

Mt Welcome, Pukerua Bay, Porirua Fast-track Application
Environmental Protection Authority
Private Bag 63002
Waterloo Quay
Wellington 6140

By email: substantive@fasttrack.govt.nz

31 July 2026

Kia ora koutou,

Invitation to comment on Mt Welcome, Pukerua Bay, Porirua FTAA-2603-1181

Thank you for the opportunity to provide comments on the Mt Welcome resource consent application as a listed project under Section 53 of the Fast-track Approvals Act 2024.

There are ongoing housing supply and affordability issues in Porirua. Porirua City supports residential development of the Mt Welcome site to assist to address those issues. Porirua City worked with the landowners to rezone the Northern Growth Development Area, where the site is located, to enable this to happen. Porirua City also supported the application for the project to be listed in the Fast-track Approvals Act 2024.

However, Porirua City seeks that the development achieves good outcomes for the future residents and the wider community. This includes achieving the outcomes set out in Government direction which has been given effect to in the Porirua District Plan 2025, specifically those set out in the objectives of the Northern Growth Development Area chapter.

Detailed comments are attached covering all aspects of the proposal relating to the functions of Porirua City. These address the potential positive effects of the project, as noted above, as well a range of areas where adverse effects will be generated by the development as proposed.

While many aspects of the proposal can be addressed through appropriate consent conditions, the comments identify areas where there are significant concerns that Porirua City considers need to be addressed through appropriate revisions to the proposal prior to any approval being granted.

The most significant of these are:

- Aspects of the proposal that are not in accordance with the Northern Growth Development Area Structure Plan, in particular the lack of future transport connections within the site and at the southern boundary of the site, as well as the proposed restriction of future development in the site to only low-density housing;
- Inadequacy of the proposed three waters infrastructure;
- Lack of integration of public transport infrastructure; and
- The proposed form of the connection to State Highway 59.

When zoned, the Northern Growth Development Area was envisaged to provide opportunities for medium density residential development as required by the National Policy Statement on Urban Development and to fulfil our obligations to provide for sufficient land for housing growth. While Porirua City supports development of the site, it has fundamental concerns with the Applicant effectively limiting the housing potential in Mt Welcome by only allowing low density housing. While any housing must be supported by the necessary infrastructure, the future potential for development should be made as easy as possible when this infrastructure becomes available.

The reports provided as part of the Council's comments have been prepared by staff and consultant experts with experience in processing subdivision and land use applications lodged with the Porirua City, as well as fast-track consenting processes. The authors of these reports have also been involved in discussions and meetings with the Applicant and its consultants regarding the application.

Porirua City supports the comments provided by Te Rūnanga o Toa Rangatira. Porirua City is committed to future discussion with Te Rūnanga and the Applicant if needed to appropriately address any matters raised relating to cultural effects of the proposed development.

Porirua City is willing to engage comprehensively in the fast-track approval process and will assist the Panel in any way that it is able to achieve efficient and effective decision making on the Mt Welcome project.

If you have any questions, please feel free to contact Rory Smeaton at

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Ngā mihi



Wendy Walker
Tumuaki
Chief Executive

Documents provided as part of the Council's comments:

- Memorandum of Counsel on behalf of Porirua City Council dated 31 July 2026
- FTAA-2603-1181 Planning Report on behalf of Porirua City Council
- FTAA-2603-1181 Technical Review Memorandum: Contaminated Land
- FTAA-2603-1181 Technical Review Memorandum: Transport
- FTAA-2603-1181 Technical Review Memorandum: Landscape and Visual Amenity
- FTAA-2603-1181 Technical Review Memorandum: Parks
- FTAA-2603-1181 Technical Review Memorandum: Geotechnical
- FTAA-2603-1181 Technical Review Memorandum: Terrestrial Ecology
- FTAA-2603-1181 Technical Review Memorandum: Urban Design