proposed depending on the potential adverse effects associated with the activity. These are outlined in other sections but summarised in the below table:

Table 8: Proposed Mitigation Measures

Potential adverse effect	Summary of mitigation measures
Discharges to waterways	Refer Section 15.3 – the Water Quality Assessment in **Appendix 19** and Stormwater Management Plan in **Appendix 11** outline key mitigation and control measures that will be implemented during and post development. The Water Quality Assessment summarises these as follows[76]:

[76] Refer page 4.

	During construction. • *Minimising the open area of the earthworks as much as possible,* • *A comprehensive erosion and sediment control plan which will apply to the whole site,* • *Maintenance of buffer zones around streams and wetlands wherever possible,* • *Continuous turbidity monitoring of flows leaving site during construction,* *Post construction.* • *Slopes will be planted with native vegetation to increase stability,* • *Stormwater treatment and management measures will be installed upstream of any discharge into the on-site streams or natural wetlands,* • *Retention wetlands will reduce the peak flow rates leaving the site, reducing scour and sediment mobilisation,* • *Buffer zones with native planting will be established around retained streams and natural wetland areas,* • *Treated stormwater will discharge through natural wetlands and the proposed retention wetlands before leaving site, providing an additional level of protection.* Proposed conditions of consent in **Appendix 7** include requirements for a management plans (landscape and ecology, stormwater, ESC, Stormwater Operation and Maintenance Plan) to be certified by PCC and GWRC where relevant, as well as conditions in relation to ongoing hydrological monitoring.
Landscape and visual effects	Refer section 15.10.1 – Mitigation measures are set out in the Landscape and Ecology Plan in **Appendix 23** which is required to be certified as a proposed condition of consent. This sets out details of landscape planting that will mitigate the visual effects of the development. A condition of consent is also proposed for certain lots on a ridgeline on the upper terrace with restrictions on cladding, landscaping and the height of buildings and structures.
Transport effects	Refer section 15.10.2 – Mitigation measures for roading capacity include an interim priority tee-intersection to support early construction and residential activity, followed by a full roundabout intersection designed to accommodate future traffic volumes, conditions of consent are proposed in **Appendix 7** with an appropriate trigger, the roundabout must be constructed prior to 110 dwellings being occupied.

Construction traffic effects	Refer section 15.10.3 – Mitigation measures include the requirement for a Construction Traffic Management to be certified by PCC prior to works starting.
Earthworks	Refer section 15.10.4 - Mitigation measures include: • Earthworks Construction Management Plan to be certified by PCC and GWRC prior to works starting; • Construction Traffic Management to be certified by PCC prior to works starting; • Erosion and Sediment Control Plans to be certified by PCC and GWRC prior to each earthworks stage; • Winter Works Erosion and Sediment Control Plan to be certified by GWRC prior to any earthworks taking place between 1 June and 30 September;
Contaminants in soils	Refer section 15.10.5 - Mitigation measures include conditions of consent requiring: • Detailed Site Investigation (DSI) Report and a Contaminated Soil Management Plan (CSMP) to be certified by PCC and GWRC prior to works starting; and • A Site Validation Report (SVR) to be provided to PCC and GWRC on completion of remedial works on the site.
Ecology	Refer section 15.11 - Various mitigation measures are proposed (as well as other elements of the effects management hierarchy) including: Construction staging and sediment controls to minimise impacts on adjacent terrestrial habitats; implementing a proposed Lizard Management Plan and a Fish Management Plan; sediment and erosion controls, hydrological management, and exclusion of stock. Proposed conditions include requirements for the following plans: • Planting, management and monitoring of ecological offsetting areas guided by a Landscape and Ecology Plan to be certified by both PCC and GWRC prior to works starting; • Planting Plan and Monitoring and Maintenance Programme for SNA buffer areas and ecological corridor to be certified by PPC prior to works starting; • Lizard Management Plan to be implemented through a Wildlife Authority, and completion reports provided to PCC and Te Rūnanga; • Legal protection for offsetting, SNA buffers and lizard relocation areas through proposed conditions of consent; and

	• Fish rescue to be undertaken in accordance with the Fish Management Plan to be undertaken by a suitably qualified and experienced person with the required permits.

These above mitigation measures have informed the proposed conditions of consent which are set out in **Appendix 7** of this Application.

15.5 Views of persons affected - Sched5, cl6(1)(e)

Clause 6(1)(e) requires the following information be provided:

> *(e) identification of persons who may be affected by the activity and any response to the views of any persons consulted, including the views of iwi or hapū that have been consulted in relation to the proposal:*

The persons that are potentially affected by the proposal and all those otherwise consulted are set out in **Appendix 2**. This Appendix sets out their views and how these views have been responded to in the application.

15.6 No response from iwi or hapū – Sched 5, cl 6(1)(f)

Clause 6(1)(f) requires the following information be provided:

> *(f) if iwi or hapū elect not to respond when consulted on the proposal, any reasons that they have specified for that decision:*

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 the Muaūpoko Tribal Authority 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. No reason was provided for this decision.

15.7 Monitoring – Sched 5, cl 6(1)(g)

Clause 6(1)(g) requires the following information be provided:

> *(g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how the effects will be monitored and by whom, if the activity is approved:*

Various monitoring measures are proposed depending on the potential adverse effects associated with the activity. These are outlined in other sections but summarised in the below table:

Table 9: Proposed Monitoring Measures

Potential adverse effect	Monitoring required
Water quality	As outlined in Section 15.3, the Water Quality Assessment in **Appendix 19** makes the following recommendation: *Provided that the above-mentioned mitigation measures are implemented, it is considered that the development will have less than minor effects on the water quality of downstream receptors—Taupō Stream, Kakaho Stream, and Porirua Harbour. However, to more accurately characterise existing conditions prior to construction, continued baseline water quality monitoring is recommended. This monitoring is already underway and will continue throughout the 2025/2026 season with the last sampling currently scheduled for June 2026.* This is reflected in the proposed conditions of consent.
Ecological effects	As outlined in Section 15.11.3, in regard to monitoring success of the effects management hierarchy, the Ecological Assessment recommends that[77]: *In regard to monitoring success of the effects management, once the offset program has been enacted the project ecologist should biannually monitor the progress of the offset wetland development so as to confirm the correct species planting and establishment. This is usually a three year process and / or to 80% wetland vegetation cover of the ground. The process is the same for the remedial wetland areas.*
Archaeological effects	As outlined in Section 15.12.4, The Archaeological Assessment recommends that under any granted Archaeological Authority, an archaeologist should monitor ground excavation works and record any evidence of pre-1900 archaeological remains, following standard archaeological practices.
Hydrology	As outlined in Section 15.13.1, the Hydrology Assessment notes that the hydrological modelling was based on a number of assumptions and a limited amount of baseline data. It therefore recommends that baseline hydrological monitoring continues up to, during, and for three years following construction.
Stormwater management devices	The Stormwater Management Plan recommends: • A maintenance and establishment period of at least one year is proposed for stormwater assets like raingardens and wetlands.

[77] Refer page 65.

	• Monitoring will include vegetation cover, sediment accumulation, hydraulic performance, and structural integrity. • Final handover inspections will be conducted with PCC and Wellington Water before vesting assets.
Earthworks	Specific monitoring to confirm efficacy of erosion and sediment control devices, monitoring to be undertaken should devices fail, or events occur that exceed the design level for any particular device.

These above monitoring measures have informed the proposed conditions of consent which are set out in **Appendix 7** of this Application.

15.8 Effects on protected customary rights – Sched 5, cl 6(1)(h)

Clause 6(1)(h) requires the following information be provided:

> *(h) an assessment of any effects of the activity on the exercise of a protected customary right.*

Protected customary rights are defined in section 4 of the FTAA as:

> *(a) a protected customary rights area as defined in section 9(1) of the Marine and Coastal Area (Takutai Moana) Act 2011; or*
>
> *(b) an area in which a protected customary activity, as defined in section 9 of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, is recognised under that Act*

As outlined earlier in this application:

- The Project is not located within or adjacent to any marine and coastal area and therefore will not affect applicant groups with applications for a customary marine title under the Marine and Coastal Area (Takutai Moana) Act 2011.
- The Project is not located within or adjacent to, and will not directly affect, ngā rohe moana o ngā hapū o Ngāti Porou.

There are therefore no effects identified with regard to protected customary rights.

15.9 Effects on neighbourhood and wider community – Sched 5, cl 7(a)

15.9.1 Residential Character and Amenity Effects

Actual and potential residential amenity effects on external properties could potentially be caused by the character of the area changing from being rural to residential in nature.

While the character of the development is a significant change for those who own or occupy adjacent properties, it is not assessed as being an adverse change. This is because the rezoning of this area from

rural to urban has been progressed through Variation 1 to the PDP. This was a fully notified process where the community was able to make submissions and be heard with regard to the change in future use. The Independent Hearings Panel recommended the zoning change which was adopted by the Council.

Further, there are developments that are already consented or under construction in the wider Northern Growth Area which means that this development will be occurring in an evolving land use context.

There have however been concerns raised by the neighbouring property to the south about the potential for reverse sensitivity effects from new residents on existing rural activities. This is a common potential effect at many rural/urban interfaces across New Zealand. Nevertheless, the Applicant has discussed the issue with the neighbouring property, and as a result, no-complaints covenants are proposed through consent conditions in **Appendix 7**.

15.10 Physical effect on the locality, including landscape and visual effects – Sched 5 cl7 (b)

15.10.1 Landscape and visual effects

The proposal requires large-scale earthworks which will alter the site's natural landform. The potential landscape and visual effects are assessed in the Landscape and Visual Effects Assessment (LVEA) in **Appendix 21**.

The LVEA outlines how the topography of the Site is going to be altered by the extent of earthworks required to create infrastructure and building platforms. Most notably, gully heads are going to be filled in order to create flatter areas, and cut will lower the ridgelines where stages 5 to 9 are proposed (currently Lot 1 DP 534864) and where stages 15 to 19 are proposed (currently Lot 2 DP 534864).

The LVEA assesses visual effects from five representative viewpoints, and for each viewpoint includes a simulation of the current viewpoint, a simulation of the earthworks, and a simulation of the Site following implementation of the Proposal and mitigation measures. The mitigation measures are set out in the Landscape and Ecology Plan which is required to be certified as a condition of consent, including details of landscape planting that will assist in mitigating the visual effects of the development.

The LVEA assesses the residual effects assuming these mitigations are in place. These are set out on pages 36 to 46 of the LVEA and are summarised in Table 10 below.

Table 10: Summary of adverse visual effects identified in LVEA from various viewpoints

Viewpoint	Earthworks Effects (with overall rating	Building Stage Effects (with overall rating)
Viewpoint 1: Whenua Tapu Cemetery (upper) and	Reduction of the Upper Terrace ridgeline (5–10m lowered), removal of pines, and flattening of Lower	Houses visible on Upper Terrace ridgeline, but backdrop of Mount Welcome softens the change. Rolling

including residents at 76 Coroglen Rise and 102 Coroglen Rise	Terrace. Some urbanisation visible, though largely screened by vegetation. Mount Welcome ridgeline becomes dominant backdrop. Overall reduction in natural character as a result of the flattening of the ridge but what could reasonably be expected to enable development under the underlying zoning. **Overall effect: Low**	topography still discernible, with planting to offset clustering. Night lighting negligible for cemetery (closed at night). **Overall effect: Low** For the identified residents on Coroglen Rise the effects could elevated to **Low-Moderate** dependant on their exact exposure due the increased time of exposure to the nature of this effect.
Viewpoint 2: Whenua Tapu Cemetery (lower)	Greater exposure of Lower and Upper Terrace earthworks. Loss of natural silhouette due to ridge lowering and pine removal. Contrast of bare earth with green surroundings. **Overall effect: Low–Moderate**	Built form on Upper Terrace creates new skyline silhouette. Lighting at night noticeable for nearby residents (though cemetery closed). Rolling landform still legible. **Overall effect: Low–Moderate**
Viewpoint 3: Taua Tapu Track, including residents at 250 Airlee Road	Extensive earthworks visible. "Crumpled blanket" look lost in Lower Terrace, but Mount Welcome remains dominant ridgeline. Works expected to be staged and mitigated through progressive planting. **Overall effect: Very Low–Low**	Dense residential character visible, but consistent with PDP/Structure Plan. Upper Terrace housing visible but does not dominate skyline. Cumulative urbanisation evident but anticipated. **Overall effect: Very Low–Low, and Low for the identified resident on Airlie Road.**
Viewpoint 4: Greenmeadows Reserve (Pukerua Bay)	Flattening of uppermost parts of Upper Terrace visible, creating a less natural landform. Mount Welcome backdrop maintains skyline character. Limited visibility due to distance and intervening vegetation. **Overall effect: Very Low–Negligible**	Built form appears small and subsumed into wider landscape. Night lighting noticeable but not dominant, especially as reserve not frequented at night. Cumulative urbanisation visible but anticipated. **Overall effect: Very Low–Negligible**
Viewpoint 5: Paddock above Kotipu & Kapekape Places (Pukerua Bay)	"Worst-case scenario" view with greatest exposure to all three development areas. Large-scale change evident, but staging/remediation reduces severity. Mount	Residential development visible across most of site, but clustered with open space in between. Skyline continuity maintained. Cumulative urbanisation expected with

	Welcome ridgeline remains dominant. **Overall effect: Low**	Muri Block development. **Overall effect: Low**

According to Te Tangi a te Manu (Aotearoa New Zealand Landscape Assessment Guidelines), low-moderate equates to 'minor' on the RMA spectrum of effects[78].

The LVEA assesses these visual effects in relation to the statutory context of the site to make a determination on the overall visual effects associated with the proposal[79]:

> *The proposed development will result in a shift from a rural to an urban residential character, consistent with the site's zoning and the Structure Plan. The most notable adverse effects arise from the scale of earthworks and modification of the existing landform, particularly on the Upper Terrace, as well as potential visual impacts from public viewpoints such as Whenua Tapu Cemetery, Taua Tapu Track and the identified residents of Coroglen Rise and Airlee Road. However, these effects are considered to be Low to Low-Moderate overall due to the limited visibility from key locations, alignment with the Structure Plan, and mitigation through revegetation and design controls.*
>
> *Positive landscape effects include the cessation of grazing, which will support soil recovery and indigenous vegetation regeneration; significant native planting, particularly in riparian areas; improved fish passage; enhanced ecological connectivity; and the provision of new public reserves and pathways. While lighting and construction noise are potential adverse landscape effects, they are considered minor and manageable. On balance, the adverse effects are low and are outweighed by long-term positive contributions to the landscape, amenity, and ecological function of the area.*
>
> *Overall, the author assesses the landscape and visual effects to be **Low** and, in many cases, positive.*

It is also worth noting that the topography of the site restricts public and private views of earthworks, and that the earthworks effects will be temporary in nature and are an anticipated component of development.

In addition, in regard to subdivision and development within mapped landscape overlays in the PDP as outlined in Section 3.2.3 of this Application:

- Special Amenity Landscape – a small portion of the south-east corner of Lot 2 DP 534864 is within SAL006 Kakaho. This area is located within the proposed 105ha balance lot 5003. No development will occur in this area as part of the Proposal, with the closest earthworks/buildings proposed being over 650m from the area. There are therefore no adverse effects on landscape values listed in SCHED10 of the PDP associated with these works.

- Outstanding Natural Landscape and Feature - there are earthworks associated with the upgrade of the wastewater bulk main within State Highway 59 road reserve that is within

[78] Refer page 151.
[79] Refer page 42.

ONFL002. These works will take place underneath a shared pathway adjacent to the Taupō Stream, once works are complete the pathway will be reinstated. There are therefore no adverse effects on landscape values listed in SCHED9 of the PDP associated with these works.

15.10.2 Transport Effects

The potential traffic effects are assessed in the Integrated Transport Assessment in **Appendix 4**. These include any effects associated with non-compliance with District Plan and council standards (including road cross sections, vehicle crossings and parking), as well as wider traffic effects on and off site.

With regard to compliance with the PDP, the Transport Assessment finds that compliance is achieved with most standards with the exception of those listed in Appendix 4.

These non-compliances and the associated effects assessment from the Transport Assessment summarised in Table 11 (these statements should be read alongside relevant maps in the Transport Assessment).

Table 11: Effects assessment associated with PDP non-compliances

Standard	Assessment
INF-S22 Classification of Roads	*The main spine road into the Site is anticipated to be classified as a 'Collector' road. Whilst this will provide access to more than 800 dwellings (which is the upper threshold identified in INF-Table 1 for Collector roads), in practice it will still function as a Collector Road rather than an Arterial Road. By way of demonstrating this, 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. Further, 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.*
INF-S23.1 No exit roads	*Under INF-S23.1, the PDP sets out an expectation that new developments avoid the use of long cul-de sacs, which can limit internal accessibility. The proposed subdivision roading layout has been designed to respond to the topography of the Site, which includes significant gullies and ridges. It is not therefore practicable to achieve roads that fully link through the various development areas (given the level differences) without including some cul-de-sacs, which either extend longer than 100m or will accommodate more than 200 vehicles a day. Where possible, internal 'loops' have been provided to reduce the number of cul-de-sacs. Roads 3, 7, 8, 10-13, 21, 26 and 32 deviate from this standard, whilst Roads 2, 5 and 24 are shown as no exit streets but facilitate future connections with land to the north and south. Where cul-de-sacs are proposed, and to mitigate effects on travel distance for active modes specifically, dedicated walking and cycling trails are included where practicable to provide improved connectivity and shorten travel distances, including for Roads 7, 8, 10, 21 and 32.*

	Overall, the proposed transport infrastructure demonstrates a balanced approach to addressing the Site's complex topography and ecological sensitivities, and includes a purposefully designed active mode network to support local neighbourhood travel by modes other than private vehicles.
INF-S23.4 Minimum legal width	*The proposed new road typologies have been designed to ensure they satisfy the standards in INF-Table 1 in regard to movements widths for traffic and active modes. The overall legal width for some roads deviates slightly from that prescribed, however adequate berm space to accommodate services has been appropriately allowed for.* *Whilst the Collector Road typologies described above deviate slightly from that identified in the PDP INF-S23.4 in terms of an overall minimum 'legal width' of 22.8m, the associated movement widths for traffic and active mode routes have been designed to align. This includes providing a 7m carriageway to suitably accommodate two-way traffic, along with appropriate provision for active modes. The small reduction in the balance of road space will not materially impact the ability to accommodate all the required services within the available berms.* *In a similar manner to the above, the Local Access Road typologies G & H include a slightly narrower legal width of 14.5m (versus the PDP 15.2m), noting these typologies typically only serve smaller catchments of 20 lots or less, and the movement space for traffic and pedestrians fully meet the standard, albeit with a footpath on one side of the road only. For those roads where this typology has been adopted and more than 20 lots are accessed (which includes 'Road 8' - 26 lots; 'Road 25' – 21 lots; and 'Road 29' - 22 lots), the additional number of lots over and above the 20 is not assessed as generating significantly greater pedestrian demands that warrant the addition of a footpath on both sides.*
INF-S23.5 Pedestrian walkways, cycleways and shared paths INF-S23.7 Road gradients	*Under INF-S23.7, the PDP sets out maximum road gradients at 10% for Collector Roads, and 12.5% for Local Access Roads serving up to 20 dwellings or 10% where more than 20 dwellings are served.* *Owing to the Site topography, portions of Collector Road 1 and 20 include an 11% grade. Whilst these roads form part of what could be a potential future bus loop through the Site, the small difference in grade will not preclude access by buses, noting many existing bus routes within hill suburbs around Wellington traverse steeper grades than 11%. Road 26 (also a Collector) includes a localised section at 12.5%, which again is not assessed as materially impacting on the road function or operation.* *The following Local Access Roads incorporate grades steeper than anticipated in the PDP: Road 7 (14%), Road 10 (12.5%), Road 25 (12.5%), Road 27 (14.3%). Road 28 (12.5%) and Road 32 (12.5%). As shown, the majority include maximum grades of 12.5%, which are identified in NZS4404 as being in keeping with a local road design. For Roads 7 and 27 which include localised steeper grades of around*

	14%, such differences compared to 12.5% would be difficult to distinguish, and are not assessed as introducing any material adverse effects, noting again such grades are characteristic of many hills suburbs throughout Porirua and the Wellington region. The overall road design and Local Access Road typology which avoids over-wide carriageways will ensure vehicle speeds remain low and can function in a safe and efficient manner.
INF-S23.8 Road design standards	*As described in the response to INFS23.4 above, the legal road widths deviate slightly from INF-Table 1, but will appropriately provide for all necessary underground services within the berm space allowed for.*
INF-S25.3 Intersection separation INF-S25.4 Sightlines	*Under INF-S25.3, the PDP sets out minimum intersection separation distances for local access roads connecting with local access roads of 40m, and local access roads connecting to Collectors roads of 80m. Noting the constraints imparted by the Site topography, a total of 4 local roads (Roads 6, 7, 15, and 31) which connect to a Collector Road deviate from this standard. In each case, a minimum separation distance of 50m is achieved, which allows a typical 5-seconds of vehicle travel time (at a 40kph operating speed) between potential turning conflicts at adjacent intersections to ensure safe decision and reaction times.* *Further, for Roads 6, 15 and 31 which connect via a priority tee-intersection with the Collector Road, the adjacent intersection is a roundabout, which will have the effect of slowing traffic (as vehicles negotiate the geometry at the roundabout), further mitigating any potential conflicts. The proposed arrangements are therefore assessed as not giving rise to any adverse safety outcomes, noting intersection spacings of 50m are typical of residential suburbs.* *Under INF-S25.4, minimum intersection sight distances are identified as 75m for operating speeds of 31-40kph, and 100m for 41-50kph. In again noting that a minimum 50m separation distance is provided between intersections, in cases where sightlines extend to an adjacent roundabout on the priority road, sightlines are assessed as adequately meeting the minimum since operating speeds for vehicles traversing the roundabouts will be slower.* *Of the proposed internal Site intersections, five deviate from the 100m minimum for the 'posted speed' limit of 50kph (being Roads 4, 12, 14, 15 and 29) and 3 from the 75m 40kph 'design' speed (being Roads 14, 15 and 29). Roads 15 and 29 each achieve a minimum sight distance of 70m in one direction, with sightlines in the opposite direction extending approximately 50m to the adjacent roundabouts. Given the horizontal alignment of the road geometry in each case, speeds of approaching traffic will be <40kph, noting the associated 75m minimum sightline is only marginally greater than the available sight distance. The effects of this minor shortfall are assessed as negligible.* *Sightlines for vehicles exiting Road 14 at Road 13 extend 55m to the west and >100m to the east. Whilst this available sightline to the west deviates from the*

	PDP, it fully satisfies the Austroads Stopping Site Distance3 for both 40kph and 50kph design speeds of 40m and 55m, respectively. Noting traffic volumes on Road 13 where it intersects with Road 14 will be very low, given the small catchment of around 20 lots that it serves, it is assessed the available sightlines will enable it to operate safely and efficiently. Notwithstanding, and given the predominant exit movement will be a right turn out, a stop control is recommended for traffic exiting Road 14.
INF-S25.5 Four-way intersections INF-S25.6 Roundabouts	*Under INF-S25.5 and S25.6 the PDP specifies intersections must not have more than 3 approaches or include roundabouts.* *The proposed internal roading arrangements include some four-way intersections which have been specifically designed in all but one instance as roundabouts, in line with the Safe System approach principles of reducing vehicle operating speeds through the Site and minimising crash severity by reducing the angle of impact over other priority intersections arrangements. A total of five internal Site roundabouts are proposed, with each having been designed to accommodate appropriate tracking of design vehicles including a GWRC bus and large rigid truck (such as those used by removal companies). Splitter islands are included on Collector Road approaches to the roundabouts, which include pedestrian refuges to enable staged crossing of the carriageway. Where on road cycle lanes are provided on approaches to the roundabouts, cycle ramps are included to allow cyclists to exit the carriageway and utilise the shared path to navigate around the roundabout, clear of the traffic circulation lane.* *The intersection of Road 11, 12 and 14 has been designed as a four-way priority intersection, and will be developed at detailed design to include suitable traffic controls (i.e. raised platforms on the approaches and use of colour delineation) to ensure it operates safely, noting the low traffic volumes it will accommodate given the small catchment it serves.*
TR-S3.1 Design of vehicle access TR-S3.4 JOAL gradients	*Under TR-S3 the PDP sets out a number of design criteria for vehicle accesses including in relation to legal and formed width, provision for active modes, maximum gradient and turning space.* *As described above in Table 8-1, three typologies for JOALs have been developed which take account of the Site conditions and topography and provide access to between 2 and 8 lots. Under the PDP, design for vehicle access Levels 1 and 2 serving 'up to 6 lots' can be constructed to a single lane carriageway width, with passing places provided every 50m. The next access Level 3 design provides for up to 20 lots and anticipates a minimum 5.5m carriageway width, thereby allowing for two way vehicle flow throughout the length of the JOAL.* *The design approach adopted for the Site JOALs where more than 4 or more lots are served is to apply JOAL Type 1 or 2, which include a 5.5m carriageway allowing for opposing vehicles to pass each other.*

	This approach aligns with the intent of the PDP (and NZS4404) access Level 2 and 3 designs by facilitating two-way traffic. *The overall legal width adopted for JOAL Types 1 and 2 is proposed at 8m to 8.5m, which aligns with the PDP 'Level 2' access for up to 6 lots of '4.5m width + allowance for passing bay', but deviates from the PDP access Level 3 requirement of 11m (for JOALs serving up to20 lots). Whilst there are 6 JOALs serving >6 lots which therefore deviate from the PDP legal width requirement of 11m, it is assessed that these will in practice function in a very similar manner to the PDP access Level 2, and that the minor additional traffic generated by the 1-2 additional lots (over and above the 6 lots anticipated for a Level 2 access in the PDP would not have a material effect on the safe and efficient operation).* *Where JOALs extend over 100m (i.e. JOAL F and G), a footpath has been provided to accommodate pedestrians, separate from the carriageway. For JOALS serving up to 3 lots, JOAL Type 3 has been adopted which includes a 3.5m formed carriageway within an overall 5.5m legal width, which complies with the PDP requirement of minimum overall width of 3.6m for an access Level 1 (serving up to 3 lots).* *For some JOALs, common turning areas are provided whilst in others, visitors and courier vans etc will be able to use driveways in order to turn and exit in a forward direction. JOALs O and Q each serve 3 lots whilst JOALs I, K, L, M, N, P and W each serve 4 lots, and therefore under the PDP are required to provide a common turning area. In each case these JOALs are formed to 50m or less with a generally straight alignment, noting as above there will be opportunities to turn around within localised widening adjacent to lot driveways, ensuring non-residents can turn and exit in a forward direction.* *All proposed roads will be vested to PCC, with the exception of the JOALs which are to be retained in private ownership. Where vested roads are formed as cul-de-sacs, appropriate turning heads have been provisioned for in line with good practice that allows for a medium rigid truck design vehicle to turnaround. Further commentary on service vehicles and practices is provided later in Chapter 12.*
TR-S5 Vehicle Crossings	*Under TR-S5 'Vehicle Crossings', the PDP sets out a number of criteria that the Site's individual residential lot driveways need will be designed to. At this stage individual vehicle crossings have not been defined for all the 949 lots, and whilst the majority will be able to satisfy the relevant standards, it is likely that some driveways won't be able to fully comply, for example in terms of access separation. In such instances a consent condition has been recommended requiring the design of the driveway to be developed, for later certification, to a suitable standard in keeping with the suburban setting and frontage street*

	environment, including in relation to maximising access separation as far as practicable. In this manner, the positioning of driveways will form part of PCC's certification process. *TR-S6 sets out specific standards for onsite parking spaces. In a similar manner to above, the specific design details of individual lot parking driveways and garages is not currently known and, whilst most will be designed to satisfy these standards where practicable, in some instances actual gradients may deviate from the maximums described due to Site topography. A consent condition is therefore recommended requiring the design of a driveways to be developed, for later certification by PCC, to a suitable standard in keeping with the suburban setting and frontage street environment.* *Overall, the proposed Site movement network and associated road typologies have been designed to provide an appropriate movement system for all travel modes. The combination of proposed winding alignments and specifically chosen intersection forms which include roundabouts at key nodes, will ensure that a safe operating speed is achieved within the Site. Whilst the arrangements deviate from some PDP standards as dictated by the topography, the proposal plans will deliver a transport system capable of accommodating the generated demands safely and efficiently.*
TR-S6 Onsite parking gradients	*Parking spaces in garages or on driveways provided for the individual residential lots will be designed to satisfy these standards where practicable, noting in some instances actual gradients may deviate from the maximums described due to Site topography. In such instances a consent condition is recommended requiring the design of the driveway to be developed, for later certification, to a suitable standard in keeping with the suburban setting and frontage street environment.*

With regard to these non-compliances, the Transport Assessment concludes[80]:

> *Internally, the subdivision layout has been designed to deliver a legible and connected movement network, incorporating Collector and Access Roads, private JOALs, and active mode infrastructure.*
>
> *While some deviations from District Plan standards are necessary due to topographical constraints, the proposed road typologies and intersection arrangements have been developed to ensure safe and efficient operation. The inclusion of active mode connections to Pukerua Bay rail station further supports sustainable transport outcomes.*
>
> *Internally, the subdivision layout has been designed to deliver a legible and connected movement network, incorporating Collector and Access Roads, private JOALs, and active mode infrastructure. While some deviations from PDP standards are necessary due to*

[80] Refer page 62.

topographical constraints, the proposed road typologies and intersection arrangements have been developed to ensure safe and efficient operation.

Based on the above advice, the deviations from the District Plan are considered to be acceptable and potential adverse effects are assessed as being less than minor.

With regard to the access strategy and wider network traffic effects, the Integrated Transport Assessment finds[81]:

The Site benefits from strategic positioning adjacent to SH59, which has experienced a significant reduction in traffic volumes following the opening of TGM. This change has created an opportunity to accommodate new development through the recently rezoned land within the NGDA without requiring substantial upgrades to the existing roading infrastructure.

The proposed access strategy includes a staged approach, beginning with an interim priority tee intersection to support early construction and residential development, followed by a full roundabout intersection designed to accommodate all future traffic volumes, including those from the adjacent Muri Block, with traffic modelling confirming the concept roundabout design for connecting to SH59 will operate at very good levels of service into the future.

Internally, the subdivision layout has been designed to deliver a legible and connected movement network, incorporating Collector and Access Roads, private JOALs, and active mode infrastructure.

While some deviations from District Plan standards are necessary due to topographical constraints, the proposed road typologies and intersection arrangements have been developed to ensure safe and efficient operation. The inclusion of active mode connections to Pukerua Bay rail station further supports sustainable transport outcomes.

An assessment of the existing transport network's ability along SH59 to accommodate forecast development Site traffic in the vicinity shows the adjacent intersections can continue to operate well, with minimal queues and delays overall.

The Transport Assessment outlines how an interim priority tee-intersection with a right-turn bay is suitable for accommodating traffic from up to 110 occupied dwellings and construction traffic for approximately 2-3 years before the full roundabout is required[82]. The threshold for upgrading to a full roundabout is when traffic volumes from the site exceed approximately 1,000 vehicles per day, which aligns with the NZTA Planning Policy Manual guidance for rural highways. The full roundabout is designed to accommodate all future traffic volumes, including those from the adjacent Muri Block[83]. Conditions of consent are proposed in **Appendix 7** with an appropriate tigger.

[81] Refer page 62.
[82] Refer page 59.
[83] Refer page 61.

The Transport Assessment makes a number of recommendations for consent conditions to ensure that effects are appropriately addressed including[84]:

- *on-street parking spaces within road reserves to be designed in accordance with the standards under INF-S24;*
- *individual lot vehicle crossings to be designed in accordance with the standards included under TR-S5. Where vehicle crossings cannot fully meet the specific standards, for example in relation to minimum separation distances, these should be located so as to maximise separation as far as practicable; and*
- *parking within individual lots to be designed in accordance with the standards under TR-S6.*

In addition to the above, it is recommended that the intersection of Road 14 with Road 13 be marked and signed as a stop control tee-intersection.

Overall, and with the adoption of the proposed transport connections and infrastructure, it is assessed that development of the Site to provide for a new residential subdivision activity would not cause the function, safety or capacity of the surrounding road network to be compromised, and that an appropriate transportation outcome for all modes and users can be delivered.

This advice has informed **Appendix 7** which sets out proposed conditions of consent to manage transport effects.

Given the above measures will be in place, it is considered that transport effects are able to be appropriately managed so that any potential adverse effects are less than minor.

15.10.3 Construction Traffic Effects

Typical daily construction traffic is expected to include:

- 4-6 truck visits (8-12 movements).
- Approximately 20 staff generating 50-60 movements.
- Total of 60-70 vehicle movements per day (p. 52).

To ensure any adverse effects associated with this traffic on the network are addressed, a Construction Traffic Management Plan (CTMP) will be prepared and provided to PCC for certification prior to works commencing on the Site. The CTMP will set out details of the work phases, associated forecast construction traffic volumes for each phase, and related management. This will be informed by the Integrated Transport Assessment (**Appendix 14**) which sets out some high-level considerations around the management of construction traffic including[85]:

- *the timing of specific work phases;*

[84] Refer page 61.
[85] Refer Page 59.

- *key activities during each work phase;*
- *anticipated traffic levels and access arrangements for each work phase;*
- *provision for maintaining safe active mode movements on the Ara Harakeke in the vicinity of the new roundabout when this is under construction;*
- *wheel washing requirements for Site vehicles;*
- *route restrictions, for both large trucks and any over-sized vehicles;*
- *arrangements for TTM, including with regard to any temporary speed control requirements on SH59; and*
- *contact telephone number for key Site staff.*

Appendix 7 of this Substantive Application outlines proposed conditions of consent reflecting the above recommendations.

Overall, the construction traffic effects will be temporary in nature and are an anticipated component of development. With the above measures in place, the construction traffic effects on the surrounding environment are considered to be less than minor.

15.10.4 Erosion and sediment effects

As outlined in Section 7 of this report, earthworks will cover 81.46ha in area, with maximum cut depths of 15m and maximum fill height of 10m. Controls will be implemented during construction of the earthworks to manage any erosion and sedimentation effects, this includes the Earthworks and Construction Management Plan (ECMP) and Stage 1 Erosion and Sediment Control Plans**.**

The Infrastructure Report notes[86]:

> *It is our view that the erosion and sediment control design can be adequately addressed to ensure that potential adverse effects are managed and mitigated to an acceptable level. We consider that subject to employing the measures outlined above, there will be no significant adverse effects relating to the proposed earthworks. We propose finalising the ECMP as a condition of consent prior to the commencement of earthworks for each relevant stage.*

These matters have informed the proposed conditions of consent which are set out in **Appendix 7** of this application, including the requirement that prior to commencement of each earthworks stage, a detailed ECMP will be prepared and submitted for certification outlining the detailed controls for that phase. These details will include:

- Sediment Retention Pond and Decanting Earth Bund detailed sizing;
- Construction methodology and staging;
- Stabilized construction entrance will be utilised at the existing site entrance;
- Silt fence installed along the site boundary; and
- Stormwater culvert sizing.

[86] Refer page 18.

This advice has informed **Appendix 7** which sets out proposed conditions of consent to manage earthworks effects.

Given the above measures will be in place, it is considered that erosion and sedimentation effects are able to be appropriately managed so that any potential adverse earthworks effects are less than minor.

15.10.5 Contamination Effects

As outlined in Section 5.6 of this application, a PSI prepared by Pattle Delamore Partners in August 2025 (**Appendix 27**) found that there are parts of the site where actual or potential HAIL activities have been identified that will require further investigation to assess the potential contamination risk of residual contamination to the relevant human health guidelines or landfill waste acceptance criteria depending on soil fate.

No detailed site investigation exists at time of lodgement confirming the presence of these contaminants, but this work is underway to be completed later in the year.

The PSI makes several recommendations with regard to these findings[87]:

> *Given the age of the structures within Lot 1 DP 534864 it is likely that an asbestos survey will be required prior to demolition. These buildings may also require shallow soil testing to identify potential lead and asbestos within the halo of the buildings.*
>
> *A detailed site investigation is recommended within the identified potential HAIL/source areas to determine the presence of potential contamination and to determine whether the NESCS will be triggered for soil disturbance and/or subdivision.*
>
> *A contaminated site management plan (CSMP) will also be required for the duration of the development works to address the risk of accidental discovery of contamination within the area of. Any soils which are to be removed and disposed of during the development will require testing prior to disposal against the relevant facilities soil disposal acceptance criteria.*

PDP subsequently prepared a Contaminated Site Management Plan (CSMP) for the disturbance, handling and disposal of soil in the lower terrace. This is attached as **Appendix 28**.

Proposed conditions of consent are set out in **Appendix 7** of this application requiring that"

- Both a Detailed Site Investigation (DSI) Report and a Contaminated Site Management Plan (CSMP) are provided to PCC prior to construction works; and
- A Site Validation Report (SVR) is provided to PCC within 20 days of the completion of any remedial works.

With the above measures will be in place, it is considered that effects are able to be appropriately managed so that any potential adverse effects on human health from contaminated soil are less than minor.

[87] Ref Page 10.

15.11 Effect on ecosystems – Sched 5 cl7(c)

The Ecological Assessment attached as **Appendix 15** outlines the following potential effects of proposed works.

15.11.1 Effects on terrestrial ecosystems

While most of the farmed site contains no significant terrestrial habitat, terrestrial effects arise primarily from the construction of the proposed new SH59 roundabout, which requires vegetation clearance of 1400m² of SNA027 vegetation[88].

Source: Ecological Remediation and offsets plans (9000-series drawings)

Figure 39: Proposed areas of vegetation clearance

These removals are considered "a negligible magnitude of effect" by the Ecological Assessment as follows[89]:

> *The removal of approximately 1400m² of SNA027 represents a reduction of around 1% of the total 14ha SNA027, which equates to a negligible magnitude of effect under the EIANZ (2018) process.*

[88] Refer page 66.
[89] Refer page 41.

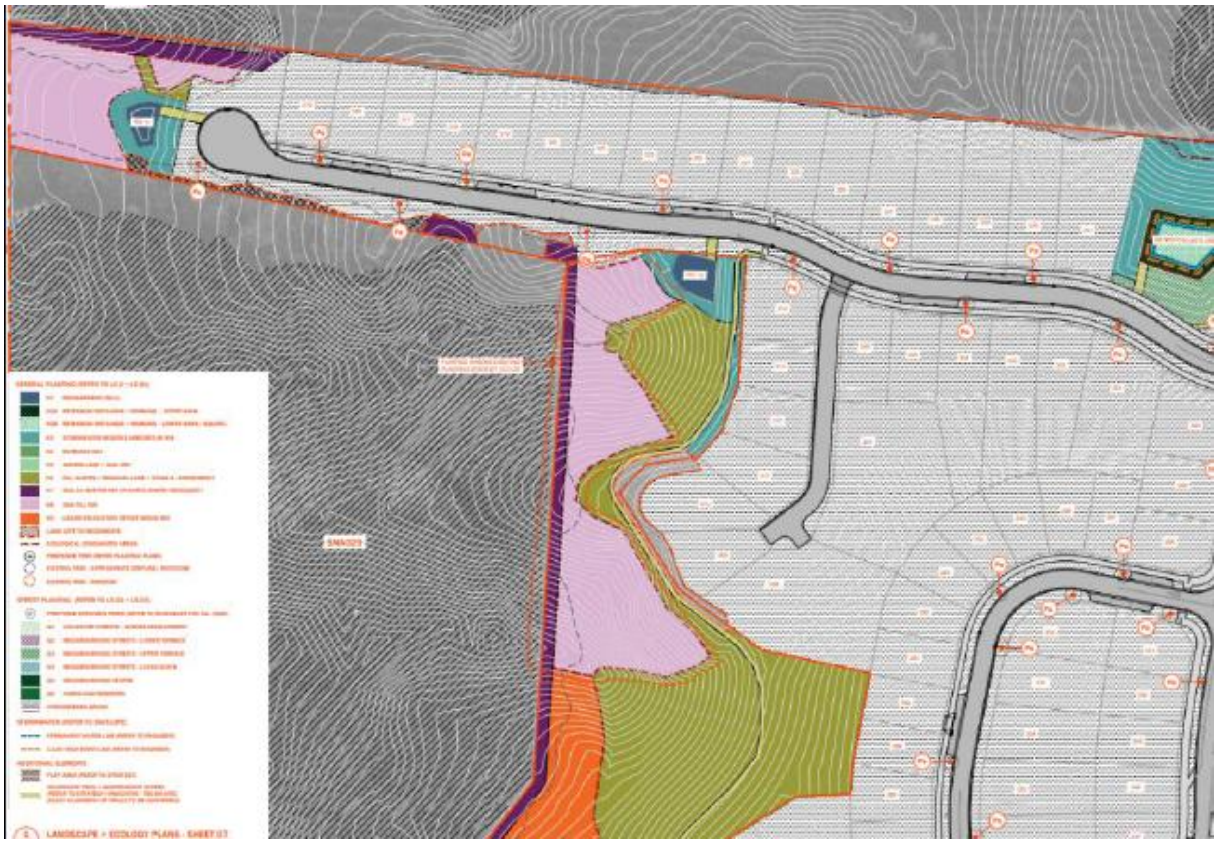
A moderate or even a high value feature suffering a negligible effect is a very low level of effect, albeit a permanent effect. That is to say the SNA as a whole is hardly affected by the reduction, and the feature is already divided by linear pieces of infrastructure (rail, power lines, public track and the road) and the values it still contains will be maintained even with this additional narrowing of the corridor.

However, they still represent permanent losses and increase edge effects on an already narrow corridor.

The Ecological Assessment steps through the effects management hierarchy to address potential adverse effects of these works. Avoidance is not possible as the roundabout must be sized for road safety, and can only be located in this one location within the road corridor to provide access to the site. Other locations were discounted due to engineering constraints, particularly topography. Where SNA vegetation removal is unavoidable the effects management hierarchy applies as follows:

- That clearance has been kept to a minimum but cannot be avoided due the need to provide for an appropriately sized and safe functioning intersection[90];
- Offsetting: A 3:1 offsetting ratio is proposed which requires an additional 4200m^2 of planting. This area is located in the north-west of the site as shown in **Error! Reference source not found.**, as this supports existing SNA as well as the proposed 5m SNA buffer and ecological corridor. The Ecological Assessment considers that a 3:1 area ratio is appropriate manage the time lag of restoration revegetation based on a recovery of a reasonable canopy of around 10 years. Planting of this offsetting area will improve the edges of SNA029, fill an inter-SNA vegetation gap, create sufficient lizard habitat, and is in keeping with the PDP requirement for buffering of SNA (5m). It also positively responds to the Structure Plan requirement to provide an ecological corridor[91].
- Fauna management: Implementation of the Lizard Management Plan[92], and restrictions on vegetation clearance during the bird breeding season (September–February) to avoid bird mortality[93].

[90] Refer page 45.
[91] Refer page 45.
[92] Refer page 80.
[93] Refer page 42.



Source: Ecological Assessment (page 65)

Figure 40: Area proposed for offset of SNA027 vegetation clearance in pink

With regard to other SNA on site, there are positive effects anticipated as result of proactive management measures required by the Structure Plan. These include the imposition of a 5m wide buffer corridor around SNA029 and SNA225 where a planting plan and monitoring and maintenance programme for the buffer and ecological corridor is provided which meets the requirements set out in Parts B and C of 'APP17 - Ecological Corridors and SNA Buffer Areas' in the District Plan (see Appendix 5 of the Ecological Assessment). The buffers and corridors will also be legally protected in perpetuity in accordance with Part A of APP17 - Ecological Corridors and SNA Buffer Areas.

These recommendations are reflected in the proposed conditions of consent which are set out in **Appendix 7** of this application.

With these measures in place, the proposal is considered to have a less than minor effect on terrestrial biodiversity values.

15.11.2 Effects on lizards

Works Likely to affect Lizards include[94]:

- Vegetation clearance: Removal of shelter belts, exotic scrub, and small areas of planted native vegetation may displace or harm lizards living in woody debris or ground cover;

[94] Refer page 36.

- Earthworks in developed areas: Disturbance of garden margins and roadside verges could affect northern grass skinks; and
- SNA027 roundabout works: Vegetation clearance in this SNA may affect ngahere gecko, which has been recorded downstream in the Taupō Stream KNE.

Blueprint Ecology Ltd was engaged to provide specialist ecological advice with respect to the management of lizards including a Lizard Management Plan (attached as **Appendix 16**).

The Lizard Management Plan outlines lizard values as follows[95]:

> *A pre-development lizard survey assessing habitat quality and condition was undertaken to assist with the management of effects based on the land use change at the site. This survey identified 19 areas of habitat which included rough pasture, vegetation margins, ornamental garden, woody debris totalling 0.65 ha (6,476 m^2). These habitats either surrounding houses or are within a rural landscape that has been shortly grazed. The habitats are all low value. They are small, fragmented "islands" which are exotic dominant (e.g., rank grass, agapanthus) and overall, highly degraded. There is also one 0.19 ha (1,858 m^2) area of seral broadleaved forest adjacent to SH1 which is of moderate value. The total area of lizard habitat impacted is 0.83 ha (8,332 m^2).*

The 0.83ha area is set out in Figure 41 below.

[95] Refer page 3.

Source: LMP (page 7)

Figure 41: Potential lizard habitat (red), northern grass skink release sites (yellow), native forest planting (green), earthworks footprint (white)

The Ecological Assessment recommends specific management actions under a proposed Lizard Management Plan (LMP) as outlined in Appendix 4 of the Ecological Assessment. The primary focus of the LMP is to minimise the potential effects on native lizards (skinks and geckos) prior to and during removal of their potential habitats as part of the proposed development. Key features of the LMP include:

- **Pre-construction surveys**
  - A qualified herpetologist must inspect all areas of suitable habitat (gardens, shelter belts, woody debris, SNA vegetation) prior to clearance.
  - Artificial refuges (e.g. Onduline sheets) may be deployed to attract lizards for capture.
- **Salvage and Relocation**
  - Per LMP and Scheme Plan, capture and relocate any indigenous lizards prior to and during vegetation clearance with relocation sites being in nearby SNAs (e.g. SNA027 or SNA029) where indigenous vegetation and pest control provide secure habitat.
- **Habitat Enhancement**
  - Creation of lizard refuges in offset areas using log piles, rock piles, and dense indigenous groundcover plantings.
  - Integration with pest mammal control to reduce predation pressure.

- **Timing of Works**
  - Vegetation clearance should avoid extreme weather conditions (very hot, very cold) when lizards are less mobile.
  - Works should proceed in stages, allowing herpetologists to progressively search and salvage animals.
- **Legal Compliance**
  - All salvage and relocation requires a Wildlife Act authority, and must be conducted by an appropriately experienced and permitted ecologist.

The LMP recommends the protection and enhancement of 6,700 m^2 of grassland across five areas for northern grass skink (*Oligosoma polychroma*) and undertaking 1,880m^2 of native forest planting (areas in yellow marks R1 to R5 in Figure 41 above.

These recommendations are reflected in the Wildlife Approval application set out in Part 3 of this application, the Landscape and Ecology Plans (outlines planting to be undertaken in lizrd relocation areas), the Scheme Plan (covenant areas identified for lizard relocation areas), and the proposed conditions of consent which are set out in **Appendix 7** of this application.

With these measures in place, the proposal is considered to have a less than minor effect on lizards.

15.11.3 Effects on wetlands

To enable the construction of building platforms, parks, roads and other infrastructure, civil works are required which result in the infilling of a number of ephemeral headwater sections of gully systems that meet the definition of natural wetlands, and modification of four large areas to form stormwater retention devices for the construction and then operational phase of the development.

The Ecological Assessment follows the effects management hierarchy to address potential adverse effects.

Through an iterative process with ecologists, developers and engineers, the development avoids as much natural wetland and stream loss as practicable while achieving broader development outcomes is outlined in **Appendix 6**. This process has resulted in the avoidance of the best examples of wetlands on site, and impacts are limited to “low value wetland habitat type”[96].

[96] Refer page 38.

Source: Ecological Assessment (page 37)

Figure 42: Mapped wetlands overlaid with development area

The project will result in the calculated loss of 15,311m^2 (1.53ha) of natural inland wetland. The impacts are spread across catchments[97]:

- Taupō catchment – Natural wetland under retention areas: 4,900m²; natural wetlands infilled by earthworks 8862m².
- Kakaho East catchment – Natural wetland under retention areas: 2,000m²; natural wetlands infilled by earthworks 5107m².
- Kakaho West catchment – Natural wetlands infilled by earthworks 1342m².

Because the wetlands being reclaimed are generally of low ecological value, these effects are assessed as "very low or less than minor adverse effect"[98].

Around half of the affected wetland area (0.69 ha or 6,900 m²) is to be remedied through the development of wetland stormwater retention areas. These devices have been developed as to function as shallow wetlands which are fully vegetated but can flood at times. These wetlands will have front end treatment raingardens that provide treatment prior to the wetland.

The level of change associated with the proposed development with regard to aquatic habitat and the loss of natural inland wetland is at the low end of the level of effects, and the residual effects after management (avoidance, minimisation, remedy) have been assessed as less than minor and as such

[97] Refer page 38.
[98] Refer page 38.

do not require an offset under the effects management hierarchy[99]. Despite the above, an offset is offered for residual natural inland wetland effects in order to achieve a net positive ecological outcome.

Offsetting is proposed at a 1:1 ratio. Offsetting for the 15,311m^2 loss of natural inland wetland is provided in addition to the remedial wetlands. The offsetting areas are proposed in gullies and basins of the Taupō draining western system which are currently grazed, in poor condition, and cannot achieve better indigenous biological diversity without different management and restoration[100].

> *The basic tenet of the offset is to utilise the surrounding unaffected gullies and basins of the Taupo draining western system which are currently grazed, poor condition, natural wetlands which cannot achieve better indigenous biological diversity without different management and restoration. In doing this, off-site long term benefits are anticipated with regard to water quality entering the Taupo swamp to the west.*

Source: Ecological Assessment (page 54)

Figure 43: Example of offsetting areas in pink

Overall, the Ecological Assessment concludes[101]:

> *… the surplus wetland created in the retention areas equates to 1.6 ha of current poor quality exotic wetlands that will be transformed into indigenous natural wetlands with*

[99] Refer page 3.
[100] Refer page 53.
[101] Refer page 54.

appropriate fencing, riparian buffer planting, removal of stock and long term protection and maintenance.

The total package is surplus to the offset requirement (based on a 1:1 ratio) and when conditioning, the requirement should reflect the ratio not the total area. It is suggested that the above plans and areas make ecological sense and offer flexibility to the offset plan in terms of gully extents viable in terms of actual widths and ground lengths. I.e. a precautionary approach to ensure the offset can be realised.

The Ecological Assessment considers[102]:

In terms of indigenous functional protected future wetland this proposal as opposed to the status quo land use absolutely provides a net gain.

Section 8 of the Ecological Assessment sets out specific requirements for pre-planting preparation, fencing, weed and pest management, and planting (including specific sizes and proportions of species).

In regard to monitoring success of the effects management hierarchy, the Ecological Assessment recommends that[103]:

In regard to monitoring success of the effects management, once the offset program has been enacted the project ecologist should biannually monitor the progress of the offset wetland development so as to confirm the correct species planting and establishment. This is usually a three year process and / or to 80% wetland vegetation cover of the ground. The process is the same for the remedial wetland areas.

These recommendations have guided the planting areas that are set out in Landscape and Ecology Plans (**Appendix 23**). These plans show the types of planting that will occur in each part of the site whether it be for amenity, stormwater management, ecological buffering/offsetting or erosion and sediment control. These plans have been prepared as an overlay to the civil and scheme plans. They were designed to give effect to the Ecological Assessment and Landscape Urban Design Strategy. There are proposed conditions of consent in **Appendix 7** that provide for a plan set to be certified by PCC and GWRC, and monitoring requirements.

With these measures in place, the proposal is considered to have a less than minor effect on wetland values on site.

15.11.4 Effects on streams

As with wetlands, the reclamation of perennial or intermittent stream has been minimised through an iterative design process, to the utmost extent practicable.

The civil infrastructure design includes extensions to existing culverts and the installation of new culverts, including the installation of a new 110m culvert in the Taupō stream as part of the installation of a new roundabout intersection.

[102] Refer page 55.
[103] Refer page 69.

As outlined in Section 7.6.2 of this Application, all new or replacement culverts within perennial and intermittent stream reaches will be designed to enable the safe upstream and downstream passage of fish species under a range of flow conditions.

Construction of the SH59 roundabout will require culverting of 110m of the Taupō stream. The Stormwater Management Plan outlines the design for this culvert as follows[104]

- *The 110 m Taupō Stream culvert will be installed at the existing stream gradient, with an inverted gravel bed to mimic the natural channel and promote hydraulic roughness.*
- *Culvert alignment will be straight and consistent with the existing channel to avoid turbulence or flow separation.*
- *Although downstream passage is currently limited by existing barriers, this culvert will be constructed to be fish-passage capable, providing for future connectivity improvements should downstream remediation occur.*

With regard to the SH59 Roundabout Culvert, the Ecological Assessment calculates that 193m of perennial stream requires enhancement to offset the 110m culverting of the Taupō stream as follows[105]:

> *The offset enhancement is around 195m of stream and includes an enhancement package along the area indicated above that consists of fencing and riparian revegetation between on average 20m (topography driven) either side of the streams typical wetted width bank targeting the following species at 1m spacing (except for larger trees) and with at least 1L pant sizes.*

Figure 38 below shows where this offsetting is proposed:

[104] Refer page 24.
[105] Refer page 56.

Source: Ecological Remediation and offsets plans (9000-series drawings)

Figure 44: Proposed Ecological Remediation and offsets (stream offsetting in yellow)

The Stormwater Management Plan determines that[106]:

> *Overall, the proposed culvert and wetland system will remove existing barriers, provide continuous aquatic connectivity, and result in a net improvement to fish habitat and passage relative to the current condition.*

These recommendations have guided the design of Infrastructure, Landscape and Ecology Plans and the proposed conditions of consent which are set out in **Appendix 7** of this application.

With these measures in place, the proposal is considered to have a less than minor effect on stream values on site.

15.11.5 Effects on freshwater fish

The majority of the gullies and water systems on the site are dry wetlands and do not have fish habitat. Those areas which do have intermittent or perennial flows are often isolated by a chain of fish barriers and challenging habitat conditions related to long term historic stock access and minimal aquatic permanent stable habitat[107]. Fish studies suggest very few, if any, fish are present in the waterways required to be affected. Only the Kakaho west main stem offers reasonable habitat for stable fish populations. Studies downstream suggest banded kokopu, long fin eel, short fin eel and common and red fin bully are likely present[108].

[106] Refer page 25.
[107] Refer page 82.
[108] Refer page 80.

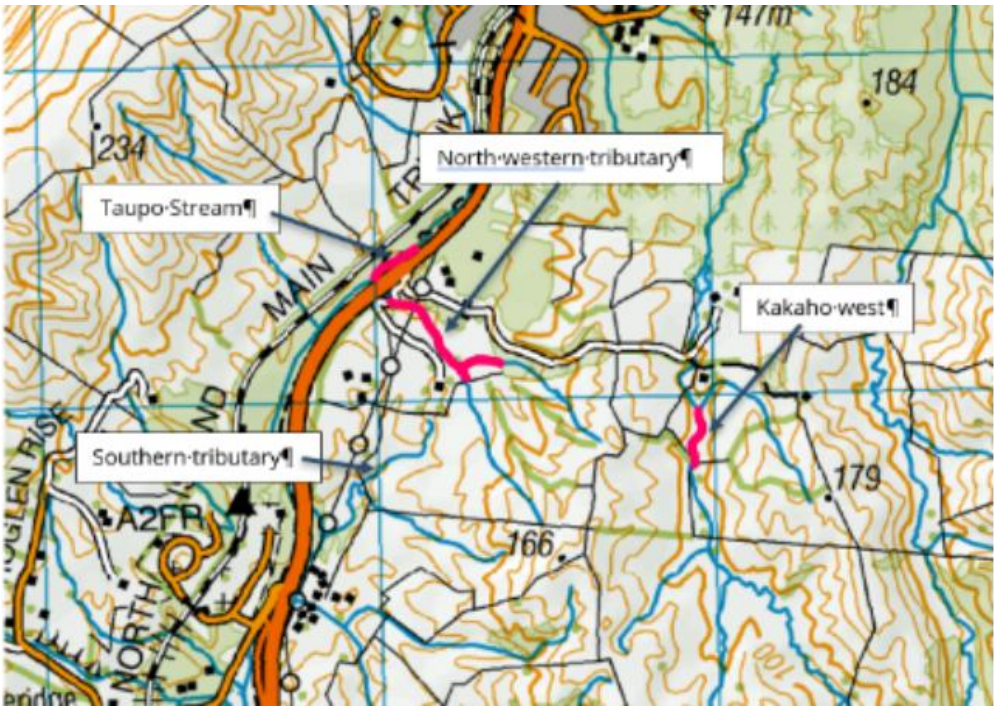


Figure 45: Areas in perennial and intermittent waterways that are impacted and will require fish salvage processes

Around 100m of works in the Kakaho west main stem will involve fish rescue. The northwestern tributary will require 350m of fish rescue, and the Taupō Stream will require around 120m of fish rescue.

A Fish Management Plan (FMP) has been prepared as Appendix 3 to the Ecological Assessment to guide these works. The focus of the FMP is to minimise the potential effects on native fish prior to and during removal of their potential habitats as part of the proposed development.

The FMP has been incorporated into the proposed consent conditions in Appendix 7.

With these measures in place, the proposal is considered to have a less than minor effect on freshwater fish as part of works in waterways.

15.12 Effect on natural and physical resources that have values as listed in - Sched 5 cl7(d)

15.12.1 Effects on aesthetic values

Effects on aesthetic values are addressed in section 15.10 above with regard to landscape and visual effects.

15.12.2 Effects on recreational values

There are no adverse effects identified with regard to the proposal. However, there are positive effects associated with the provision of additional recreational resources for the enjoyment of future residents, as well as existing residents in Pukerua Bay. These include five neighbourhood reserves designed to be active recreation spaces, a neighbourhood centre park near the proposed commercial

area, and a network of walkways and trails around the development to areas previously not open to the public.

There are stream widths on the property that potentially exceed an average width of 3m. It is possible that there are lots smaller than 4ha within 20m of these stretches, these are likely very limited in extent. While the proposal may not comply with SUB-S8 for esplanade reserves, these areas will be very limited in area and more than compensated for in terms of the amount of public reserve being created and the amount of public access being created to waterways on site.

15.12.3 Effects on scientific values

No adverse effects on scientific values have been identified as part of this effects assessment.

15.12.4 Effects on historic values

An Archaeological Assessment was prepared by Heritage & Archaeology Services Ltd and is attached as **Appendix 24**.

The Archaeological Assessment outlines the following potential effects of proposed works[109]:

> *The available evidence indicates that there is a moderate-high risk that the proposed earthworks will disturb archaeological remains associated with pre-1900 activity and occupation of Mt Welcome Station and this part of Pukerua Bay. In particular, there is risk that archaeological remains associated with potential pre-1900 Māori gardening and/or settlement activity will be encountered during project works. Potential depressions within the landscape (and/or evidence of discolourations and cut/fill features in the stratigraphy) may be indicators of modified soils associated with pre-1900 gardening activity (such as kumara pits). A potential Māori pit feature has been recorded in the NZAA ArchSite database as recorded archaeological site R26/886 as a result of the archaeologist's 2025 site inspections. A potential post hole feature encountered within an archaeological spade test pit at one of these depression locations may potentially be part of a structure associated with either encampment or gardening activity (such as a windbreak, for example). Charcoal flecks recorded underneath the topsoil in three archaeological spade test pits (of Depression Sites 3 / 6a / 6b) also indicate potential evidence of pre-1900 Māori modified soils and/or occupation/activity. Further archaeological investigation and recording of these sites is recommended over the course of subdivision site scrape earthworks.*
>
> *There is also risk at a more localised level that archaeological remains associated with 19th century cottage dwelling will be affected by the subdivision project works, through its demolition or removal offsite (which will still affect ground and subsurface archaeological remains at this location). There is also potential for archaeological remains associated with a pre-1900 woolshed to be encountered within the building footprint of the existing early 20th century woolshed during demolition works. Due to*

[109] Refer Page 70.

the substantial nature and extent of the works proposed in such a large project area, it is likely that any archaeological sites will be destroyed in their entirety (unless these happen to be potentially located in an area of works to be left untouched by earthworks), and damage to the sites will be permanent resulting in a loss of the finite number of archaeological site resources in this part of Porirua. As such, the risk that there will be adverse effects on the archaeological values of the sites will be moderate.

The Archaeological Assessment also considered a woolshed on site and while it found that the building is not considered to be of pre-1900 construction, it does possess heritage values in terms of the tangible rural social history associated with the early 20th century farming activities of Mt Welcome Station. The Assessment recommends that should this building be demolished, there is potential for pre-1900 archaeological remains to be encountered within the building footprint or surrounding area. Therefore, archaeological monitoring of earthworks is recommended for project works in the vicinity of the project area[110].

The Assessment notes that all archaeological sites formed prior to 1900 are protected under the provisions of the HNZPTA. It is illegal to destroy or damage an archaeological/cultural site without an Authority to do so from HNZPT. Where it is not possible to avoid adverse effects on archaeological values, an Archaeological Authority issued under the provisions of the HNZPTA provides a means of controlling those adverse effects and recovering data from the affected sites. As such it is recommended that[111]:

It is recommended that an Archaeological Authority is obtained for the earthworks for the subdivision development earthworks at Mt Welcome Station, Pukerua Bay, to ensure that important information about Porirua's past is not lost. Under this Authority, an archaeologist should monitor site scrape ground excavation works in areas deemed to have high archaeological risk in the Archaeological Management Plan and record any evidence of pre-1900 archaeological remains, following standard archaeological practice.

Part 3 of this Substantive Application contains an application for archaeological authority from HNZPT in case any accidental discoveries are made. The proposed Archaeological Authority includes a protocol to follow in case any accidental discoveries are made, and this has been advised by Mana Whenua.

The Assessment also recommends that[112]:

- *An Archaeological Management Plan (AMP) should be prepared to manage the archaeological response of the project.*
- *Under any granted Archaeological Authority, an archaeologist should monitor ground excavation works and record any evidence of pre-1900 archaeological remains, following standard archaeological practices.*

[110] Refer Page 72.
[111] Refer Page 55.
[112] Refer Page 57.

These matters have been addressed in the Archaeological Authority application which is set out in **Part 3** of this application. An Archaeological Management Plan is attached as **Appendix 25**.

Given these measures in Part 3 and Appendix 7, the proposal is considered to have a less than minor effect on archaeological and historic heritage matters.

15.12.5 Effects on spiritual values

No spiritual values have been identified as part of this effects assessment.

15.12.6 Effects on cultural values

The Applicant has undertaken pre-lodgement engagement with Te Rūnanga o Toa Rangatira (Te Rūnanga) which it the mandated iwi authority for Ngāti Toa Rangatira. Engagement with Te Rūnanga is summarised in **Appendix 2** of this Application. Te Rūnanga provided written feedback which is attached to **Appendix 2**, this included information on values associated with the site, oral and written feedback on specific aspects of the proposal, and a review of draft conditions of consent.

Te Rūnanga 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. Te Rūnanga set out a set of principles that they consider should guide development of the site, these are[113]:

- *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.*

An assessment of the proposal is provided in turn against these matters in the table below. Where relevant, Te Rūnanga's direct feedback is highlighted

Table 12: Assessment of proposal against principles outlined by Te Rūnanga

Principle	Assessment

[113] Refer Letter dated 5 November 2025.

Engagement of mātauranga Māori in research, design [and monitoring] of water systems.	The proposed conditions of consent provide for Te Rūnanga input into the construction phase of the development to provide for the input of mātauranga Māori. A draft set of conditions were provided to Te Rūnanga for review prior to lodgement, feedback received informed the proposed set as lodged (Appendix 7) which includes: • Provision for Te Rūnanga to share cultural narratives and pūrākau during site meetings and inductions for site workers and conduct a tīmatanga ceremony prior to works commencing. • Iwi and Kaitiaki Taonga Tuku iho Monitoring on aspects of the proposal including hydrology, archaeology, lizard management and landscape and ecology monitoring. • Requirements to provide for cultural input into in the preparation and monitoring of relevant Management Plans.
Avoid the mixing of waters from different catchments.	The design of the proposal does not result in the mixing of waters from different catchments and is therefore consistent with this principle.
Treating stormwater by passing it through land or rock before it is released into receiving environments.	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.
Water conservation, including water harvesting, to preserve the resource and its mauri.	This principle is more relevant to the future development of the site, the proposal seeks to enable the creation of future residential and commercial buildings.
Identification, recognition and appropriate protection/enhancement of culturally significant sites/features.	The Applicant engaged Heritage & Archaeology Services Ltd on the recommendation of Te Rūnanga to prepare an Archaeological Assessment. This Assessment has found evidence of pre-1900 Māori sites associated with gardening and/or occupation activity that may potentially be encountered during earthworks. Further, there is more recent history associated with the farming activities on site that Ngāti Toa whanau were involved in. An Archaeological Management Plan has been prepared to manage these sites during construction, Ngāti Toa input is required through the Archaeological Authority which is being sought as part of this application.
Re-vegetation for stormwater management utilising indigenous plants.	The proposal would result in the retirement of farming activities and the significant native revegetation of a site which currently has degraded waterways and little terrestrial biodiversity.

Protecting and restoring wetlands with the potential for use by communities.	While the proposal seeks to undertake the restoration of significant areas of wetlands as well as offsetting the loss of wetlands through reclamation to achieve a net positive environmental outcome, the approach being followed is inconsistent with the full protection of wetlands. Ngāti Toa opposes the reclamation of wetland and the use of offsetting.
Protecting and restoring streams as taonga.	As with wetlands, while the proposal seeks to undertake the restoration of significant length of stream habitat as well as offsetting the loss of stream reclamation through culverting, the approach being followed is inconsistent with the full protection of streams. Ngāti Toa opposes the reclamation of streams and the use of offsetting.

In addition to the above, other matters raised by Te Rūnanga include:

- Support for giving effect to the Structure Plan; and
- Avoid using waterways for stormwater retention - Concern with regard to proposed works to turn waterways into stormwater retention wetlands.

The development generally gives effect to the Structure Plan as outlined in Appendix 8. However, there are fundamental aspects of the proposal that conflict with principles and matters raised by Te Rūnanga.

As outlined in Appendix 6, various alternatives were considered to avoid wetland and stream reclamation as far as practicable. It is the collective view of the multi-disciplinary project team that there is no alternative to stream and wetland loss while giving effect to the Structure Plan and achieving a viable yield.

Various alternative site access strategies were considered 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;
- A signalised intersection, that would have a smaller footprint and thereby lesser ecological impact, is not considered appropriate from a safety perspective under the current high-speed highway conditions by NZTA;
- There is insufficient space in the corridor to construct a roundabout while avoiding the stream entirely; and
- 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 culverting Taupō Stream, 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.

Alternatives were also considered for avoiding wetland loss as outlined in Appendix 6. It is considered that even a low yield but low impact development would still require substantial wetland loss. It is the nature of topography in the area that it is not possible to undertake land development of a large scale while avoiding the reclamation of wetlands.

In summary, while there are aspects of the proposal that are supported by Ngāti Toa, there are aspects of the proposal that are not supported, and as a result there would be adverse cultural effects associated with some works.

Regardless, there is a shared commitment between the Applicant and Te Rūnanga to continue to meaningfully engage on the project, including throughout the construction phase. Te Rūnanga states[114]:

> *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.*

Overall, while not articulated in RMA terms by Te Rūnanga,effects on values of significance to Ngāti Toa as Mana Whenua may be more than minor. There are also positive effects identified as outlined above in relation to the principles articulated by Te Rūnanga.

15.12.7 Effects on other special values

No other special values have been identified as part of this effects assessment.

15.13 Discharge of contaminants into the environment – Sched 5 cl7(e)

15.13.1 Overall approach to stormwater management

The proposed approach to the management of stormwater is outlined in the Stormwater Management Plan (**Appendix 11**) as follows[115]:

- *The proposed system adopts a treatment-train and water-sensitive design philosophy,*
- *Centralised raingardens treating road and allotment runoff*
- *Retention wetlands and attenuation ponds providing flow detention and controlled discharge to pre-development rates*
- *Primary and secondary conveyance networks designed for the 10 % AEP and 1 % AEP events (including climate-change allowances)*
- *Erosion and scour protection at all outlet structures*

[114] Refer Letter dated 5 November 2025.
[115] Refer page 4.

- *Developer-maintained devices during staging to protect operational wetlands and raingardens until vesting to Porirua City Council / Wellington Water*

This system will look to achieve the following:

- *Maintains hydraulic neutrality, ensuring post-development peak flows do not exceed pre-development levels for all storm events up to and including the 1 % AEP event*
- *Provides stormwater treatment achieving at least 85% of the Mean Annual Runoff Volume (MARV)*
- *Reduces contaminants such as suspended solids, copper, and zinc through a treatment-train approach incorporating water-sensitive urban design*
- *Protects downstream watercourses and flood capacity, ensuring no increase in flood risk or erosion potential*
- *Integrates stormwater design with the site's landform and ecological corridors, supporting environmental enhancement and long-term sustainability.*

The key features of this system and expected levels of service are summarised as follows:

- Hydraulic Neutrality and Attenuation[116]:
  - The stormwater system is designed to ensure "hydraulic neutrality, ensuring that post-development peak discharges do not exceed pre-development levels for all design events up to and including the 1% AEP storm". This is achieved through strategically located retention wetlands (A–E) that provide both attenuation and controlled discharge.
  - The system must "maintain hydraulic neutrality of peak flows up to 1% AEP event" and comply with Wellington Water RSWS v3.0 standards. Multi-stage outlet structures regulate flow and prevent downstream scour and erosion.
- Retention wetlands:
  - Retention wetlands are located in existing gullies to "optimise storage and reduce geotechnical and earthworks risks". They combine extended detention and permanent storage to manage frequent rainfall events and retain 85% of the Mean Annual Runoff Volume (MARV).
  - Wetlands are designed to "release flows at pre-development rates up to 1% AEP" and include "permanent pools for baseflow storage and sediment settlement". The retention function supports both water quality and flood peak reduction.
- Treatment of Contaminants:
  - Centralised raingardens are used to treat runoff from roads and lots. These are sized to treat "85% MARV of the contributing impervious catchment" and are designed for water quality events.

[116] Refer pages 18 - 24.

- Raingardens are expected to achieve high removal rates: "TSS 90%, Zinc 90%, Copper 90%, Total Nitrogen 40%, Total Phosphorus 60%". The system complies with GWRC Plan Change 1 Schedule 28 and Wellington Water's treatment guidelines.

- Flooding:
  - Flood risk is managed through primary and secondary networks designed for "10% AEP and 1% AEP events (including climate-change allowances)". Overland flow paths are integrated into road corridors to safely convey excess flows.
  - The design ensures "no increase in flood risk or erosion potential" and provides "minimum 200mm freeboard above the 1% AEP flood level" for building platforms. Flood-prone areas are avoided for residential lots.

- Scour and Erosion:
  - All stormwater outlets include "energy-dissipation and scour-protection measures" such as rock armouring, vegetated riprap, and step-down structures. These are tailored to discharge velocities and slope conditions.
  - Designs must meet "permissible velocity limits set out in the NZ Building Code E1 Surface Water and Wellington Water RSWS v3.0". Long-term slope stability and erosion control are supported by native planting and structural reinforcement.

- Environmental Enhancement:
  - The SMP integrates stormwater design with ecological corridors and supports "riparian enhancement, stormwater quality treatment, and the removal of farming practices that currently degrade ecological values".
  - The system is expected to "achieve a net ecological gain" and uphold "Te Mana o te Wai" principles through water-sensitive design and mana whenua engagement. It contributes to the objectives of the Te Awarua-o-Porirua Whaitua Implementation Programme.

- Asset Ownership, Operation and Maintenance:
  - Stormwater assets will be "vested in Porirua City Council and managed under Wellington Water's asset management framework". Private laterals remain the responsibility of property owners, and proprietary systems may be used for isolated areas.
  - Maintenance includes "regular removal of litter, debris, and sediment," vegetation management, and sediment removal when accumulation exceeds thresholds (p.24). Assets are designed for "design lives > 100 years" and sized for "10 years of accumulation before desilting is required".

- Management of stormwater from new State highway roundabout:

- The construction of the State Highway 59 roundabout will introduce approximately 4,000 m² of new impervious surface. Due to poor infiltration conditions in the highway corridor, on-site retention is not feasible. Instead, the design integrates this runoff into the wider stormwater system by oversizing Retention Wetland B, which will accommodate the additional flows and maintain pre-development discharge rates. Additionally, roadside swales will treat 2,660m² of the impervious area, providing first-flush contaminant removal. This approach is considered the best practicable option (BPO) given NZTA's operational constraints.

The Stormwater Management Plan considers that[117]:

> *Overall, the stormwater infrastructure has been designed to be robust, accessible, and maintainable in accordance with Wellington Water's operational expectations and Porirua City Council's asset-management practices.*

15.13.2 Hydrology effects assessment

The site is currently farmland and the change in land use will results in an increase in impervious surfaces and changes to the direction and intensity of surface water flow, which could potentially affect the wetlands and streams present on the site.

A Hydrology Assessment was prepared by Pattle Delamore Partners Limited and is attached as **Appendix 18**. This Assessment assesses the scale and potential mitigation of these possible impacts, of the catchment with the focus being on the wetlands and downstream flows using detailed quantitative water balance models developed in GoldSim™ for the Taupō and Kakaho West catchments most affected by the development for the streams they discharge into.

The key changes to the site that may impact the wetlands and streams are outlined as follows[118]:

- *Changes to catchment areas and an increase in impervious surfaces, affecting run-off and infiltration to groundwater;*
- *Diversion of run-off to the stormwater treatment and disposal system, which is to broadly replicate the existing catchments, but includes treatment devices (primarily rain gardens) and piping where required;*
- *Changes to culverts and road layouts downstream, which may affect the rate of flow from some of the wetland areas;*
- *Installation of retention wetland bunds to develop four of the existing wetlands into enhanced retention wetlands with permanent pools and increased ecological benefit; and*
- *Installation of a constructed stormwater retention pond to control the flow rate into the Waimapihi Stream catchment.*

The Hydrology Assessment found[119]:

[117] Refer page 27.
[118] Refer page 11.
[119] Refer page 59.

The results of the modelling indicate that there will be additional run-off into the majority of the wetlands post-development due to the increase in impervious surfaces. This will result in generally wetter wetlands, although some seasonal variation will still occur. In areas where the wetlands will be significantly wetter, particularly the retention wetlands, BlueGreen Ecology has developed an appropriate planting plan to cope with these conditions. Given that the current wetlands are predominantly exotic species, the planting of appropriate native species will enhance the wetland environments and allow them to cope with any changes in hydrology.

This additional run-off means that the onsite streams will flow more regularly, but will mostly remain ephemeral in nature. Overall, the total discharge from the site will increase, but the use of retention wetlands will ensure that peak flows are lower during large rainfall events. This means that periods with no flow are likely to be reduced, but also periods of high intensity flow will also be fewer post-development. This indicates that there should not be a negative effect on the downstream hydrology.

The Hydrology Assessment notes that this modelling was based on a number of assumptions and a limited amount of baseline data. It therefore recommends that baseline monitoring continues until construction and the model is reviewed against this data to ensure the results are representative[120]:

This will provide more detailed information on how the water levels within the wetlands vary under low rainfall conditions and also provide a more detailed record of surface water flows from the site.

The model results should be cross-checked against the baseline data to confirm that the assumptions are realistic and representative. This is standard practice when modelling complex systems as more data becomes available.

Monitoring should also continue during and for at least three-year post-development and planting to ensure there are no impacts on the wetland hydrology from the development.

These matters have informed the proposed conditions of consent which are set out in **Appendix 7** of this application.

With the above measures in place, the effects of the development on the hydrology of the surrounding environment are considered to be less than minor.

15.13.3 Water quality

A Water Quality Assessment was prepared by Pattle Delamore Partners Limited and is attached as **Appendix 19**. The Assessment outlines baseline water quality values in waterways on the site, and assesses the potential changes in water quality due to the works and the mitigation and control measures proposed to minimise the impacts of the development.

[120] Refer page 59.

The Water Quality Assessment outlines the following potential changes to the water quality leaving the site if mitigation measures (where necessary) are not included[121]:

During construction;

- *Increased sediment run-off,*
- *Hydrocarbon and chemical spills,*

Post construction;

- *Reduced erosion and sediment run-off due to grading of slopes, planting of appropriate native vegetation and wetland restoration,*
- *Reduced nutrient run-off due to the removal of stock from the site and the planting of buffer zones around streams and wetlands,*
- *Increase in heavy metals and hydrocarbon concentrations in stormwater runoff due to change in land-use.*

The Water Quality Assessment summarises the key mitigation and control measures that will be implemented during and post development[122]:

During construction.

- *Minimising the open area of the earthworks as much as possible,*
- *A comprehensive erosion and sediment control plan which will apply to the whole site,*
- *Maintenance of buffer zones around streams and wetlands wherever possible,*
- *Continuous turbidity monitoring of flows leaving site during construction,*

Post construction.

- *Slopes will be planted with native vegetation to increase stability,*
- *Stormwater treatment and management measures will be installed upstream of any discharge into the on-site streams or natural wetlands,*
- *Retention wetlands will reduce the peak flow rates leaving the site, reducing scour and sediment mobilisation,*
- *Buffer zones with native planting will be established around retained streams and natural wetland areas,*
- *Treated stormwater will discharge through natural wetlands and the proposed retention wetlands before leaving site, providing an additional level of protection.*

The Water Quality Assessment concludes[123]:

> *Provided that the above-mentioned mitigation measures are implemented, it is considered that the development will have less than minor effects on the water quality of downstream receptors—Taupō Stream, Kakaho Stream, and Porirua Harbour.*

[121] Refer page 4.
[122] Refer page 5.
[123] Refer page 4.

Paddle Delamore Partners have also prepared a separate memorandum assessing water quality impacts associated with the construction of the roundabout (attached as **Appendix 20**). This assessment notes that erosion and sediment control measures are required to address water quality effects associated with the construction phase. With these in place the effects will be less than minor. Further, with regard to the creation of impervious surfaces the Assessment finds[124]:

> *Overall, the impact on the Taupo Stream is considered less than minor, especially given the scale of the change in impervious area: the roundabout adds only 0.4 hectares of impervious surface to a 91-hectare catchment, representing just 0.44% of the total area.*

These matters and the approach outlined in the Stormwater Management Plan and the draft Earthworks Construction Management Plan have informed the proposed conditions of consent which are set out in **Appendix 7** of this application.

Given mitigation measures summarised above, the proposal is considered to have a less than minor effect on water quality.

15.14 Emission of noise – Sched 5 cl7(f)

15.14.1 Construction noise

Construction noise is anticipated to comply with the District Plan standards for construction noise.

A proposed condition of consent is proposed in Appendix 7 to require a Construction Noise and Vibration Management Plan be prepared that aims to:

a. Identify Best Practicable Options for managing all construction noise and vibration to avoid, remedy or mitigate adverse effects;

b. Define the procedures to be followed, and the alternative strategies to be adopted, if construction activities cannot practically achieve full compliance with the District Plan's construction noise and vibration standards (refer NOISE-R2);

c. Ensure that any property damage caused by vibration from construction activities is identified and repaired;

d. Inform the duration, frequency, and timing of the works to manage disruption; and

e. Require frequent and effective engagement with affected receivers and timely management of complaints.

This Plan will be submitted to PCC for certification prior to works commencing, and the contractors will need to comply with it.

[124] Refer page 8.

With these measures in place, the adverse effects associated with construction noise are less than minor.

15.15 Natural hazards or hazardous installations – Sched 5 cl7(g)

There are two aspects to be addressed in respect of natural hazards, the first is the suitability of the ground conditions for development, and the second is flood hazards.

15.15.1 Geotechnical

A Geotechnical Assessment has been prepared by ENGEO and is attached as **Appendix 26**. The table below sets out the natural geohazards present on site that are outlined in the Assessment with regard to the suitability of the site or potential mitigation measures[125]:

Table 13: Risk assessment of geohazards present on site

Geohazards	Commentary from Assessment
Seismic hazards	<u>Ground Rupture</u> *...the site is located approximately 400 m – 500 m from the nearest mapped active fault. At this distance, fault related ground rupture and ground lurching are considered unlikely.*
	<u>Liquefaction and Lateral Spreading</u> *Some areas of the site contain soils comprised of loose sands and low-plasticity silts below the water table and are considered likely to be prone to liquefaction.* *Our investigations indicate that the areas of the site that generally contain these potentially liquefiable soils are confined to the low-lying gullies and valleys. These areas generally show a thicker soil profile and have a higher water table. Loss of soil strength due to liquefaction should be considered for any development that may occur in these areas, this includes civil and roading, as well as the construction of earth embankments for the permanent stormwater retention wetlands.* *The northwest corner of the site is situated on soils that may be susceptible to liquefaction. The concept design drawings indicate that the area is going to be filled to create the building platform. In this location, loose / soft and saturated material will be removed prior to fill placement, subsoil drainage installed, and the fill is likely to be greater than 2 m thick, creating a non-liquefiable crust. As such, we do not believe the surficial soils beneath these proposed new lots will be susceptible to liquefaction.* *The areas of the site that have been proposed for development for house lots generally do not sit in these potentially liquefiable areas and will be significantly altered from their current state, either through excavation or placement of engineered fill. Therefore, we do not consider liquefaction to be a significant risk to the development of the site, as is currently planned. If development were to extend*

[125] Refer pages 16 to 30.

	into these low-lying areas in future, then detailed liquefaction and lateral spread investigation and analysis should be undertaken.
Slope Instability	*From our desktop study and site observations, we consider that slope instability is likely to be a hazard at the site due to the presence of steep slopes and the evidence of previous slope instability. Many of the slopes will be significantly altered during the earthworks phase of construction. As such, we have completed preliminary slope stability analyses for a selection of existing slopes and proposed cut and fill batters to inform our recommendations.*
Unsuitable Soil Embankment	*…we understand that a permanent embankment comprised of site-won unsuitable material is proposed to be constructed within one of the large gullies on the eastern side of the site. The proposed design currently shows a structural bund at the base of the 'unsuitable' embankment, and a structural fill batter at the head of the gully.* *We have undertaken an assessment of the slope stability of the proposed 'unsuitable' embankment and of the structural fill batter at the head of the gully.* *…* *We believe that slope instability will not be a significant hazard for the proposed unsuitable embankment, provided that the lower embankment is subject to detailed design, the surface is well drained and that a high-density planting scheme is required with deep rooted vegetation utilised.*
Debris Flow	*Topographic and aerial photography reviews suggest that there may be potential source areas for debris flows in the gully slopes near the eastern boundary of the property, due to the steep topography. Historical aerial image review and observations made during ENGEO's 2022 and 2025 site investigation found evidence of small debris flows occurring at the base of shallow soil landslides.* *We consider that debris flow events could be initiated under prolonged high intensity rainfall, likely as a result of evacuative shallow soil failures on steep slopes. Once initiated, debris flows would be expected to follow the existing gully features throughout the site.* *At this stage the conceptual earthworks plans do not show development in the low-lying gully areas of the site, and therefore we do not consider debris flows to pose a significant hazard to the development of the site.*
Rockfall	*Several of the proposed cut slopes across the site are greater than 6 m in height. There is a potential risk of rockfall beneath any large cut slopes that are made in Greywacke sandstone. Cuts made in completely to highly weathered Greywacke sandstone that is highly fractured are more likely to exhibit localised frittering rather than large rock release which is required for significant rockfall.* *All large cuts (> 6 m in height) made on-site should be assessed by a suitably qualified Ground Engineering professional on a case-by-case basis and where applicable, rockfall mitigation solutions may be required. Mitigation options may include benching and planting of cuts faces, or construction of debris barriers at the base of cut slopes to protect dwellings from impact during a rockfall event.*

Consolidation Settlement	*We consider that some of the flat areas of the site with softer / less dense soils may be subject to static settlements under loads associated with further fill placement or the proposed residential developments. We anticipate that this may occur due to consolidation of soft soils, particularly within gully features across the site. The observed soft material within these gully features varies and in some cases is very loose / soft to stiff / medium dense. This material will need to be excavated prior to fill placement.*
Tunnel Gullies	*Tunnel gullies were identified in one location on the southeastern portion of the site. This is on steep terrain which is proposed to be cut. Tunnel gullies are not static features—they evolve through a sequence of subsurface and surface processes that are highly sensitive to environmental conditions, land use, and soil properties.* *The area identified as containing tunnel gullies will be excavated through bulk earthworks and as such are not considered to pose a significant hazard to the development of the site.*
Collapsible Soils	*Collapsible soils are unsaturated materials that can experience sudden settlement when wet or loaded. Although they seem stable when dry, increased moisture may cause significant volumetric strain and threaten structural integrity. While site is not currently mapped as containing collapsible soils, the presence of aeolian (loess) and alluvial deposits, low-plasticity silts, and loose sands suggest that collapsible soils may be present that were not identified during our investigation. Historical geotechnical investigations in similar terrain have identified collapse-prone layers in loess and silty sands, particularly where weak cementation and high void ratios are present.* *At present, the risk from collapsible soils is assessed as very low, based on our site investigations, laboratory testing and geotechnical characterisation. However, this risk should be reassessed if future investigations identify moisture-sensitive or low-density soils within the development footprint.*
Earthworks, Landform Modification, Historical Fills	*Earthworks and landform modification are integral to the development of the site and must be carefully assessed to ensure geotechnical stability, compliance with NZS 4431:2022, and long-term performance. Historical fills, undocumented ground disturbance, and cut/fill transitions present potential risks that require mitigation through design and construction controls. Development of shear keys, removal of soft subgrade or uncontrolled fill materials and implementation of suitable erosion and sediment controls as well as drainage controls will be important for creating stable building footprints.*

The Geotechnical Assessment makes a number of recommendations with regard to mitigation measures to address risks posed by these hazards[126]:

Table 14: Mitigation measures recommended to address geohazards present on site

Geohazard	Recommendation

[126] Refr pages 46 to 53.

Earthworks	**Vegetation**	*Within the earthwork areas, any permanent unsealed slopes shall be re-vegetated with low-height vegetation to reduce the likelihood of future erosion. All new unsealed slopes shall be protected from overland water flow by the addition of bunds or other suitable measures.* *Beyond the earthwork areas, de-vegetation shall be minimised to reduce the likelihood of future slope instability or erosion.*
	Placement of Structures	*All structures should be located a safe distance back from the crest of steeply sloping areas or have specific engineer designed foundations. A safe distance is likely to be in the order of 5 m. This distance will be assessed during detailed_design and confirmed during the construction stage.* *Structures at the base of slopes may require catch fences or appropriate set back distances to mitigate against slope instability or rockfall as discussed in Section 8.3.*
	Groundwater	*Although unlikely, if groundwater is encountered during excavation, specific measures to control groundwater (such as a sump and pump, plus bridging fill) may be required. The presence of water may impact fill compaction quality, as such groundwater controls should be implemented. This will be detailed in the earthworks management plan.*
Permanent fill batters	**General**	*The modelled fill batters as shown on the development plans do not meet the ULS seismic FOS. Specific design of the fill batters will be required during detailed design stage. Mitigation options for fill batters include geogrid reinforcement, reducing the batter slope angle, or designing foundations and services specifically for structures within the fill material at the top of batters if appropriate. In addition, site-specific triaxial testing should be conducted to confirm the soil parameters of the fill material. If the soil parameters differ significantly from those used in the analyses in this report, the slope stability modelling should be updated.*
	Filling	*All filling works should be completed in accordance with NZS 4431:2022 and the site specific earthworks specification.* *Free flowing water must be kept away from all fill slopes.* *It is recommended that planting and hydro-seeding take place shortly after completion of the fill slopes.*
	Use of Existing Soils as Engineered Fill	*Rock, clean sand, and sand / silt / gravel mixtures were encountered across the site. Four Particle Size Distribution (PSD) and seven Standard Compaction tests were undertaken on a selection of these soils, as well as three hand-mixed samples with different variations of rock and silt / sand. Based on the results*

		and ENGEO's experience working with similar material on nearby sites, we consider that the majority of the soils and rock likely to be encountered on the site will be re-usable as fill, provided they are processed to remove any organic material, debris, and over-sized particles. *Some surficial soils encountered on the site, including topsoil and the alluvial / lacustrine deposits, contain silts with varying amounts of organic material, and generally a high moisture content. These materials are unlikely to be suitable for re-use as fill.* *It is likely that additional compaction testing will be required during the construction phase to obtain accurate maximum dry density estimates of site-won material as this material is expected to vary across the site, spatially and well as with depth.*
	Fill Batter Gradients	*Permanent fill batter angles will be confirmed in the Project Earthworks Specification after all required laboratory testing has been completed, and batter specific slope stability analyses have been carried out. All fill batters greater than 8 m in vertical height will require site specific design to mitigate seismic displacements as highlighted in Section 4.* *For unreinforced fill batters lower than 8 m in height, a safe long term batter angle should be established through slope modelling using the specific parameters obtained through the laboratory testing and used in the final designs.*

Permanent Cut Batters	**General**	*Cut batters should be formed during the summer months where possible and vegetated promptly after construction. Stormwater from the ground above the proposed cuts should be picked up and discharged around the face in a controlled manner to minimise erosion of the cut faces. All permanent cut batters should be protected by planting and / or hydroseeding. Cut batters (generally those greater than 8 m depth) that have loess soils present will require a site-specific erosion design to mitigate against tunnel gullies occurring.* *Cut batters above 1.5 m high and / or cut batters near existing / proposed structures should be inspected by a geotechnical professional during construction to confirm (or modify) safe batter angles.* *All excavated soil should be removed from site or placed in a stockpile such that it does not cause slope instability.* *In the unlikely event that seeps are encountered in exposed cut faces, this may lead to slumping and possibly small muddy flows. Such seeps may need treating by surface and / or subsurface drains, or other site-specific measures. If encountered, advice from a geotechnical professional should be obtained.* *Catch fences / barriers may be required at the bottom of cuts to protect structures or roads from rock fall loosened by fretting or erosion.*
	Cut Batter Angles	*Preliminary cut batter angles are presented [in report]. These have been developed from site observations and experience with other similar materials. This table [in report] provides preliminary estimates of suitable slope angles for cuts up to 8 m in height. The conceptual plans provided to ENGEO indicate cuts significantly higher than this, and as such, specific slope stability analysis has been carried out for several representative large cuts as detailed in Section 7.3.* *If the recommended cut batter angles are not achievable, the slope should be retained by an engineer designed structure and / or detailed slope stability analysis should be undertaken. Further investigations would be needed for the design of any retaining structures*
	Cut / Fill Transitions	*Buildings whose subgrade contains both cut and filled ground could experience differential soil movements. Structures proposed on such sites should be designed to accommodate differential settlements.* *Alternatively, such building sites can be reconstructed to create uniform subgrade conditions. This can be accomplished by*

		excavating the soil across the entire building pad to a minimum depth of 0.6 m below founding level and replacing the excavated material with uniformly compacted fill.
Stormwater Retention Wetlands		*A comprehensive earthworks specification including an inspection and testing plan will be provided to the earthworks contractor prior to starting excavations, along with a robust erosion and sediment control plan.*
Surface Water Management		*During construction, appropriate measures shall be undertaken to control and treat stormwater runoff, with silt and erosion controls complying with local body guidelines for erosion and sediment control.* *Overland flows should be directed away from existing slopes to reduce the risk of ponding and erosion leading to slope instability concerns.*
Erosion and Sediment Control		*Higher fill and cut slopes could be vulnerable to erosion if concentrated flows develop. Mitigation solutions should be implemented for all large fills (greater than 3 m in height) to control runoff from the fill batters and scouring of the surficial fill. Mitigation options may include benching of the face of the fill, addition of geogrid within the fill (and wrapping of the face), a site-specific hydroseeding plan (to reduce the likelihood of erosion), and bunds at the top of batters during construction. It should be noted that the addition of geogrid to fill batters will require specific detailed design.*

The Geotechnical Assessment finds that[127]:

> *We conclude that, although there are geohazards present at the site, the risk to proposed buildings from natural hazards will be acceptably low once the proposed works and the proposed mitigation measures and recommendations described in this report have been completed. We also consider that the proposed works will not accelerate, worsen, or result in material damage to the land so long as the recommendations in this report are followed*

These matters and the approach outlined in the Geotechnical Assessment have informed the civil plans, ECMP and proposed conditions of consent which are set out in **Appendix 7** of this application.

Given mitigation measures summarised above, the proposal is considered to pose a less than minor geohazard risk on people and property.

[127] Refer page 36.

15.15.2 Flood hazard

An assessment of flood risk has been undertaken in the Infrastructure Report attached as **Appendix 9**. As outlined in Section 15.13.1, flood risk is managed through primary and secondary networks designed for "10% AEP and 1% AEP events (including climate-change allowances)"[128]. Overland flow paths are integrated into road corridors to safely convey excess flows.

The design ensures no increase in flood risk or erosion potential and provides "minimum 200mm freeboard above the 1% AEP flood level" for building platforms. Flood-prone areas are avoided for residential lots.

With these actions in place, the proposal will have less than minor flood hazard effects.

15.15.3 Hazardous installations

There are no hazardous installations on the site or proposed as part of the application.

15.16 Conclusion

The proposal has been subject to a comprehensive assessment of environmental effects across a wide range of domains, including ecological values, landscape and visual impacts, transport, infrastructure, geotechnical stability, water quality, cultural heritage, and natural hazards.

The assessment has been informed by technical reports, expert input, and engagement with stakeholders and mana whenua.

Key potential adverse effects, such as those relating to construction traffic, earthworks, stream and wetland modification, and soil contamination, have been identified and addressed through proposed conditions of consent, including detailed management plans and monitoring frameworks.

Positive effects have also been identified, including ecological restoration, improved stormwater management, enhanced public access to natural areas, and significant contributions to housing supply and regional economic growth.

Overall, the proposal is considered to result in no more than minor adverse effects on the environment, with many effects being temporary, mitigated, or offset through management measures, with the exception of effects on values of significance to Ngāti Toa as Mana Whenua which may be more than minor.

[128] Refer page 3.

16 Information required in application for subdivision or reclamation – Sched 5, cl8

As the proposal includes both subdivision and reclamation of streams and wetlands, pursuant to Section 43(3)(a), Clause 8 of Schedule 5 sets out the information required for subdivision or reclamation as follows:

> *Information required for subdivision consent*
>
> *(1) In addition to the information required under clause 5, a consent application for a subdivision must include information that adequately defines the following:*
>
> > *(a) the position of all new boundaries; and*
> >
> > *(b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan; and*
> >
> > *(c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips; and*
> >
> > *(d) the locations and areas of existing esplanade reserves, esplanade strips, and access strips; and*
> >
> > *(e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A of the Resource Management Act 1991; and*
> >
> > *(f) the locations and areas of any land within the coastal marine area that is to become part of the common marine and coastal area under section 237A of the Resource Management Act 1991; and*
> >
> > *(g) the locations and areas of land to be set aside as new roads.*
>
> *Information required for reclamation consents*
>
> *(2) In addition to the information required by clause 5, a consent application for a reclamation must include information to show the area to be reclaimed, including the following:*
>
> > *(a) the location of the area to be reclaimed:*
> >
> > *(b) if practicable, the position of all new boundaries:*
> >
> > *(c) any part of the reclaimed area to be set aside as an esplanade reserve or esplanade strip*

This information is provided in the table below.

Table 15: Information requirements for subdivision and reclamation

Subclause	Assessment
Information required for subdivision consent	

(1) In addition to the information required under clause 5, a consent application for a subdivision must include information that adequately defines the following:	
(a) the position of all new boundaries; and	The positions of all new boundaries are set out in the scheme plan in **Appendix 30**.
(b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan; and	The areas of all new allotments are set out in the scheme plan in **Appendix 30**.
(c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips; and	The locations and areas of all new reserves are set out in the scheme plan in **Appendix 30** (noting that there are no esplanade reserves proposed).
(d) the locations and areas of existing esplanade reserves, esplanade strips, and access strips; and	Not applicable – there are no existing esplanade reserves, esplanade strips, and access strips on Site.
(e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A of the Resource Management Act 1991; and	The locations and areas of all new reserves to be vested in Council are set out in the scheme plan in **Appendix 30** (noting that there are no esplanade reserves proposed).
(f) the locations and areas of any land within the coastal marine area that is to become part of the common marine and coastal area under section 237A of the Resource Management Act 1991; and	Not applicable there are no areas of land within the coastal marine area on site.
(g) the locations and areas of land to be set aside as new roads.	The locations and areas of all new road reserves to be vested in Council are set out in the scheme plan in **Appendix 30.**
Information required for reclamation consents *(2) In addition to the information required by clause 5, a consent application for a reclamation must include information to show the area to be reclaimed, including the following:*	
(a) the location of the area to be reclaimed:	The locations of streams and wetlands to be reclaimed are set out in the Ecological Assessment in **Appendix 15**.
(b) if practicable, the position of all new boundaries:	
(c) any part of the reclaimed area to be set aside as an esplanade reserve or esplanade strip	Not applicable - there are no esplanade reserves proposed.

17 Information required in application including standard freshwater fisheries activity – Sched 5, cl9

As the proposal includes works that meet the definition of standard freshwater fisheries activity in Section 4 of the FTAA, pursuant to Section 43(3)(a), Clause 9 of Schedule 5 sets out the information required for an application including a standard freshwater fisheries activity as follows:

> *For the purposes of section 43(3)(a), a consent application for a project that includes a standard freshwater fisheries activity must include the information set out in clause 3 of Schedule 9.*

Clause 3 of Schedule 9 sets out the following information requirements:

> *For the purpose of section 43(3)(j), an application for a complex freshwater fisheries activity approval must include the following information:*
>
> *(a) in relation to the structure and any fish facility:*
>
> *(i) a description of the type of structure or fish facility:*
>
> *(ii) the dimensions of the structure or fish facility:*
>
> *(iii) the design of the structure or fish facility:*
>
> *(iv) the placement of the structure or fish facility:*
>
> *(v) the water flows:*
>
> *(vi) the operating regime:*
>
> *(b) the freshwater species and values present (with particular focus on threatened, data-deficient, and at-risk species as defined in the New Zealand Threat Classification System):*
>
> *(c) the water quality and quantity in the surrounding habitat (at the proposed structure location, upstream and downstream):*
>
> *(d) how the passage of fish will be provided for or impeded*

This information is provided in the table below.

Table 16: Information requirements for a standard freshwater fisheries activity

Subclause	Assessment
(a)(i) a description of the type of structure or fish facility:	The proposal includes the upgrading and installation of culverts in stream beds.
(a)(ii) the dimensions of the structure or fish facility:	These are set out in the SMP and civil plans in **Appendix 11 and x.**

(a)(iii) the design of the structure or fish facility:	Culvert design is set out in the SMP and civil plans in **Appendix 11 and x**.
(a)(iv) the placement of the structure or fish facility:	These are set out in the SMP and civil plans in **Appendix 11 and x.**
(a)(v) the water flows:	Pre and post development flows are outlined in the Hydrology Assessment in **Appendix 18**.
(a)(vi) the operating regime:	The operating regime for culverts and more generally for works that disturb waterbodies is set out in the civils plans in **Appendix 30,** SMP in **Appendix 11,** as well as the Ecological Assessment (with regard to fish passage) in **Appendix 15**.
(b) the freshwater species and values present (with particular focus on threatened, data-deficient, and at-risk species as defined in the New Zealand Threat Classification System):	Fish values are set out in the Ecological Assessment in **Appendix 15**.
(c) the water quality and quantity in the surrounding habitat (at the proposed structure location, upstream and downstream):	This information is set out in the Hydrology Assessment in **Appendix 18**, the Water Quality assessment in **Appendix 19**, and the Ecological Assessment in **Appendix 15**.
(d) how the passage of fish will be provided for or impeded	This information is set out in the Ecological Assessment in **Appendix 15** and the SMP in **Appendix 11.**

18 Statutory Assessment

18.1 Section 81 and Sched 17(1)

Section 81(1)(3)(a) of the FTAA directs the decision maker to consider Clauses 17-22 of Schedule 5 for resource consent approvals.

Clause 17(1) of Schedule 5 of the FTAA sets out criteria and other matters for assessment of consent applications as follows:

> *(1) For the purposes of section 81, when considering a consent application, including conditions in accordance with clauses 18 and 19, the panel must take into account, giving the greatest weight to paragraph (a),—*
>
> > *(a) the purpose of this Act; and*
> >
> > *(b) the provisions of Parts 2, 3, 6, and 8 to 10 of the Resource Management Act 1991 that direct decision making on an application for a resource consent (but excluding section 104D of that Act); and*
> >
> > *(c) the relevant provisions of any other legislation that directs decision making under the Resource Management Act 1991.*

The relevant provisions from the above are outlined below, apart from:

- The purpose of the FTAA which is assessed in Section 3 of this application; and
- Part 2 of the RMA which is assessed in Section 12 of this application.

18.2 Section 104 RMA

Section 104(1) of the RMA provides that, when considering an application for resource consent, the consent authority must, subject to Part 2 of the RMA, have regard to:

- The actual and potential effects of the activity on the environment;
- Relevant plan and policy statement provisions; and
- Any other matter the consent authority considers relevant and reasonably necessary to determine the application.

Section 104(1)(a) requires consent authorities to have regard to "any actual and potential effects on the environment of allowing the activity". An assessment of environmental effects has been provided above in Section 15 of this application.

Section 104(1)(b) requires an assessment of relevant plan and policy statement provisions, this is provided in sections 11 of the application, with supporting analysis in appendices 4 to 6.

Under section 104(1)(c), consent authorities must have regard to any other matter the consent authority considers relevant and reasonably necessary to determine the application. This includes

other relevant statutes, as well as various national and local government studies, strategies and plans. In this instance there are various local and regional growth planning documents that are considered relevant including:

- 2009: Porirua Development framework;
- 2018: Porirua Growth Strategy 2048;
- 2021: Wellington Regional Growth Framework;
- 2023: Porirua Growth Strategy 2053;
- 2024: Wairarapa-Wellington-Horowhenua Future Development Strategy 2024–2054; and
- 2025: Porirua District Plan

The proposal is consistent with these documents, as it provides for additional housing and business land in an area identified as a future development site.

18.3 Section 105 RMA

Under section 105(1) of the RMA, a consent authority must have regard to:

(a) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and

(b) the applicant's reasons for the proposed choice; and

(c) any possible alternative methods of discharge, including discharge into any other receiving environment.

With regard to (a) and (c) above, the proposal involves discharges resulting from the development including the discharge of sediment and other contaminants such as copper and zinc into the freshwater environment as outlined in Section 15 of this application. This Section also outlines how best practice sediment and erosion controls are proposed and will be implemented to minimise effects on freshwater environments, this includes proposed conditions of consent related to monitoring and ongoing oversight by GWRC and Mana Whenua. Any discharges from potentially contaminated land will be managed under NES-CS requirements including a Contaminated Site Management Plan.

With regard to (b), the proposed discharges are required to undertake the residential development of urban zoned land. With regard to (c) there are no possible alternative methods of discharge. As outlined in Appendix 6, an iterative process was undertaken to determine the overall layout of the site. The proposed approach to discharge methods follows best practice as outlined in the Stormwater Management Plan.

18.4 Section 106 RMA

Section 106 of the RMA allows the consent authority to refuse a subdivision consent if:

(1) A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that—

(a) There is a significant risk from natural hazards; or

(b) [Repealed]

(c) Sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.

(1A) For the purpose of subsection (1)(a), an assessment of the risk from natural hazards requires a combined assessment of all of the following taken together:

(a) the likelihood of natural hazards occurring (whether individually or in combination):

(b) the material damage to land in respect of which the consent is sought, other land, or structures that would result from natural hazards:

(c) any likely subsequent use of the land in respect of which the consent is sought that would accelerate, worsen, or result in material damage of the kind referred to in paragraph (b).

(2) Conditions under subsection (1) must be—

(a) for the purposes of avoiding, remedying, or mitigating the effects referred to in subsection (1); and

(b) of a type that could be imposed under section 108.

With regard to (1)(a), natural hazard risk is assessed in Section 15.15 of this Report consistent with (1A). There are no known significant risks from natural hazards with the proposed approach to the residential development of the site.

With regard to (1)(c), all lots are sufficiently provided with legal and physical access.

Consequently, there is considered to be no reason to decline the application under section 106 of the Act.

18.5 Section 107 RMA

Under section 107 of the RMA, unless there are exceptional circumstances, or the discharge is temporary, or it is associated with maintenance work, a consent authority cannot grant a discharge permit that would have following effects:

if, after reasonable mixing, the contaminant or water discharged (either by itself or in combination with the same, similar, or other contaminants or water), is likely to give rise to all or any of the following effects in the receiving waters:

(c) the production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials:

(d) any conspicuous change in the colour or visual clarity:

(e) any emission of objectionable odour:

(f) the rendering of fresh water unsuitable for consumption by farm animals:

(g) any significant adverse effects on aquatic life.

As identified under the Section 105 assessment, the discharges are to be managed in line with best practice as outlined in the Stormwater Management Plan, and none of the effects described in section 107 of the RMA are predicted to occur.

18.6 Section 172(1)(b)

The State Highway 59 corridor is subject to designation NZTA01 in the PDP. As such Section 176(1)(b) RMA applies:

(b) no person may, without the prior written consent of that requiring authority, do anything in relation to the land that is subject to the designation that would prevent or hinder a public work or project or work to which the designation relates, including—

(i) undertaking any use of the land; and

(ii) subdividing the land; and

(iii) changing the character, intensity, or scale of the use of the land.

Prior to construction starting, the Applicant will seek the approval of NZTA to undertake works in accordance with section 1761(b).

19 Conclusion

This Substantive Application for the Mt Welcome development demonstrates a comprehensive and integrated approach to planning, environmental management, and statutory compliance under the FTAA. The proposal seeks to deliver 949 residential allotments, a neighbourhood commercial centre, and associated infrastructure within the Northern Growth Development Area of Porirua, aligning with regional growth strategies and district planning objectives.

The application has assessed all relevant environmental effects, including earthworks, stormwater, wastewater, transport, ecology, geotechnical stability, cultural heritage, and natural hazards. These assessments confirm that potential adverse effects are either avoided, remedied, mitigated, or offset through robust design, management plans, and proposed conditions of consent.

Key findings include:

- **Construction traffic effects** are temporary and manageable through a certified Construction Traffic Management Plan.
- **Ecological effects**, including wetland and stream modification, are appropriately addressed through offsetting, restoration, and long-term protection measures.
- **Geotechnical and flood hazards** are mitigated through engineering design and monitoring, ensuring safe development.
- **Cultural effects** have been considered through engagement with Ngāti Toa Rangatira. While there are aspects of the proposal that are supported by Ngāti Toa, there are aspects of the proposal that are not supported, and as a result there would be adverse cultural effects associated with some works. These were not articulated in RMA terms by Te Rūnanga, but effects on values of significance to Ngāti Toa as Mana Whenua may be more than minor.
- **Archaeological values** appropriate protocols are sought under the Heritage New Zealand Pouhere Taonga Act (see Part 3 below).
- **Infrastructure provision** is staged and coordinated with adjacent developments, ensuring capacity and resilience.
- **Planning alignment** is demonstrated with the Resource Management Act 1991, National Policy Statements (NPS-UD, NPS-FM, NPS-IB), the Natural Resources Plan, and the Porirua District Plan.

The proposal will deliver significant regional benefits, including enabling increased housing supply, improved affordability, enhanced ecological outcomes, and substantial economic contributions. With the proposed conditions in place, the overall effects of the development are assessed as no more than minor with the exception of effects on values of significance to Ngāti Toa as Mana Whenua which may be more than minor.

Accordingly, the application satisfies the purpose of the FTAA and meets the requirements of all relevant statutory instruments.

PART 2 – Substantive Application for Wildlife Approval

20 Introduction

Lizards and native non-game birds are a protected species under the Wildlife Act therefore the Applicant requires authorisation under this Act to handle and/or relocate these species.

20.1 Fast Track Approvals Act 2024

Pursuant to section 42(4)(h) of the FTAA, the Applicant is seeking a wildlife approval under the Wildlife Act for the capture, handling and relocating of lizards, should it be required during construction of the Project. As well as the relocation of nesting native birds.

Part 2 of this Application has been informed by:

- Section 43(3)(h) of the FTAA which requires that the requirements of Schedule 7, clause 2 is met for wildlife approvals; and
- Section 81(1)(3)(i) of the FTAA which directs the decision maker to consider Clauses 5 and 7 of Schedule 7 for wildlife approvals.

20.2 Proposal

The proposed activity is described in detail in Section 7 of this application as follows:

- a 949 residential allotments;
- A commercial centre;
- Associated infrastructure including wastewater (including wastewater storage facilities), stormwater, water reticulation, roading, and pedestrian and cycling trails;
- Earthworks to establish the required finished surface levels for building platforms, roading, parks and drainage;
- Landscaping; and
- New intersection with State Highway 59.

20.3 Ecological Values

An Ecological Assessment has been prepared by BlueGreen Ecology which outlines ecological values currently present on the application site (attached as **Appendix 15**).

The application site currently steep hill country farmland with several gully systems, it has been farmed since at least the late 1800s. Except for the odd indigenous tree and exotic shelterbelts, vegetation cover consists mainly of pasture and wetland species in the gullies.

Section 5.4 of this application contains a more complete summary of the site's ecological values.

Avifaunal values are limited on the property itself, but the surrounding landscape supports species of higher conservation concern. The Ecological Assessment states[129]:

> *The Structure Plan Ecology Assessment: Northern Growth Area Plan Variation (Boffa Miskell 2022) concluded that bat studies were not necessary given the long absence in presence of bats in the area in the records and that potential habitat used by short-tailed bat will remain secure (noting this refers to the older SNA areas with mature large suitable trees).*
>
> *With respect to birds, the Structure Plan Ecology Assessment identified the Bush falcon as the only threatened species likely to be found in the native and exotic forests in the wider landscape and which may hunt over the property. Multiple at-risk species are also potentially found utilising the native and exotic forests, such as the red-crowned parakeet, yellow-crowned parakeet, kākā and North Island robin. Again, the habitat for these species is the SNA areas and the large pine forest areas on the Muri block north (which is a harvest plantation).*
>
> *The open pasture and rank grass areas on the Site may provide habitat for one At-Risk species; the New Zealand pipit (At Risk-Declining). Pipits commonly forage in grazed pasture and can breed in rank grass areas like those at the native and exotic forest margins on the site.*

With regard to lizards, Blueprint Ecology Ltd was engaged to provide specialist ecological advice with respect to the management of lizards including a Lizard Management Plan (attached as **Appendix 16)** and a Wildlife Approval Assessment (attached as **Appendix 17**).

The Lizard Management Plan outlines lizard values as follows[130]:

> *A pre-development lizard survey assessing habitat quality and condition was undertaken to assist with the management of effects based on the land use change at the site. This survey identified 19 areas of habitat which included rough pasture, vegetation margins, ornamental garden, woody debris totalling 0.65 ha (6,476 m2). These habitats either surrounding houses or are within a rural landscape that has been shortly grazed. The habitats are all low value. They are small, fragmented "islands" which are exotic dominant (e.g., rank grass, agapanthus) and overall, highly degraded. There is also one 0.19 ha (1,858 m^2) area of seral broadleaved forest adjacent to SH1 which is of moderate value. The total area of lizard habitat impacted is 0.83 ha (8,332 m^2).*

[129] Refer page 2.
[130] Refer page 3.

The 0.83ha area is set out in Figure 46 below.

Source: LMP (page 7)

Figure 46: Potential lizard habitat (red), northern grass skink release sites (yellow), native forest planting (green), earthworks footprint (white)

20.4 Ecological Effects Assessment

Section 15 of this application contains a more complete summary of the potential ecological effects associated with the development, but the effects relevant to this wildlife approval with regard to works Likely to affect Lizards include are outlined in the Ecological Assessment as follows[131]:

- Vegetation clearance: Removal of shelter belts, exotic scrub, and small areas of planted native vegetation may displace or harm lizards living in woody debris or ground cover.
- Earthworks in developed areas: Disturbance of garden margins and roadside verges could affect northern grass skinks.

SNA027 roundabout works: Vegetation clearance in this SNA may affect ngahere gecko, which has been recorded downstream in the Taupō Stream KNE, Birds. As well as nesting native birds such as grey warbler, tui, fantail and shining cuckoo (noting that a nesting bird survey is required to confirm what nesting birds are present prior to works).

With regard to lizards, the Ecological Assessment requires specific management actions under the LMP which has been prepared and is attached as **Appendix 16**. The primary focus of the LMP is to minimise

[131] Refer page 42.

the potential effects on native lizards (skinks and geckos) prior to and during removal of their potential habitats as part of the proposed development. Key features of the LMP include:

- **Pre-construction surveys**
  - A qualified herpetologist must inspect all areas of suitable habitat (gardens, shelter belts, woody debris, SNA vegetation) prior to clearance.
  - Artificial refuges (e.g. Onduline sheets) may be deployed to attract lizards for capture.
- **Salvage and Relocation**
  - Capture and relocate any indigenous lizards prior to and during vegetation clearance with relocation sites being in nearby SNAs (e.g. SNA027 or SNA029) where indigenous vegetation and pest control provide secure habitat.
- **Habitat Enhancement**
  - Creation of lizard refuges in offset areas using log piles, rock piles, and dense indigenous groundcover plantings.
  - Integration with pest mammal control to reduce predation pressure.
- **Timing of Works**
  - Vegetation clearance should avoid extreme weather conditions (very hot, very cold) when lizards are less mobile.
  - Works should proceed in stages, allowing herpetologists to progressively search and salvage animals.
- **Legal Compliance**
  - All salvage and relocation requires a Wildlife Act authority, and must be conducted by an appropriately experienced and permitted ecologist.

The LMP recommends the protection and enhancement of 6,700 m^2 of grassland across five areas for northern grass skink (*Oligosoma polychroma*) and undertaking 1,880m^2 of native forest planting (areas in yellow marks R1 to R5 in Figure 46 above.

In summary, vegetation clearance and earthworks pose risks to lizards, but salvage, relocation, and habitat enhancement under a Wildlife Authority and the LMP will reduce effects to be less than minor.

With regard to birds, the primary effects of concern are from vegetation clearance within SNA027. where native bird species may be nesting in the seral broadleaf that has reformed / been planted especially fantail, grey warbler (and so shining cuckoo), tui and bell bird. The Ecological Assessment recommends[132]:

> *To avoid harm to nesting native species, the simple solution is to clear tree and shrub vegetation in these areas outside of the breeding season (i.e. August through to March). … The first option being an ornithologists check for nesting natives in vegetation (taller shrubs and trees) desired to be cleared and postponement of clearance until the nest has fledged. If that time frame becomes problematic, then the nesting birds can be*

[132] Refer page 43.

translocated via the processes approved in the relevant Wildlife Authority and supporting bird management plan.

21 Pre-lodgement engagement

As outlined in Section 3 of this application, the FTAA requires the authorised person to consult with specific parties under sections 11 and 29 of the FTAA. This includes relevant administering authorities, which includes the Department of Conservation with regard to the Wildlife Act 1953, as well as iwi authorities which includes Te Rūnanga o Toa Rangatira (Te Rūnanga) in this area.

A number of hui were held with these parties as part of the development of the proposal and Substantive Application, as well as written feedback on draft information provided by the applicant prior to lodgement. **Appendix 2** includes a summary of that consultation, and any response to the views provided.

21.1 Ngāti Toa Rangatira

Te Rūnanga o Toa Rangatira (Te Rūnanga) is the relevant iwi authority for the purposes of section 11 and 29 of the FTAA. Te Rūnanga is the mandated iwi authority for Ngāti Toa under the RMA and the trustee of the Ngāti Toa Post Settlement Governance Entity (the Toa Rangatira Trust).

The Applicant has engaged with Te Rūnanga a Toa Rangatira (Te Rūnanga) through the development of this Proposal and intends on more detailed engagement through detailed design and implementation.

The Ecological Assessment and LMP were provided to Te Rūnanga for review. There were no specific comments on these documents with regard to native birds or lizards. Ngāti Toa also provided feedback on draft conditions of consent prior to lodgement seeking that they be invited to undertake lizard relocation works, whilst this is not a consenting matter, the Applicant notes that works will be competitively tendered and Ngāti Toa will be invited to tender.

21.2 Department of Conservation (DOC)

DOC is a relevant administering agency under the FTAA with regard to wildlife approvals under the Wildlife Act 1953.

The Applicant has engaged with DoC pre-lodgement and the Ecological Assessment and LMP were provided to DoC for review. Their feedback and the Applicants response is detailed in **Appendix 2**.

22 Information required under Sched 7, cl2

The information required as part of an application for wildlife approval is set out in Schedule 7, clause 2 as follows:

2 Information required in application for wildlife approval

For the purposes of section 43(3)(h), an application for a wildlife approval must—

(a) specify the purpose of the proposed activity:

(b) identify the actions the applicant wishes to carry out involving protected wildlife and where they will be carried out (whether on or off public conservation land):

(c) include an assessment of the activity and its impacts against the purpose of the Wildlife Act 1953:

(d) list protected wildlife species known or predicted to be in the area and, where possible, the numbers of wildlife present and numbers likely to be impacted:

(e) outline impacts on threatened, data deficient, and at-risk wildlife species (as defined in the New Zealand Threat Classification System):

(f) state how the methods proposed to be used to conduct the actions specified under paragraph (b) will ensure that best practice standards are met:

(g) describe the methods to be used to safely, efficiently, and humanely catch, hold, or kill the animals and identify relevant animal ethics processes:

(h) state the location or locations in which the activity will be carried out, including a map (and GPS co-ordinates if available):

(i) state whether authorisation is sought to temporarily hold or relocate wildlife:

(j) list all actual and potential wildlife effects (adverse or positive) of the proposed activity, including effects on the target species, other indigenous species, and the ecosystems at the site:

(k) where adverse effects are identified, state what methods will be used to avoid and minimise those effects, and any offsetting or compensation proposed to address unmitigated adverse effects (including steps taken before the project begins, such as surveying, salvaging, and relocating protected wildlife):

(l) state whether the applicant or any company director, trustee, partner, or anyone else involved with the application has been convicted of any offence under the Wildlife Act 1953:

(m) state whether the applicant or any company director, trustee, partner, or anyone else involved with the application has any current criminal charges under the Wildlife Act 1953 pending before a court:

(n) provide proof and details of all consultation, including with hapū or iwi, on the application specific to wildlife impacts:

(o) provide any additional written expert views, advice, or opinions the applicant has obtained concerning their proposal.

These matters are all addressed in turn in the Wildlife Approval Assessment (**Appendix 17**). While Appendix 17 is focussed on lizards, the assessment applies to native birds, with the only additions with regard to birds are:

- Clause 2(1)(d) - birds expected in the area of SNA027 where vegetation clearance is to take place are expected to include common urban native bush birds such as fantail, grey warbler (and so shining cuckoo), tui and bell bird. However, this will need to be confirmed in a nesting bird survey (proposed as a condition of approval below).
- Clause 2(1)(e) – most likely the only bird classified as being threatened is the shining cuckoo, however as above this will need to be confirmed in a nesting bird survey (proposed as a condition of approval below).

23 Criteria for assessment of application – Sched 7, cl5

The matters that the Panel must take into account as part of an application for wildlife approval is set out in Schedule 7, clause 5 as follows:

> *For the purposes of section 81, when considering an application for a wildlife approval, including conditions under clause 6, the panel must take into account, giving the greatest weight to paragraph (a),—*
>
> *(a) the purpose of this Act; and*
>
> *(b) the purpose of the Wildlife Act 1953 and the effects of the project on the protected wildlife that is to be covered by the approval; and*
>
> *(c) information and requirements relating to the protected wildlife that is to be covered by the approval (including, as the case may be, in the New Zealand Threat Classification System or any relevant international conservation agreement).*

These matters are addressed in turn below.

23.1 Purpose of the FTAA – Sched 7, cl5(a)

The purpose of the FTAA is set out in section 3 as follows:

> *The purpose of this Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.*

The proposal, including the wildlife approval sought, is consistent with this purpose as it enables the delivery of 949 homes and a neighbourhood centre which will provide significant regional economic benefit in terms of providing residential development capacity, growing the housing market, and generating short and long-term employment opportunities.

23.2 Purpose of the Wildlife Act 1953 – Sched 7, cl5(b)

An assessment against the purpose of the Wildlife Act 1953 is included in the Wildlife Approval Assessment in **Appendix 17**[133]. This assessment finds that the activities subject to the wildlife approval are consistent with the protective purpose of the Wildlife Act.

23.3 Information requirements covered by the approval – Sched 7, cl5(c)

This application provides an appropriate level of information for decision makers relating to the identification and management of protected wildlife that may be present on site, including those listed in New Zealand Threat Classification System as detailed in Wildlife Approval Assessment.

[133] Refer page 8.

24 Proposed conditions – Sched 7, cl6

The matters that the Panel must consider when setting conditions as part of a wildlife approval is set out in Schedule 7, clause 6 as follows:

> *(1) A panel may set any conditions on a wildlife approval that the panel considers necessary to manage the effects of the activity on protected wildlife.*
>
> *(2) In setting any condition under subclause (1), the panel must—*
>
> *(a) consider whether the condition would avoid, minimise, or remedy any impacts on protected wildlife that is to be covered by the approval; and*
>
> *(b) where more than minor residual impacts on protected wildlife cannot be avoided, minimised, or remedied, ensure that they are offset or compensated for where possible and appropriate; and*
>
> *(c) take into account, as the case may be, the New Zealand Threat Classification System or any relevant international conservation agreement that may apply in respect of the protected wildlife that is to be covered by the approval.*

The following proposed conditions of approval have been informed by the above matters, as well as ecological advice and engagement with DOC and Mana Whenua

24.1 Proposed conditions

1. Prior to vegetation clearance and earthworks commencing within the site, lizard salvage and relocation shall be undertaken by the project herpetologist in accordance with the Lizard Management Plan.

   Advice note: lizard salvage within SH59 corridor and translocation can be completed under a separate salvage process.

2. Prior to vegetation clearance and earthworks commencing, the project herpetologist will have a toolbox meeting with contractors to describe the process outlined in the Lizard Management Plan if any lizards are accidentally encountered during construction.

3. If any lizards are accidentally encountered during vegetation clearance and earthworks, works will cease immediately, and the project herpetologist will undertake the necessary lizard salvage and relocation in accordance with the Lizard Management Plan.

4. Prior to vegetation clearance commencing in SNA027, a Nesting Bird Transfer Plan (NBTP) will be prepared by a suitably qualified and experienced ornithologist. The NBTP which will include a nest survey.

5. Prior to vegetation clearance commencing, the project ornithologist will have a toolbox meeting with contractors to describe the process outlined in the NBTP.

6. For any indigenous vegetation clearance undertaken within the State Highway 59 corridor during the bird breeding season (1 September to 28 February), the Consent Holder shall engage a suitably qualified and experienced ornithologist to undertake a pre-clearance survey of the vegetation to be removed in accordance with the NBTP and:

    a. If the ornithologist confirms that no native bird nests are present, clearance may proceed; or

    b. If nesting is identified, clearance of the tree(s) shall be delayed until the ornithologist confirms that nesting has ceased, or alternative mitigation measures (such as nest relocation) have been undertaken.

25 Conclusion

Pursuant to section 42(4)(h) of the FTAA, the Applicant is seeking a wildlife approval under the Wildlife Act for the capture, handling and relocating of lizards should it be required during construction of the Project.

Lizards and native non-game birds are a protected species under the Wildlife Act, therefore the Applicant requires authorisation under the Act to handle and/or relocate this species.

This application outlines how lizards, and nesting native birds within SNA027, can be relocated if required in an ecologically and culturally appropriate manner based on ecological advice and engagement with DOC and Mana Whenua. This includes proposed conditions of approval.

Overall, the Proposal is consistent with the purpose of both the Wildlife Act 1953 and the FTAA.

PART 3 – Substantive Application for Archaeological Authority

26 Introduction

An Archaeological Assessment has been undertaken for the site which is attached as **Appendix 24**. While there are no previously recorded archaeological sites on the property, there is archaeological evidence of pre-1900 Māori sites associated with gardening and/or occupation activity that may potentially be encountered during earthworks. Further, pre-1900 historic period farming and occupation activity may potentially also be encountered during work. As a result of the 2025 archaeological site inspections, two archaeological sites have been recorded in the NZAA ArchSite database, site record R26/885 (pre-1900 cottage) and site record R26/886 (potential Māori pit feature) as part of the Archaeological Assessment.

Where it is not possible to avoid adverse effects on archaeological values, an Archaeological Authority is sought under the provisions of the *Heritage New Zealand Pouhere Taonga Act* 2014 (HNZPTA) to provide a means of managing adverse effects on archaeological values and recovering data from the affected sites.

26.1 Fast Track Approvals Act 2024

Pursuant to section 42(4)(i) of the FTAA, the Applicant is seeking an Archaeological Authority under the HNZPTA. This Part 3 of this Application has been informed by:

- Section 43(3)(i) of the FTAA which requires that the requirements of Schedule 8, clause 2 is met for an Archaeological Authority; and
- Section 81(1)(3)(j) of the FTAA which directs the decision maker to consider Clauses 4 and 5 of Schedule 8 for an Archaeological Authority.

Heritage New Zealand Pouhere Taonga (HNZPT) is an administering agency and have a fast track procedure in place as part of the FTAA process. An Archaeological Authority application submission will be via the Environmental Protection Authority's (EPA) portal as part of the FTAA process. HNZPT is responsible for their organisation's specific Act (Heritage New Zealand Pouhere Taonga Act 2014 in relation to Archaeological Authorities) via EPA's project approval process.

26.2 Proposal

The proposed activity is described in detail in Section 7 of this application. To summarise, the proposal seeks to create:

a. 949 residential allotments sized between 316m^2 to 2386m^2 (to enable 949 future dwellings) with an average lot size of close to 523m^2;

b. A commercial centre;

c. Associated infrastructure including wastewater (including wastewater storage facilities), stormwater, water reticulation, roading, and pedestrian and cycling trails;

d. Earthworks to establish the required finished surface levels for building platforms, roading, parks and drainage;

e. Landscaping; and

f. New intersection with State Highway 59.

26.3 Archaeological Values

An Archaeological Assessment has been undertaken by Heritage & Archaeology Services Ltd for the site which is attached as **Appendix 24**.

The Assessment outlines the research that has been undertaken to better understand any historic or archaeological values on or near the site. It outlines how Mt Welcome is a large landholding in an area known to have been occupied prior to 1900 by Māori and also subsequently by European settlers.

The Assessment notes that there are no previously recorded archaeological sites on the property[134], including on the New Zealand Heritage List/Rārangi Kōrero or Proposed Porirua District Plan[135]. The Assessment notes that the nearest recorded archaeological site to the project area is site R26/820 (NZAA ArchSite GIS map) which refers to a WWII-era Home Guard trench that is located less than 100m south of the project area, but notes that this will not be affected by project works.

As a result of the 2025 archaeological site inspections, two archaeological sites have been recorded in the NZAA ArchSite database, site record R26/885 (pre-1900 cottage) and site record R26/886 (potential Māori pit feature), as part of the Archaeological Assessment.

The Assessment finds that there is evidence of pre-1900 Māori sites associated with gardening and/or occupation activity that may potentially be encountered during earthworks and that the "potential pre-1900 Māori archaeological features would have moderate – high archaeological values". The Assessment was informed by archaeological test pit investigations of potential depressions on the farm, where evidence of a potential post hole feature in one test pit and charcoal flecks underneath the topsoil in two further test pits of potential depression sites. These indicate potential evidence of pre-1900 Māori occupation/activity noting[136]:

> *The context of these sites is an inland farm overlooking Pukerua Bay and with views of the Taupō Swamp valley. The c. 140 m – 154 m high peaks of the hillocks and ridgeline slopes (where the potential depression sites are located) have views over parts of the Pukerua Bay coastline and Kapiti Island to the north, and also views of Porirua Harbour and Mana Island / Cook Straight to the south , which suggest an opportune site for lookout scouts to be based. However, such short-term look-out activity may not necessarily have left a substantial archaeological footprint, unless longer-term*

[134] Refer Page 25 (PAGE NUMBER MAY YET CHANGE DUE TO FORMATTING).
[135] Refer Page 25.
[136] Refer page 63 (PAGE NUMBER MAY YET CHANGE DUE TO FORMATTING).

encampment activity was also required. Some slopes that are well drained and sheltered from the prevailing winds may have been suitable for Māori gardening sites.

The Assessment notes that evidence of pre-1900 historic period farming and occupation activity may potentially also be encountered during works[137].

The Assessment considered buildings on the site that were present in 1942 aerials. A woolshed was determined to have been constructed early in the 20th century but post-1900, and a cottage was found to be constructed pre-1900 and recorded as archaeological site record R26/885 in the NZAA ArchSite database[138]. With regard to the cottage, the Assessment finds that the "building features have moderate historic-period archaeological values associated with rural activity and settlement" [139].

26.4 Archaeological Effects Assessment

The Archaeological Assessment outlines the following potential effects of proposed works[140]:

The available evidence indicates that there is a moderate-high risk that the proposed earthworks will disturb archaeological remains associated with pre-1900 activity and occupation of Mt Welcome Station and this part of Pukerua Bay. In particular, there is risk that archaeological remains associated with potential pre-1900 Māori gardening and/or settlement activity will be encountered during project works. Potential depressions within the landscape may be indicators of modified soils associated with pre-1900 gardening activity (such as kumara pits). A potential post hole feature encountered within an archaeological spade test pit at one of these depression locations may potentially be part of a structure associated with either encampment or gardening activity (such as a windbreak, for example). Further archaeological investigation and recording of these sites is recommended over the course of subdivision site scrape earthworks.

There is also risk at a more localised level that archaeological remains associated with 19th century cottage dwelling will be affected by the subdivision project works, through its demolition or removal offsite (which will still affect ground and subsurface archaeological remains at this location).

Due to the substantial nature and extent of the works proposed in such a large project area, it is likely that any archaeological sites will be destroyed in their entirety (unless these happen to be potentially located in an area of works to be left untouched by earthworks), and damage to the sites will be permanent resulting in a loss of the finite number of archaeological site resources in this part of Porirua. As such, the effects on the archaeological values of the sites will be moderate - high.

[137] Refer page 50.
[138] Refer page 56.
[139] Refer page 4.
[140] Refer Page 65 (PAGE NUMBER MAY YET CHANGE DUE TO FORMATTING)..

On the basis of key 19th century building features and components deemed to be the original fabric of the dwelling, the cottage has been recorded as recorded archaeological site R26/885_ in the NZAA ArchSite database as a result of the archaeologist's building inspection.

A potential Māori pit feature has been recorded as recorded archaeological site R26/886 in the NZAA ArchSite database as a result of the archaeologist's site inspections.

The Archaeological Assessment also considered a woolshed on site and while it found that the building is not considered to be of pre-1900 construction, it does possess heritage values in terms of the tangible rural social history associated with the early 20th century farming activities of Mt Welcome Station. The Assessment recommends that should this building be demolished, there is potential for pre-1900 archaeological remains to be encountered within the building footprint or surrounding area. Therefore, archaeological monitoring of earthworks is recommended for project works in the vicinity of the project area.

The Assessment notes that all archaeological sites formed prior to 1900 are protected under the provisions of the HNZPTA. It is illegal to destroy or damage an archaeological/cultural site without an Authority to do so from HNZPT. Where it is not possible to avoid adverse effects on archaeological values, an Archaeological Authority issued under the provisions of the HNZPTA provides a means of controlling those adverse effects and recovering data from the affected sites. As such it is recommended that[141]:

> *…an Archaeological Authority is obtained for the earthworks for the subdivision development earthworks at Mt Welcome Station, Pukerua Bay, to ensure that important information about Porirua's past is not lost. Under this Authority, an archaeologist should monitor site scrape ground excavation works and record any evidence of pre-1900 archaeological remains, following standard archaeological practice.*

As such an application for Archaeological Authority is sought from Heritage New Zealand to manage these potential sites, and to manage any other accidental discoveries are made. The proposed Archaeological Authority includes a protocol to follow in case any accidental discoveries are made, and this has been advised by Mana Whenua.

The Assessment also recommends that[142]:

- *An Archaeological Management Plan (AMP) should be prepared to manage the archaeological response of the project.*
- *Under any granted Archaeological Authority, an archaeologist should monitor ground excavation works and record any evidence of pre-1900 archaeological remains, following standard archaeological practices.*

These matters should inform the proposed conditions of consent which are set in Section 30 below of this application.

[141] Refer Page 66 (PAGE NUMBER MAY YET CHANGE DUE TO FORMATTING).
[142] Refer Page 69 (PAGE NUMBER MAY YET CHANGE DUE TO FORMATTING)..

27 Pre-lodgement engagement

As outlined in Section 3 of this application, the FTAA requires the authorised person to consult with specific parties under sections 11 and 29 of the FTAA. This includes relevant administering authorities, which includes the NZHPT and the Ministry of Culture and Heritage with respect to the HNZPT Act, as well as iwi authorities which includes Te Rūnanga o Toa Rangatira (Te Rūnanga) in this area.

A number of hui were held with these parties as part of the development of the proposal and Substantive Application, as well as written feedback on draft information provided by the applicant prior to lodgement. **Appendix 2** includes a summary of that consultation, and any response to the views provided.

27.1 Ngāti Toa Rangatira

Te Rūnanga o Toa Rangatira (Te Rūnanga) is the relevant iwi authority for the purposes of section 11 and 29 of the FTAA. Te Rūnanga is the mandated iwi authority for Ngāti Toa under the RMA and the trustee of the Ngāti Toa Post Settlement Governance Entity (the Toa Rangatira Trust).

During early engagement, Te Rūnanga recommended Heritage & Archaeology Services Ltd as a technical expert to undertake an Archaeological Assessment. This consultancy was engaged 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. Te Rūnanga provided their feedback in a letter dated 5 November 2025 (see Appendix 2) as follows:

> *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.*
>
> *…*
>
> *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.

27.2 Heritage New Zealand Pouhere Taonga (NZHPT)

HNZPT is a relevant administering agency under the FTAA with regard to archaeological authorities under the HNZPT Act.

With regards to the archaeological authority, the feedback from the NZHPT (following a review of the draft copy of the AAE) was that there were "no comments or concerns to raise about the archaeological assessment".[143]

27.3 Ministry of Culture and Heritage

HNZPT is also a relevant administering agency under the FTAA with regard to the HNZPT Act.

The Applicant also contacted the Ministry of Culture and Heritage who advised that their role under the HNZPTA is limited to a policy role and pre-lodgement engagement under section 29 of the FFTAA is not required. They advised that the HNZPT is the agency responsible for the archaeological authority under the HNZPA. The Ministry advised that they would defer to HNZPT's statutory role and its expertise under the HNZPTA and does not expect to be consulted separately on the matter of archaeological authorities.

[143] Email from Kathryn Hurren, Senior Archaeologist Tuakana Poutairangahia, (Central Region) HNZPT 12/11/2025

28 Information required under Sched 8, cl 2

The information required as part of an application for archaeological authority is set out in Schedule 8, clause 2.

2 Information required in application for archaeological authority

(1) For the purposes of section 43(3)(i), an application for an archaeological authority must include the following information:

(a) a legal description of the land or, if one is not available, a description that is sufficient to identify the land to which the application relates; and

(b) the name of the owner of the relevant land, if the applicant is not the owner of the land; and

(c) proof of consent, if the owner has consented to the proposed activity; and

(d) confirmation that the application complies with section 46(2)(a), (b), and (d); and

(e) a description of each archaeological site to which the application relates and the location of each site; and

(f) a description of the activity for which the authority is sought; and

(g) a description of how the proposed activity will modify or destroy each archaeological site; and

(h) except in the case of an approval described in section 44(b) of the HNZPT Act, an assessment of—

(i) the archaeological, Māori, and other relevant values of the archaeological site in the detail that is appropriate to the scale and significance of the proposed activity and the proposed modification or destruction of the archaeological site; and

(ii) the effect of the proposed activity on those values; and

(i) a statement as to whether consultation with tangata whenua, the owner of the relevant land (if the applicant is not the owner), or any other person likely to be affected—

(i) has taken place, with details of the consultation, including the names of the parties and the tenor of the views expressed; or

(ii) has not taken place or been completed, with the reasons why consultation has not occurred or been completed (as applicable).

(2) If the Substantive Application includes the information required by subclause (1) for the purposes of an approval described in section 42(4)(a) or (d) (a planning application), the Substantive Application may—

(a) include the same information for the purposes of this clause; but

(b) must ensure that all of the information required by subclause (1) is provided.

(3) If the Substantive Application is to be lodged by more than 1 authorised person, the reference to the applicant in subclause (1)(b) must be read as a reference to the authorised person who is to be identified in the application as the proposed holder of the archaeological authority.

The relevant matters from subclause (1) are addressed in Table 17 below.

Note that subclause (3) is not relevant as the application is being lodged by one authorised person.

Table 17: Assessment of Information required under Sched 8, cl2(1)

Information required under Sched 8, cl2(1)	Assessment
(a) a legal description of the land or, if one is not available, a description that is sufficient to identify the land to which the application relates; and:	The site is legally described as: • Lot 1 DP 608433, Lot 1000 DP 608433 (34 Muri Road); • Lot 1 DP 534864 (422 SH59); • Lot 2 DP 534864 (422A SH59); • Lot 2 DP 89102 (422B SH59); and • Part Lot 1 DP 89102 (422A SH59). Works are also proposed in the SH59 corridor adjacent to the site which is legally described as Road Reserve.
(b) the name of the owner of the relevant land, if the applicant is not the owner of the land; and *(c) proof of consent, if the owner has consented to the proposed activity; and*	The Applicant is the owner of: • Lot 1 DP 534864 (422 SH59); • Lot 2 DP 89102 (422B SH59); and • Part Lot 1 DP 89102 (422A SH59). Lot 2 DP 534864 (422A SH59) is owned by the Mt Welcome Family Trust Limited. Lot 1 DP 608433, Lot 1000 DP 608433 (34 Muri Road) is owned by Pukerua Holdings Limited.
(d) confirmation that the application complies with section 46(2)(a), (b), and (d); and	The application complies with these sections as outlined in Section 9 of this application.
(e) a description of each archaeological site to which the application relates and the location of each site; and	An Archaeological Assessment has been undertaken for the site which is attached as **Appendix 24** which describes the potential archaeological sites.
(f) a description of the activity for which the authority is sought; and	The proposed activity is described in detail in Section 7 of this application. The activities proposed include: a. 949 residential allotments sized between 316m2 to 2386m2 (to enable 949 future dwellings) with an average lot size of close to 523m2; b. A commercial centre; c. Associated infrastructure including wastewater (including wastewater storage facilities), stormwater, water

	reticulation, roading, and pedestrian and cycling trails; d. Earthworks to establish the required finished surface levels for building platforms, roading, parks and drainage; e. Landscaping; and f. New intersection with State Highway 59.
(g) a description of how the proposed activity will modify or destroy each archaeological site; and *(h) except in the case of an approval described in section 44(b) of the HNZPT Act, an assessment of—* *(i) the archaeological, Māori, and other relevant values of the archaeological site in the detail that is appropriate to the scale and significance of the proposed activity and the proposed modification or destruction of the archaeological site; and* *(ii) the effect of the proposed activity on those values; and*	The Archaeological Assessment in **Appendix 24** outlines the following potential effects of proposed works[144]: *The available evidence indicates that there is a moderate-high risk that the proposed earthworks will disturb archaeological remains associated with pre-1900 activity and occupation of Mt Welcome Station and this part of Pukerua Bay. In particular, there is risk that archaeological remains associated with potential pre-1900 Māori gardening and/or settlement activity will be encountered during project works (and affected by these earthworks). Potential depressions within the landscape (and/or evidence of discolourations and cut/fill features in the stratigraphy) may be indicators of modified soils associated with pre-1900 gardening activity (such as kumara pits). A potential Māori pit feature was recorded as recorded archaeological site R26/886 in the NZAA ArchSite database, as a result of the 2025 archaeological site inspections. A potential post hole feature encountered within an archaeological spade test pit at one of these depression locations may potentially be part of a structure associated with either encampment or gardening activity (such as a windbreak, for example). It is postulated that the charcoal fragments found in at least three depression site locations could be from a modified soil matrix associated with Māori gardening activity at this particular location. Alternatively, the presence of charcoal may be an indicator of a nearby Māori archaeological firepit/oven feature.*

[144] Refer Page 65 (PAGE NUMBER MAY YET CHANGE DUE TO FORMATTING).

	Further archaeological investigation and recording of these sites is recommended over the course of subdivision site scrape earthworks. *There is also risk at a more localised level that archaeological remains associated with 19th century cottage dwelling will be affected by the subdivision project works, through its demolition or removal offsite (which will still affect ground and subsurface archaeological remains at this location).* *On the basis of key 19th century building features and components deemed to be the original fabric of the dwelling, the cottage has been recorded as recorded archaeological site R26/885 in the NZAA ArchSite database as a result of the archaeologist's 2025 building inspection.* *Due to the substantial nature and extent of the works proposed in such a large project area, it is likely that any archaeological sites will be destroyed in their entirety (unless these happen to be potentially located in an area of works to be left untouched by earthworks), and damage to the sites will be permanent resulting in a loss of the finite number of archaeological site resources in this part of Porirua. As such, the effects on the archaeological values of the sites will be moderate - high.* The Archaeological Assessment also considered a woolshed on site and while it found that the building is not considered to be of pre-1900 construction, it does possess heritage values in terms of the tangible rural social history associated with the early 20th century farming activities of Mt Welcome Station. The Assessment recommends that should this building be demolished, there is potential for pre-1900 archaeological remains to be encountered within
(i) a statement as to whether consultation with tangata whenua, the owner of the relevant land (if the applicant is not the	Consultation has taken place with Mana Whenua as outlined in **Appendix 2** of this application.

owner), or any other person likely to be affected— *(i) has taken place, with details of the consultation, including the names of the parties and the tenor of the views expressed; or* *(ii) has not taken place or been completed, with the reasons why consultation has not occurred or been completed (as applicable).*	

29 Criteria for assessment of application – Sched 8, cl4

The matters that the Panel must take into account as part of an application for archaeological authority is set out in Schedule 8, clause 4 as follows:

> ***4 Criteria for assessment of application for archaeological authority***
>
> *(1) For the purposes of section 81, when considering an application for an archaeological authority, including conditions in accordance with clause 5, the panel must take into account, giving the greatest weight to paragraph (a),—*
>
> > *(a) the purpose of this Act; and*
> >
> > *(b) the matters set out in section 59(1)(a) of the HNZPT Act; and*
> >
> > *(c) the matters set out in section 47(1)(a)(ii) and (5) of the HNZPT Act; and*
> >
> > *(d) a relevant statement of general policy confirmed or adopted under the HNZPT Act.*

These matters are addressed in turn below.

29.1 Purpose of the FTAA – Sched 8, cl4(1)(a)

The purpose of the FTAA is set out in section 3 as follows:

> *The purpose of this Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.*

The proposal, including the archaeological authority sought, is consistent with this purpose as it enables the delivery of 949 homes and a neighbourhood centre which will provide significant regional economic benefit in terms of providing residential development capacity, growing the housing market, and generating short and long-term employment opportunities.

29.2 The matters set out in section 59(1)(a) of the HNZPT Act – Sched 8, cl4(1)(b)

The matters set out in section 59(1)(a) are as follows:

> ***59 Decision on appeal***
>
> *(1) In determining an appeal made under section 58, the Environment Court—*
>
> > *(a) must, in respect of a decision made on an application made under section 44, have regard to any matter it considers appropriate, including—*
> >
> > > *(i) the historical and cultural heritage value of the archaeological site and any other factors justifying the protection of the site:*
> > >
> > > *(ii) the purpose and principles of this Act:*

(iii) the extent to which protection of the archaeological site prevents or restricts the existing or reasonable future use of the site for any lawful purpose:

(iv) the interests of any person directly affected by the decision of Heritage New Zealand Pouhere Taonga:

(v) a statutory acknowledgement that relates to the archaeological site or sites concerned:

(vi) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tūpuna, wāhi tapu, and other taonga; and

These matters are addressed in turn in Table 18 below.

Table 18: Assessment of matters set out in section 59(1)(a) of the HNZPT Act

Section 59(1)(a) matters	Assessment
(i) the historical and cultural heritage value of the archaeological site and any other factors justifying the protection of the site:	The archaeological values of the site are set out in the Archaeological Assessment in **Appendix 24**, and summarised in section 29.3 above.
(ii) the purpose and principles of this Act:	The purpose of the HNZPTA is set out in section 3 of the Act as follows: *The purpose of this Act is to promote the identification, protection, preservation, and conservation of the historical and cultural heritage of New Zealand.* The principles set out in section 4 of the HNZPTA are: *All persons performing functions and exercising powers under this Act must recognise—* *(a) the principle that historic places have lasting value in their own right and provide evidence of the origins of New Zealand's distinct society; and* *(b) the principle that the identification, protection, preservation, and conservation of New Zealand's historical and cultural heritage should—* *(i) take account of all relevant cultural values, knowledge, and disciplines; and* *(ii) take account of material of cultural heritage value and involve the least possible alteration or loss of it; and*

	(iii) safeguard the options of present and future generations; and *(iv) be fully researched, documented, and recorded, where culturally appropriate; and* *(c) the principle that there is value in central government agencies, local authorities, corporations, societies, tangata whenua, and individuals working collaboratively in respect of New Zealand's historical and cultural heritage; and* *(d) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tūpuna, wāhi tapu, and other taonga.* This application is consistent with the purpose of the HNZPTA as an Archaeological Authority will ensure that any adverse effects on archaeological sites found during construction will be mitigated and managed through the archaeological monitoring and recording of any evidence of pre-1900 archaeological remains, following standard archaeological practices. The proposed Archaeological Authority includes an Archaeological Discovery Protocol to follow in case any accidental discoveries are made, and this has been advised by Mana Whenua.
(iii) the extent to which protection of the archaeological site prevents or restricts the existing or reasonable future use of the site for any lawful purpose:	The two recorded archaeological sites, R26/885 (19th century cottage) & R26/886 (Māori pit feature), and any unrecorded archaeological sites will be located within the project area of subdivision earthworks, which will therefore require an Archaeological Authority to modify/damage/destroy the archaeological site(s). Protection of the recorded archaeological sites is not possible due to their locations within the proposed subdivision construction earthworks project area.
(iv) the interests of any person directly affected by the decision of Heritage New Zealand Pouhere Taonga:	The only identified potentially affected party is Ngāti Toa Rangatira. They have been consulted with, and their feedback has informed the proposal.
(v) a statutory acknowledgement that relates to the archaeological site or sites concerned:	There are no relevant statutory acknowledgements on the site.

(vi) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tūpuna, wāhi tapu, and other taonga; *...*	Ngāti Toa Rangatira are Mana Whenua, they have been consulted with, and their feedback has informed the proposal.

29.3 A relevant statement of general policy confirmed or adopted under the HNZPT Act – Sched 8, cl4(1)(d)

The only HNZPT statement of general policy that is potentially relevant to this application is The Administration of the Archaeological Provisions[145]. As shown in Table 19 below, the application is consistent with this statement.

Table 19: Assessment of application against the HNZPT statement

Statement objectives	Assessment
Objective 1: Archaeological sites are identified, protected, preserved, and conserved.	The application acknowledges the potential for encountering archaeological sites during works and sets out a protocol for how to avoid harm to sites prior to investigating, recording and analysing archaeological information.
Objective 2: Māori cultural values are respected and taken into account	Cultural values have been taken into account through consultation with Mana Whenua as outlined in section 27 above and in **Appendix 2**. The application includes protocols for Mana Whenua monitoring to ensure culturally sensitive and appropriate treatment (see proposed conditions).
Objective 3: The interests of landowners, applicants, iwi and hapū, and those directly affected are considered when making a determination	Extensive consultation has been undertaken as outlined in Appendix 2.
Objective 4: Any decision that affects an archaeological site is informed by all available information.	The application includes thorough identification and assessment by way of an Archaeological Assessment. Also, as above extensive consultation has been undertaken as outlined in section 27 above and in **Appendix 2**.
Objective 5: Historical and cultural heritage knowledge is gained through archaeological research.	The application sets out a protocol for how to avoid harm to sites prior to investigating, recording and analysing archaeological information (see proposed conditions).
Objective 6: Kōiwi tangata are treated in a sensitive and culturally respectful manner.	The application includes Archaeological Discovery Protocols for handling human remains and taonga tūturu based on advice form Mana

[145] Heritage New Zealand Pouhere Taonga (2015) Statement of General Policy: The Administration of the Archaeological Provisions

	Whenua to ensure culturally sensitive and appropriate treatment (see proposed conditions).
Objective 7: Information relating to the historical and cultural heritage of New Zealand is recovered where protection of archaeological sites cannot be achieved.	The application sets out an Archaeological Management Plan for how to avoid harm to sites prior to investigating, recording and analysing archaeological information (see proposed conditions).
objective 8: Processes under the RMA and HNZPTA are aligned wherever possible.	This Substantive Application provides a combined and aligned application under both of these acts.
Objective 9: The archaeological authority process achieves avoidance and protection of archaeological sites where possible.	The application acknowledges the potential for encountering archaeological sites during works and sets out a protocol for how to avoid harm to sites through the investigation, recording and analysis of archaeological information (see proposed conditions).
Objective 10: The archaeological authority process achieves minimum impact on archaeological sites where avoidance is not possible.	The application acknowledges the potential for encountering archaeological sites during works and sets out a protocol for how to avoid harm to sites through the investigation, recording and analysis of archaeological information (see proposed conditions).
Objective 11: Decisions on archaeological authority applications are consistent with HNZPT's responsibilities to provide justifiable outcomes.	The application provides sufficient information to ensure that decisions about archaeological authority are informed by evidence, proportionate in conditions, incorporate Māori values, and aim for justifiable outcomes.
Objective 12: Archaeological work meets accepted archaeological practice standards.	The application ensure that work is undertaken by qualified personnel, following accepted standards for monitoring, recording, reporting, and handling sensitive finds (see proposed conditions).
Objective 13: Administration of the statutory provisions achieves maximum compliance.	The application ensures maximum compliance with statutory provisions by including all required information, consulting relevant authorities, establishing enforceable conditions, and demonstrating awareness of both FTAA and HNZPTA responsibilities.

30 Proposed conditions – Sched 8, cl5

The matters that the Panel must consider when setting conditions as part of an archaeological authority is set out in Schedule 8, clause 5 as follows:

> ***5 Imposition of conditions on archaeological authorities***
>
> *(1) In relation to an archaeological authority, a panel may impose any conditions, including conditions that—*
>
> > *(a) the consent of the land owner and the holder of any specified registered interest must be obtained before the holder of an archaeological authority may enter the relevant site or undertake any activity under that authority; and*
> >
> > *(b) the site must be returned as nearly as possible to its former state (unless otherwise agreed between the owner of the land on which the site is located and the panel); and*
> >
> > *(c) any activity undertaken at the site under the archaeological authority must conform to accepted archaeological practice; and*
> >
> > *(d) Heritage New Zealand Pouhere Taonga, or the person approved under this schedule to carry out an activity, must provide a report to—*
> >
> > > *(i) the holder of the authority; and*
> > >
> > > *(ii) the owner of the archaeological site concerned, if different from the holder of the authority; and*
> > >
> > > *(iii) Heritage New Zealand Pouhere Taonga, unless Heritage New Zealand Pouhere Taonga prepared the report.*
>
> *(2) The panel may impose a condition requiring an investigation under the HNZPT Act, but only if the panel is satisfied on reasonable grounds that the investigation is likely to provide significant information in relation to the historical and cultural heritage of New Zealand.*

The proposed conditions should be informed by HNZPT and Mana Whenua. Conditions will follow standard best practice including:

- An archaeological pre-start briefing provided to contractors prior to the commencement of project works.
- Notifying HNZPT of the proposed commencement date of works with at least 2 working days notice.
- Any earthworks that may affect archaeological sites are monitored by the Project Archaeologist
- Ngāti Toa input.
- An annual archaeological update to HNZPT (for HNZPT records) and Ngāti Toa representatives.

- Interim archaeological monitoring report submitted to HNZPT following the completion of project works.
- Final archaeological monitoring report submitted to HNZPT one year following the completion of project works.

31 Conclusion

Pursuant to section 42(4)(i) of the FTAA, the Applicant is seeking an Archaeological Authority under the Heritage New Zealand Pouhere Taonga Act 2014.

An Archaeological Assessment has been undertaken for the site which is attached as **Appendix 24**. While there were no previously recorded archaeological sites on the property, there is archaeological evidence of pre-1900 Māori sites associated with gardening and/or occupation activity that may potentially be encountered during earthworks. Further, pre-1900 historic period farming and occupation activity may potentially also be encountered during work.

On the basis of key 19th century building features and components deemed to be the original fabric of the dwelling, the cottage has been recorded as recorded archaeological site R26/885 in the NZAA ArchSite database as a result of the archaeologist's 2025 building inspection.

A potential Māori pit feature has been recorded as recorded archaeological site R26/886_in the NZAA ArchSite database as a result of the archaeologist's 2025 site inspections.

Where it is not possible to avoid adverse effects on archaeological values, an Archaeological Authority is sought under the provisions of the HNZPT Act provides a means of controlling those adverse effects and recovering data from the affected sites.

This application includes an Archaeological Discovery Protocol to follow in case any archaeological (accidental) discoveries are made by contractors working onsite, and this has advised by Mana Whenua. This has informed proposed conditions of the Authority.

Overall, the Proposal is consistent with the purpose of both the HNZPTA and the FTAA.