

Memorandum

Project Name	Mount Welcome Development		
Memo Date	5 August 2026	ENGEO Project No.	019796.000.002
To	William Dorset, Dan Smyth	Copy	-
Author	Karen Jones	Reviewer	-

1 Introduction

This memorandum provides ENGEO's comments on the Porirua City Council (PCC) / Tonkin + Taylor (T+T) technical review memorandum for the Mt Welcome Fast-track application. The focus is on the proposed geotechnical consent conditions and related wording that should be refined before issue as well as the remaining two RFIs.

2 Comments on Conditions

Table 1 lists the geotechnical conditions proposed by PCC and T+T and ENGEO's responses to these. Table 2 outlines the remaining RFIs from T+T and ENGEO's responses.

Table 1: Geotechnical conditions

Note: all references to conditions use numbering in the 31 July 2026 version of proposed conditions (response to Minute 5) with condition numbering as lodged as Appendix 7 to Application in brackets.

Condition Number	Proposed PCC Condition	Proposed ENGEO Condition	Comment
16	At least 20 working days prior to the commencement of each stage of earthworks, the Consent Holder shall submit a stage-specific Earthworks and Construction Management Plan (ECMP) to the Manager of Resource Consents and Monitoring for certification. Photographic evidence that demonstrates earthworks have been undertaken in accordance with a stage-specific ECMP must be provided to the Manager of Resource Consents and Monitoring [EMAIL] within ten working days of the completion for each stage.	Retain condition 16 as drafted in 31 July version of proposed conditions.	The sentence requiring photographic evidence to demonstrate compliance with the stage-specific ECMP is not required. Photos of a completed stage do not, by themselves, demonstrate that earthworks were undertaken in accordance with the ECMP.
18g	All existing overland flow paths shall be designed with outlets matching pre-development discharge to maintain flow continuity and existing hydrology, informed by ecology and hydrology input. Details to be provided prior to earthworks.	Retain condition 18 as drafted in 31 July version of proposed conditions.	The requirement for overland flow outlets to match pre-development discharge is driven by civil / stormwater design, with ecological and hydrological input, and should not be a geotechnical condition.
26 (24)	At least 10 Working Days prior to the commencement of any works on the site, the Consent Holder must provide evidence to the Resource Consent Monitoring and Enforcement Team (via email: rmamonitoring@pcc.govt.nz) that a suitably qualified and experienced geotechnical professional (a Chartered Professional Engineer as included on the Engineering New	At least 10 Working Days prior to the commencement of any works on the site, the Consent Holder must provide evidence to the Resource Consent Monitoring and Enforcement Team (via email: rmamonitoring@pcc.govt.nz) that a suitably qualified and experienced geotechnical professional (a Chartered Professional Engineer as included on the Engineering New	Revise to allow the Consent Holder to appoint suitably qualified and experienced geotechnical professional(s), including a Chartered Professional Engineer with geotechnical experience (CPEng) and a Professional Engineering Geologist (PEngGeol) where required. Cut and fill slope work and construction monitoring may require

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	Zealand CPEng register with a Geotechnical Engineering Practice field) has been appointed to undertake or supervise: • The geotechnical design of earthworks cut and fill slopes, retaining structures, slope stabilisation measures, and building foundation systems; • The preparation of geotechnical technical specifications; • Construction monitoring; and • The certification of earthworks including cut and fill slopes, retaining structures, slope stabilisation measures, and building foundation construction, during the implementation of this consent. The evidence provided must include the full name, qualifications, contact details, and Engineering New Zealand membership or registration number of the appointed person.	Zealand CPEng register with a Geotechnical Engineering Practice field) and a Professional Engineering Geologist (PEngGeol) where required have been appointed to undertake or supervise: • The geotechnical design of earthworks cut and fill slopes, retaining structures, slope stabilisation measures, and building foundation systems; • The preparation of geotechnical technical specifications; • Construction monitoring; and • The certification of earthworks including cut and fill slopes, retaining structures, slope stabilisation measures, and building foundation construction, during the implementation of this consent. The evidence provided must include the full name, qualifications, contact details, and Engineering New Zealand membership or registration number of the appointed persons.	engineering geology input as well as geotechnical engineering input.
29 (27)	The Consent Holder must comply with the design, construction and as-built requirements, unless otherwise modified by condition(s) of this consent, or agreed in writing by the Manager Resource Consents and Monitoring and the Tiaki Wai Land Development Team, of the:	The Consent Holder must comply with the design, construction and as-built requirements, unless otherwise modified by condition(s) of this consent, or agreed in writing by the Manager Resource Consents and Monitoring and the Tiaki Wai Land Development Team, of the:	Water services pipelines are already required to be designed to the Wellington Water Regional Standard for Water Services December 2024 V4.0, Section 3.7.5 and Table 3-1 under condition 27 (c). The requirement for pipelines to be designed to withstand a ULS earthquake event should be deleted as this is beyond what the building code requires. In a ULS event from a geotechnical perspective, a building is required to have a very low risk of collapse so that the building occupants

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	a. Porirua City Council Code of Land Development and Subdivision Engineering 2010; b. Land Development and Subdivision Infrastructure – NZS4404:2010; c. Wellington Water Limited Regional Standard for Water Services December 2024 V4.0; d. Wellington Water Limited Regional Specification for Water Services December 2024 V4.0; and e. Water Sensitive Design for Stormwater: Treatment Device Design Guideline December 2019 Version 1.1. Water Services Pipelines Design Water services pipelines shall be designed as seismically resilient in accordance with the Wellington Water Regional Standard for Water Services December 2024 V4.0, Section 3.7.5 (resilient pipelines) and Table 3-1 (resilient pipe materials). The pipelines shall be able to accommodate the estimated seismicinduced ground displacements (120-1400 mm ULS), or written acceptance shall be obtained from Tiaki Wai where a lower level of post-earthquake functionality is proposed. Services shall be located outside potential failure zones where practicable, or slope stabilisation (e.g. geogrid) provided.	a. Porirua City Council Code of Land Development and Subdivision Engineering 2010; b. Land Development and Subdivision Infrastructure – NZS4404:2010; c. Wellington Water Limited Regional Standard for Water Services December 2024 V4.0; d. Wellington Water Limited Regional Specification for Water Services December 2024 V4.0; and e. Water Sensitive Design for Stormwater: Treatment Device Design Guideline December 2019 Version 1.1.	can evacuate (MBIE Module 1) this does not apply to water pipelines. As noted above, the civil designers will design the pipelines in accordance with the Tiaki Wai / Wellington Water guidelines already specified in the consent condition.
31 (28)	Cut and Fill Slope Plan	Cut and Fill Slope Plan	Deleted amended words including 28d.The same intent is captured under Condition 29, which

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	At least 20 working days prior to commencement of any earthworks within a particular stage, the Consent Holder must submit to the Manager Resource Consents and Monitoring a Cut and Fill Slope Plan including any temporary slopes and earth retention measures for that stage for certification. The purpose of the Cut and Fill Slope Plan is to identify any proposed cut and fill slopes, retaining structures, and slope stabilisation measures on the site that require a Geotechnical Assessment as part of the Engineering Approval of for the earthworks undertaken on the site. The slopes identified in the final Cut and Fill Slope Plan must include, but not be limited to: a. Fill embankments on existing in-situ materials, and cut slopes greater than 3m; b. Fill embankments and cut slopes with gradients of 1V:2H or steeper; and c. Fill embankments on weak or soft or liquefiable ground.; and d. Retaining structures and slope stabilisation measures	Retain condition 31 as drafted in 31 July version of proposed conditions.	requires geotechnical design for permanent fill embankments, cut slopes, and earth retention measures.
32 (29)	Engineering Approval – Geotechnical Design of Fill Embankments, Cut Slopes, and Earth Retention Measures At least 20 working days prior to the commencement of any earthworks within a particular stage, the Consent Holder must submit to the Manager, Resource Consents	Engineering Approval – Geotechnical Design of Fill Embankments, Cut Slopes, and Earth Retention Measures At least 20 working days prior to the commencement of any earthworks within a particular stage, the Consent Holder must submit to the Manager, Resource Consents	Replace Chartered Professional Engineer with Chartered Geo-professional as defined by NZS 4404. Clarified in (a) that the design professional is responsible for determining the appropriate level of site investigation to inform the design.

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	and Monitoring, for certification, the geotechnical design for the fill embankments, cut slopes, and earth retention measures identified on the certified Cut and Fill Slope Plan for that stage. The design must be prepared by a suitably qualified and experienced geotechnical professional (a Chartered Professional Engineer experienced in geotechnical engineering). The geotechnical design must include: a. An appropriate level of site investigation to inform the design; b. A supporting geotechnical report and drawings, including but not limited to, details of surface and subsurface drainage, surface water interception, drainage pathways, and discharge locations and outlets for fill slopes; c. Supporting geotechnical information and design calculations; d. Slope stability analyses identifying mitigation measures for both the local and global stability of the proposed fill embankments and cut slopes under static and seismic load conditions, as may be required by NZS 4404 and the Porirua City Council Code of Land Development and Subdivision Engineering; e. Fill embankments and cut slopes shall be designed to limit seismic-induced	and Monitoring, for certification, the geotechnical design for the fill embankments, cut slopes, and earth retention measures identified on the certified Cut and Fill Slope Plan for that stage. The design must be prepared by a suitably qualified Geo-professional as defined by NZS4404:2010. The geotechnical design must include: a. The design professional is responsible for determining that an appropriate level of site investigation is completed to inform the design; b. A supporting geotechnical report and drawings, including but not limited to, details of surface and subsurface drainage, surface water interception, drainage pathways, and discharge locations and outlets for fill slopes; c. Supporting geotechnical information and design calculations; d. Slope stability analyses identifying mitigation measures for both the local and global stability of the proposed fill embankments and cut slopes under static and seismic load conditions, as may be required by NZS 4404 and the Porirua City Council Code of Land Development and Subdivision Engineering; e. Fill embankments and cut slopes shall be designed to limit seismic-induced	

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	displacements to tolerable levels using appropriate remedial measures; f. For cut batters prone to erosion (such as erosion on loess soils), erosion protection measures shall be designed to mitigate this hazard; and g. Subsoil drainage for fill slopes over gullies or areas of significant fill depth, including discharge locations, shall be designed by a suitably qualified engineer. h. In areas with liquefaction potential, the design and remedial measures shall address the consequences including but not limited to seismic-induced displacement, cyclic displacement, cyclic softening, settlement, and lateral spreading	displacements to tolerable levels using appropriate remedial measures; f. For cut batters prone to erosion (such as erosion on loess soils), erosion protection measures shall be designed to mitigate this hazard; and g. Subsoil drainage for fill slopes over gullies or areas of significant fill depth, including discharge locations, shall be designed by a suitably qualified engineer. h. In areas with liquefaction potential, the design and remedial measures shall address the consequences including but not limited to seismic-induced displacement, cyclic displacement, cyclic softening, settlement, and lateral spreading	
33 (30)	Engineering Approval – Retention Wetland Bund At least 20 working days prior to the commencement of any works for the construction of the Retention Wetland Bund, the Consent Holder must submit to the Manager, Resource Consents and Monitoring, for certification, the detailed design of the Retention Wetland Bund for that stage. The Retention Wetland Bund must be specifically investigated, designed, and inspected during construction by, or under the direction of, the Suitably Qualified	Engineering Approval – Retention Wetland Bund At least 20 working days prior to the commencement of any works for the construction of the Retention Wetland Bund, the Consent Holder must submit to the Manager, Resource Consents and Monitoring, for certification, the detailed design of the Retention Wetland Bund for that stage. The Retention Wetland Bund must be specifically investigated, designed, and inspected during construction by, or under the direction of, the Suitably Qualified	Clarified in (a) that the design professional is responsible for determining the appropriate level of site investigation to inform the design. Delete 30k. Building consent is not required for the retention bund as the storage volume is less than the building consent threshold. As a building consent is not required, therefore a peer review is not required. Replace “restored” with “retention”.

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	Professional. The geotechnical detailed design must include: a. An appropriate level of site investigation to inform the design; b. A supporting geotechnical report and drawings, including details of drainage and subsurface drainage, surface water interception, drainage pathways and discharge locations and outlets; c. Supporting geotechnical information and calculations; d. Slope stability analyses identifying mitigation measures for both the local and global stability of the proposed Wetland Bund Embankments under static and seismic load conditions; e. Retention wetland bund shall be designed to limit seismic-induced displacements to tolerable levels using appropriate mitigation measures; f. Specification; g. Construction methodology and plans; h. Design of the Retention Wetland Bund shall consider liquefaction potential and address the consequences such as seismic-induced displacement, cyclic displacement, cyclic softening, settlement, and lateral spreading. i. Evidence that the construction of the bund will not adversely affect State	Professional. The geotechnical detailed design must include: a. The design professional is responsible for determining that an appropriate level of site investigation is completed to inform the design; b. A supporting geotechnical report and drawings, including details of drainage and subsurface drainage, surface water interception, drainage pathways and discharge locations and outlets; c. Supporting geotechnical information and calculations; d. Slope stability analyses identifying mitigation measures for both the local and global stability of the proposed Wetland Bund Embankments under static and seismic load conditions; e. Retention wetland bund shall be designed to limit seismic-induced displacements to tolerable levels using appropriate mitigation measures; f. Specification; g. Construction methodology and plans; h. Design of the Retention Wetland Bund shall consider liquefaction potential and address the consequences such as seismic-induced displacement, cyclic displacement, cyclic softening, settlement, and lateral spreading.	

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	Highway 59 or other services and utilities within State Highway 59 under all design seismic cases (OBE and SEE events). j. Evidence that the design of the Retention Wetland Bund has appropriately considered design water levels. k. Prior to approval of an application for building consent for the Restored Wetland Bund, an independent geotechnical review of the geotechnical components of the bund shall be carried out by a Suitably Qualified Geotechnical Professional. Work on the Restored Wetland Bund shall not take place until such time as a building consent has been approved. l. No construction works for the Restored Wetland Bund shall commence until the detailed design has been certified by the Manager Resource Consents and Monitoring. Advice Note 1: The recommendations of NZSOLD Dam Safety Guidelines (2024) should be considered in the detailed design of the Restored Wetland Bund. A suitably Qualified Dam Professional should be involved in the design. Advice Note 2: Refer to the NZTA Bridge Manual for the seismic displacement requirements of State Highway networks and local roads.	i. Evidence that the construction of the bund will not adversely affect State Highway 59 or other services and utilities within State Highway 59 under all design seismic cases (OBE and SEE events). j. Evidence that the design of the Retention Wetland Bund has appropriately considered design water levels. k. Deleted l. No construction works for the Retention Wetland Bund shall commence until the detailed design has been certified by the Manager Resource Consents and Monitoring. Advice Note 1: The recommendations of NZSOLD Dam Safety Guidelines (2024) should be considered in the detailed design of the Retention Wetland Bund. A suitably Qualified Dam Professional should be involved in the design. Advice Note 2: Refer to the NZTA Bridge Manual for the seismic displacement requirements of State Highway networks and local roads.	

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53 (49)	a) All earthworks shall be carried out under the supervision of a suitably qualified and experienced geotechnical professional. This is to verify that the exposed ground conditions are consistent with the geotechnical model, including identifying persistent or unfavourably oriented defects, seepage in exposed cut faces, and exposed loess in permanent cut batters. Where adverse ground conditions are encountered, slopes shall be modified or stabilised as appropriate. b) All earthworks must be managed to ensure that they do not encroach onto any neighbouring property unless formally agreed with the asset/property owner (including ground anchors or rock bolting for any boundary retention systems) or lead to any uncontrolled instability or collapse affecting either the Site or adjacent land, structures, services, or infrastructure. In the event that uncontrolled collapse or instability does occur, it must be rectified and remediated as soon as reasonably practicable at the Consent Holder's expense and to the satisfaction of the Council. c) If at any stage in the implementation of this consent earthworks reveal adverse ground conditions, such as the presence of soft and/or water-saturated ground, or uncontrolled fill soils in areas not inferred	53. All earthworks must be managed by the Consent Holder as follows: a) All earthworks shall be carried out under the supervision of a suitably qualified and experienced Geo-professional. This is to verify that the exposed ground conditions are consistent with the geotechnical model, including identifying persistent or unfavourably oriented defects, seepage in exposed cut faces, and exposed loess in permanent cut batters. Where adverse ground conditions are encountered, slopes shall be modified or stabilised as appropriate. b) All earthworks must be managed to ensure that they do not encroach onto any neighbouring property unless formally agreed with the asset/property owner (including ground anchors or rock bolting for any boundary retention systems) or lead to any uncontrolled instability or collapse affecting either the Site or adjacent land, structures, services, or infrastructure. In the event that uncontrolled collapse or instability does occur, it must be rectified and remediated as soon as reasonably practicable at the Consent Holder's expense and to the satisfaction of the Council.	Replace geotechnical professional with Geo-professional. 49g deleted - not required as this is accounted for in the ESCMP.

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	on the current geotechnical model; the services of a suitably qualified and experienced geotechnical professional shall be obtained. Subsequent works shall follow the recommendations made by the geotechnical professional. d) All structures and earthworks within gullies (including retention wetland bund and unsuitable soil embankments) shall be founded on competent Greywacke rock (or other suitable material approved by the supervising geotechnical professional), with founding conditions verified during construction and recorded in the Geotechnical Completion Report (GCR). e) Where loess remains beneath structures, appropriate surface and subsurface drainage shall be installed to minimise water infiltration into the loess and the area identified as a Special Engineering Design (SED) zone in the GCR, recorded on the relevant LOT title by consent notice under s221 RMA, requiring lot-specific design prior to building consent. f) Areas of mixed cut and fill ground subject to potential differential settlement (including fill/soil/rock interfaces and interfaces between reinforced/non-reinforced ground) shall be identified as Special Engineering Design (SED) zones in the GCR and recorded on the relevant lot title by consent notice under s221	c) If at any stage in the implementation of this consent earthworks reveal adverse ground conditions, such as the presence of soft and/or water-saturated ground, or uncontrolled fill soils in areas not inferred on the current geotechnical model; the services of a suitably qualified and experienced Geo-professional shall be obtained. Subsequent works shall follow the recommendations made by the Geo-professional. d) All structures and earthworks within gullies (including retention wetland bund and unsuitable soil embankments) shall be founded on competent Greywacke rock (or other suitable material approved by the supervising Geo-professional), with founding conditions verified during construction and recorded in the Geotechnical Completion Report (GCR). e) Where loess remains beneath structures, appropriate surface and subsurface drainage shall be installed to minimise water infiltration into the loess and the area identified as a Special Engineering Design (SED) zone in the GCR, recorded on the relevant LOT title by consent notice under s221 RMA, requiring lot-specific design prior to building consent. f) Areas of mixed cut and fill ground subject to potential differential settlement (including fill/soil/rock interfaces and interfaces between reinforced/non-	

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	RMA, requiring site-specific foundation design at the building consent stage. g) Appropriate sediment management measures shall be implemented throughout construction, and stormwater flows shall not be concentrated onto or within loess cut batters or embankments where they may cause erosion or instability.	reinforced ground) shall be identified as Special Engineering Design (SED) zones in the GCR and recorded on the relevant lot title by consent notice under s221 RMA, requiring site-specific foundation design at the building consent stage. g) Deleted	
55 (51)	There must be no deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the Site. Surface water and groundwater infiltration shall be managed in accordance with the approved stormwater management plan (SMP), with flows directed through the reticulated network to the designated stormwater management devices. In the event that such deposition does occur, it must immediately be removed. In no instance may roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses and / or receiving waters	Delete	Not required. Stormwater management, erosion and sediment control conditions are accounted for in the ESCMP.
68 (65)	Following completion of the construction of the cut and fill batters, a Geotechnical Completion Report (GCR) and a Retention Wetland Bund Completion Report shall be submitted to the Manager, Resource	Delete	Delete this condition. The reporting requirements are duplicated by Conditions 95 to 97 (formerly 93 to 96).

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	Consents and Monitoring, in accordance to consent conditions 93 to 96		
95 (93)	Geotechnical Completion Report Prior to approval under Section 224 of the RMA for each stage of the development, a Geotechnical Completion Report (GCR) covering any civil works as shown on Development Staging Plans prepared by Envelope, including roads or reserve areas to vest must be supplied to the Manager Resource Consents and Monitoring. The GCR must include a certificate stating the suitability of the earthworks for residential development in accordance with NZS 4431:2022 (Statement of Suitability of Earthworks Report; SSER). The GCR must be prepared by the Suitably Qualified Geotechnical Professional, and must include the following: a. An as-built plan showing the completed earthworks surfaces, details of any drainage installed, and the location of all constructed retaining walls; b. A statement of suitability of any cut and fill, including a schedule of the compaction tests which shall also show their location, together with a certificate prepared by the Suitably Qualified Geotechnical Professional, addressing the degree of consistency with NZS 4431:2022 – Engineered fill construction for lightweight	Geotechnical Completion Report Prior to approval under Section 224 of the RMA for each stage of the development, a Geotechnical Completion Report (GCR) covering the geotechnical aspects of civil works as shown on Development Staging Plans prepared by Envelope, including road subgrade must be supplied to the Manager Resource Consents and Monitoring. The GCR must include a certificate stating the suitability of the earthworks for residential development in accordance with NZS 4431:2022 (Statement of Suitability of Earthworks Report; SSER). The GCR must be prepared by the Suitably Qualified Geo-professional, and must include the following: a. An as-built plan showing the completed earthworks surfaces, details of any drainage installed, and the location of all constructed retaining walls; b. A statement of suitability of any cut and fill, including a schedule of the compaction tests which shall also show their location, together with a certificate prepared by the Suitably Qualified Geo-professional, addressing the degree of consistency with NZS 4431:2022 –Engineered fill construction for lightweight structures, and the Land Development Manual (2010);	Very uncommon to include all civil works within the GCR. Recommend limiting the civil works scope within the GCR to geotechnical aspects such as road subgrade and other geotechnically relevant works Replace Suitably Qualified Geotechnical Professional with Geo-professional. 93.d.d Delete the words “...stable and...”. Geo-professionals will not state that all slopes are stable, however we will state that they are suitable for the intended use. We cannot ensure the stability of all slopes in all circumstances. For example, some slopes may be designed to displace in a ULS earthquake if the risk of the estimated displacement is acceptable.

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	structures, and the Land Development Manual (2010); c. Certification that the constructed retaining walls are fit for purpose and are capable of supporting any identified surcharge. Where retained cuts or fills are over 1.5m in height, this may be satisfied via provision of a Producer Statement – Construction Review (PS4) for the retaining walls; and d. Identification of any limitations on building and foundation design, for example, identifying any areas of uncertified fill, non-engineered fill, weak ground, loess, uncontrolled fill, unsuitable materials, recommended building setbacks, and Specific Engineering Design (SED) zones for building platforms or matters to be considered when designing foundations for any subsequent development onsite. Following completion of the construction of the fill embankments, cut slopes, and earth retention measures, the GCR must also include: a. An as-built plan showing the completed earthworks, including finished surface levels, drainage systems, and discharge outlets, and the location of the fill embankments, cut slopes, and earth retention measures; b. A statement confirming that the fill embankments, cut slopes, and earth retention measures have been constructed	c. Certification that the constructed retaining walls are fit for purpose and are capable of supporting any identified surcharge. Where retained cuts or fills are over 1.5m in height, this may be satisfied via provision of a Producer Statement – Construction Review (PS4) for the retaining walls; and d. Identification of any limitations on building and foundation design, for example, identifying any areas of uncertified fill, non-engineered fill, weak ground, loess, uncontrolled fill, unsuitable materials, recommended building setbacks, and Specific Engineering Design (SED) zones for building platforms or matters to be considered when designing foundations for any subsequent development onsite. Following completion of the construction of the fill embankments, cut slopes, and earth retention measures, the GCR must also include: a. An as-built plan showing the completed earthworks, including finished surface levels, drainage systems, and discharge outlets, and the location of the fill embankments, cut slopes, and earth retention measures; b. A statement confirming that the fill embankments, cut slopes, and earth retention measures have been constructed in accordance with the certified design or	

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	in accordance with the certified design or identifying and justifying any approved departures; c. A summary of any site-specific geotechnical recommendations implemented during construction; d. A statement confirming that the fill embankments, cut slopes, and earth retention measures are stable and suitable for their intended use; and e. A schedule of all verification, inspection, and testing undertaken, including the locations of the works inspected or tested.	identifying and justifying any approved departures; c. A summary of any site-specific geotechnical recommendations implemented during construction; d. A statement confirming that the fill embankments, cut slopes, and earth retention measures are suitable for their intended use; and e. A schedule of all verification, inspection, and testing undertaken, including the locations of the works inspected or tested.	
96 (94)	Where the GCR report identifies development limitations on building or foundation design that need to be raised with future property owners, the Manager Resource Consents and Monitoring may require a consent notice as per section 221 of the RMA 1991 to be registered on the Record of Title of the lot giving notice of the limitations or specific development requirements relating thereto.	Where the GCR report identifies development limitations on building or foundation design that need to be raised with future property owners, the Manager Resource Consents and Monitoring may require a consent notice as per section 221 of the RMA 1991 to be registered on the Record of Title of the lot giving notice of the limitations or specific development requirements relating thereto.	No change, agree with removal of typographical error 'EGCR'.
97 (96)	Retention Wetland Bund Completion Report Prior to any approval under Section 224 of the RMA for the relevant stage, the consent holder must submit to the Manager Resource Consents and Monitoring a Retention Wetland Bund Completion Report for certification. The completion report must be prepared by a Suitably Qualified	Retention Wetland Bund Completion Report Prior to any approval under Section 224 of the RMA for the relevant stage, the consent holder must submit to the Manager Resource Consents and Monitoring a Retention Wetland Bund Completion Report for certification. The completion report must be	Replace Suitably Qualified Geotechnical Professional with Geo-professional. Delete 97c (96c). as it is a duplication of 97a (96a).

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	Geotechnical Professional and must include the following: a. A statement that the bund has been constructed as per the detailed design plan certified under Condition 30. b. As-built plans showing: i. The completed bund surface; ii. Details and location of the spillway and culvert inlets; iii. Details and location of any drainage installed; and iv. Section of bund relevant to the applicable stage requirements. c. A statement that the bund has been constructed as per the detailed design plan certified under Condition 30. d. A schedule of the foundation, and compaction tests which shall also show their location, together with a certificate prepared by the Suitably Qualified Geotechnical Professional.	prepared by a Suitably Qualified Geo-professional and must include the following: a. A statement that the bund has been constructed as per the detailed design plan certified under Condition 30. b. As-built plans showing: i. The completed bund surface; ii. Details and location of the spillway and culvert inlets; iii. Details and location of any drainage installed; and iv. Section of bund relevant to the applicable stage requirements. c. Deleted d. A schedule of the foundation, and compaction tests which shall also show their location, together with a certificate prepared by the Suitably Qualified Geo-professional.	
Conditions 97 to 100 (92 to 102)	Geotechnical Slope Stability Report 97. Prior to any approval under Section 224 of the RMA for each stage of the development with a slope stability design certified under Condition 29, the consent holder must submit to the Manager Resource Consents and Monitoring, a Geotechnical Slope Stability (GSS) report prepared by a		Agree with the proposed deletion of these conditions as they are now covered in other conditions.

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	Suitably Qualified Geotechnical Professional, addressing the stability of the constructed cut or fill batters. 98. The GSS report required must give specific reference to section C2.6 of Porirua City Council's Code of Land Development 2010. The report must include a NZS4404:2010 Schedule 2A (Statement of Professional Opinion as to Suitability of Land for Building Construction) signed by a Chartered Professional Engineer experienced in geotechnical matters. 99. Where the GSS report identifies development limitations, the Manager Resource Consents and Monitoring may require that a consent notice under section 221 of the RMA on the title shall be entered into giving notice of the limitations or specific development requirements relating thereto. The consent notice must be prepared by the consent holder to the satisfaction of the Council. The cost associated with the preparation and registration of any consent notices are to be met by the consent holder. 100. The consent notice must state: Prior to any construction, alteration or modification of a structure or retaining wall occurring within [any geotech areas of significance as identified in Condition 95 above], future landowners are required to submit a report or certificate for approval by the Manager Resource Consents, that confirms that the proposed works are in		

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	accordance with specific engineering design by a suitably qualified chartered professional engineer that takes into account the geotechnical and slope stability matters identified in the GSS submitted under condition 90 of this consent.		

Table 2: RFI comments

RFI Number	Original RFI Comment	Peer Review Comment 30 July 2026	ENGEO Comment
4	Liquefaction potential within the low-lying gully and the post-seismic stability of the embankment constructed from unsuitable material, including the potential for flow failure, do not appear to have been assessed and should be addressed.	Further clarification is required. To be consistent with Section 106 of the RMA (no acceleration or worsening of, or material damage to, the land or other land), we recommend a feasibility level design shall be provided to the Panel so that the potential effects of the works can be fully understand. The design shall demonstrate acceptable static and post-seismic (ULS) stability including assessment of flow-failure potential, prepared by a CPEng geo-professional. The design shall confirm that no habitable buildings, critical infrastructure or neighbouring land lie within the potential failure runout so that the consequences of failure remain low, consistent with s106 RMA, and shall document the likelihood/consequence framework (NPS for Natural Hazards).	Our geotechnical report includes a slope stability model and risk assessment of the embankment comprising unsuitable material. The risk is assessed as low. The embankment comprising unsuitable material has been deliberately located within a gully feature, at sufficient distance from proposed habitable buildings. The buildings, and all critical infrastructure on site, are located on the ridgelines above the embankment. Given the site topography, any potential failure, including flow failure if applicable, could not physically extend beyond the site boundary. The consequence in the NPS is therefore assessed as negligible as the “damage to property” will result in no loss of use, no building repairs required and “potential for injury or fatalities” is that no injuries would occur. In accordance with the risk matrix, where the consequence is negligible, the risk is low regardless of the likelihood.

RFI Number	Original RFI Comment	Peer Review Comment 30 July 2026	ENGEO Comment
21	ENGEO proposes stormwater retention wetlands using site-won soils; however, ground conditions and associated geotechnical risks in these areas have not been clearly defined. Further clarification is required.	Further clarification is required. To be consistent with Section 106 of the RMA (no acceleration or worsening of, or material damage to, the land or other land), we recommend a feasibility level design shall be provided to the Panel so that the potential effects of the works can be fully understand (sic). The design shall demonstrate acceptable static and post-seismic (ULS) stability including assessment of flow-failure potential, prepared by a CPEng geo-professional. The design shall confirm that no habitable buildings, critical infrastructure or neighbouring land lie within the potential failure runout so that the consequences of failure remain low, consistent with s106 RMA, and shall document the likelihood/consequence framework (NPS for Natural Hazards).	The concept design requested in the peer review comments of 15 July 2026 has been provided. Similar to the unsuitable embankment, the wetlands have been specifically located a sufficient distance from proposed buildings, neighbouring properties and the topography is such that the consequence of failure is negligible in accordance with the NPS. The risk is low regardless of the likelihood.

ENGEO