

17 March 2026

Alex Mickleson
Fast-track Applications
Environmental Protection Authority
Private Bay 63002
Wellington 6140

Tēnā koe Alex

RE: Summary of changes to Mt Welcome Substantive Application

Please see below summary of changes to documents within the Mt Welcome Substantive Applications lodged 21/11/2025 and 13/02/2026.

Document	Changes from previously lodged document
Mount Welcome Substantive Application and Assessment of Environmental Effects	<p>The following sections have been updated:</p> <ul style="list-style-type: none">• 3.1.1 - FTAA Schedule 2 listing details updated in line with changes gazetted in March 2026• 3.1.1, 7.6.3 & 10 - Reference to proposed reservoir on Muri Block updated now resource consent has been granted• 3.1.1 - Pre-lodgement engagement timeline updated with stakeholder engagement Nov 2025 to March 2026• 3.1.5 - FTAA s30 notice information updated, GWRC only required to provide notice (notice provided 18/02/26)• 3.2.3 - Reference added to SH59 being a Limited Access Road (information requested by PCC)• 6 - Pre-lodgement engagement timeline updated with stakeholder engagement Nov 2025 to March 2026, including additional engagement with owners to west of SH59 (information requested by EPA)• 7.2 - Staging updated to reference super lots, figures updated to reflect updated scheme plans with refined staging• 7.5.4 - Winter earthworks proposal amended in line with GWRC feedback• 7.6.2 - Reference to updated pre and post development stormwater modelling added (information requested by PCC)• 7.9.1 - Map of wetland reclamation updated to reflect new plan set (information requested by GWRC)• 7.9.4 Culvert information updated (information requested by EPA)• 7.10 - addition of dams as a complex freshwater fishery• 7.12 - consent lapse date - new condition requiring first stage to be completed within 5 years, with balance of lots 15 years• 9 – Assessment added to Table 6 for 13(4)(y)(i) and 13(4)(y)(vi)• 13.2 & 13.3 - Assessment added for relevant national policy statements promulgated in December 2025

	<ul style="list-style-type: none"> • 14 – Changes made to proposed conditions based on engagement with GWRC, PCC and Te Runanga o Toa Rangatira • 15.7 - Clarification that the Project Hydrologist will undertake ongoing modelling (information requested by EPA) • 15.11.1 - Amended approach to bird management with pre-clearance survey and avoidance instead of bird nest transfer, Figure 42 also updated as it did not reflect final scheme plan • 16 - More information provided on reclamation extent proposed (information requested by EPA) • 17 - More information provided with regard to standard and complex freshwater fisheries activities (information requested by EPA) • 18 – Information provided on Government Policy Statement on Housing and Urban Development 2025 to assist Panel with s81(2)(aab) which was added in December 2025 FTAA amendments • 20 - Reference to birds removed from Wildlife Authority application • 21 – section removed as repeats general engagement information in Appendix 2 • 27 – section removed as repeats general engagement information in Appendix 2
[Redacted] Mount Welcome Substantive Application and Assessment of Environmental Effects Copy	New redacted version provided incorporating above changes.
[Redacted] Appendix 2 - Pre-lodgement consultation Copy	New redacted version provided incorporating below changes.
Appendix 1 - Records of Title	No changes
Appendix 2 - Pre-lodgement consultation	<p>Updated with additional consultation with PCC, GWRC, NZTA, and Ngāti Toa between November 2025 and March 2026. Changes include:</p> <ul style="list-style-type: none"> • Additional detail and minutes from meetings with PCC, GWRC, NZTA, and Ngāti Toa • Additional detail on response to feedback provided from GWRC and Ngāti Toa on conditions since November 2025 • Letter confirming landowner agreement to undertake works at 34 Muri Road (information requested by MfE) • Letter confirming landowner of 422 State Highway 59 written approval • Additional engagement with owners to west of SH59 (information requested by EPA)
Appendix 3 - Section 30 Notices From Local Authorities	FTAA s30 notice information updated, GWRC only required to provide notice (notice provided 18/02/26).
Appendix 4 - Resource Consents Assessment	No changes

Appendix 5 - Assessment of RMA planning document objectives and policies	<p>Assessment added for relevant national policy statements promulgated in December 2025 including:</p> <ul style="list-style-type: none"> • National Policy Statement for Natural Hazards • National Policy Statement for Infrastructure
Appendix 6 - NES-F analysis	No changes
Appendix 7 - Proposed Conditions of Consent	<p>Updated with post-lodgement consultation with PCC, GWRC, NZTA, and Ngāti Toa. PCC condition changes include:</p> <ul style="list-style-type: none"> • New conditions requiring first stage to be completed within 5 years, with balance of lots 15 years • Condition 6, 13, 25, 26 – Additional requirements for a Landscape and Ecology Management Plan to support implementation of the Landscape and Ecology Plans • Condition 30 – Additional requirements for wetland bunds including consideration of liquefaction and lateral spread and design water levels • Condition 32, 33 – Additional conditions with regard to roading engineering approval and safe system audit • Condition 38-46 – Conditions amended to remove nest relocation process and instead have pre-clearance checks and avoidance of any nests • Condition 48 - Ngāti Toa oversight over stream and wetland restoration and offsetting • Condition 82 - Ngāti Toa engagement for street and reserve naming <p>GWRC condition changes include:</p> <ul style="list-style-type: none"> • Added regional consent matrix • Condition 3, 10, 52, 53 – Additional requirements for a Landscape and Ecology Management Plan to support implementation of the Landscape and Ecology Plan • Condition 23 – Additional requirements added for Chemical Treatment Management Plan • Condition 30 – Amendments to require any winter earthworks to be approved through amendment to SSES CP rather than a standalone plan • Condition 37 to 39 – New conditions to require GWRC pre-construction meeting
Appendix 8 - Structure Plan Assessment	No changes
Appendix 9 - Infrastructure Report	<p>Updated with post-lodgement consultation with PCC, GWRC, NZTA, and Ngāti Toa. Changes include:</p> <ul style="list-style-type: none"> • Staging and servicing sequencing refined with explanation of “super lots” for phased delivery • More detailed and updated engineering design and three waters servicing • Expanded information on integration With Muri Road Block • Updated section on utilities.
Appendix 10 - Earthworks Construction Management Plan	No changes
Appendix 11 - Stormwater Management Plan	Updated with post-lodgement consultation with PCC. Changes include:

	<ul style="list-style-type: none"> Expanded information on culverts Refined flood risk assessment and inclusion of a separate Flood Risk Report with pre and post development flood maps Updated monitoring and hydrology inputs.
Appendix 12 - Wastewater Hydraulic Modelling Report	No changes
Appendix 13 - Economic Assessment	No changes
Appendix 14 - Integrated Transport Assessment	Executive summary added.
Appendix 15 - Ecological Assessment	Changes include: <ul style="list-style-type: none"> Updated with regard to bird management Reclamation figures updated.
Appendix 16 - Lizard Management Plan	No changes
Appendix 17 - Wildlife Approval Application	Wildlife Approval for relocation of birds removed.
Appendix 18 - Hydrology Assessment	No changes
Appendix 19 - Water Quality Assessment	No changes
Appendix 20 - Water Quality Assessment for Roundabout	No changes
Appendix 21 - Landscape and Visual Effects Assessment	No changes
Appendix 21 - LVEA Appendices Part A	No changes
Appendix 21 - LVEA Appendices Part B	No changes
Appendix 22 - Master Plan and Landscape Urban Design Strategy	Changes include: <ul style="list-style-type: none"> Masterplan and images updated to reflect changes to the "western Kakaho revegetation mix" area shown on sheet L2.24 of the LEPs. Plant mixes on page 56 onward.
Appendix 23 - Landscape and Ecology Plans Part A	Changes include: <ul style="list-style-type: none"> Sheet added: L2.24 Landscape and Ecology Plans - Sheet 15 (western Kakaho revegetation mix centered on sheet). Sheet added: L5.03 Planting schedule 02 - Sheet 2 (extension of plant schedule to include additional mix species for lower and upper retention wetland + margins mixes and additional gully and riparian wetland mixes). Sheet change: L5.02 Planting schedule 02 - Sheet 1 (extension of plant schedule - second half of schedule 02 continued on sheet 2). Plan changes: L2.10, L2.12, L2.13, L2.14, L2.15 and L2.19 - Lower and upper retention wetland + margin mixes and additional gully and riparian wetland mixes added to plans. Sheet changes: L2.22 and L2.23 - New Western Kakaho revegetation mix shown on both sheets.
Appendix 23 - Landscape and Ecology Plans Part B	
Appendix 24 - Archaeological Assessment	Executive summary added. Added 2019 report as appendix (was missing from 21 Nov version).

Appendix 25 - Archaeological Management Plan	No changes
Appendix 26 - Geotechnical Investigation Part A	No changes
Appendix 26 - Geotechnical Investigation Part B	No changes
Appendix 26 - Geotechnical Investigation Part C	No changes
Appendix 26 - Geotechnical Investigation Part D	No changes
Appendix 27 - Preliminary Site Investigation	Executive summary added.
Appendix 28 - Contaminated Site Management Plan	No changes
Appendix 29 - Streetlighting Plans	No changes
Appendix 30 - RC PLANS FOR SUBMISSION	
<i>1753-02-2000-ExistingContours</i>	No changes
<i>1753-02-2100-ProposedContours-Overall</i>	No changes
<i>1753-02-2110-ProposedContours-Detailed</i>	No changes
<i>1753-02-2150-ProposedContours-SurplusFill</i>	No changes
<i>1753-02-2200-Proposed-Cut-Fill-Overall</i>	No changes
<i>1753-02-2201-Proposed-Cut-Fill-LargeScale</i>	No changes
<i>1753-02-2210-Proposed-Cut-Fill-Detailed-Pt-1</i>	No changes
<i>1753-02-2220-Proposed-Cut-Fill-Detailed-Pt-2</i>	No changes
<i>1753-02-2250-Proposed-Cut-Fill-SurplusFill</i>	No changes
<i>1753-02-2280-Proposed-EWs-Staging-Overall</i>	No changes
<i>1753-02-2281-Proposed-EWs-Staging-Layouts</i>	No changes
<i>1753-02-2300-Proposed-ESC-Overall</i>	No changes
<i>1753-02-2400-Proposed-ESCP-Stage 1</i>	No changes
<i>1753-02-2500-SED-Lots</i>	Added plans showing lots with potential SED considerations
<i>1753-02-3000-Roading-Overall</i>	No changes
<i>1753-02-3100-Roading-Detailed</i>	No changes
<i>1753-02-3200-Roading-Long-Sections</i>	No changes

<i>1753-02-3300-Roading-Cross-Sections</i>	No changes
<i>1753-02-3600-Roading-Driveways</i>	Added plans showing potential driveway non-compliances – within 6m of an intersection.
<i>1753-02-4000-Drainage-Overall</i>	No changes
<i>1753-02-4100-Drainage-Detailed</i>	No changes
<i>1753-02-4200-Drainage-SW-Longsections</i>	No changes
<i>1753-02-4300-Drainage-Wetlands</i>	Updated with GCR Table and notes referring to pipes designed for Hydraulic flow – fish passage to be designed in at detail design phase.
<i>1753-02-4400-Drainage-WW-Longsections</i>	Updated with missing WW Long-Sections.
<i>1753-02-4600-SW-Pre-Dev-Catchments</i>	No changes
<i>1753-02-4650-SW-Post-Dev-Catchments</i>	No changes
<i>1753-02-4900-Drainage-TypicalDetails</i>	No Changes
<i>1753-02-5000-Water&Services</i>	No Changes
<i>1753-02-8210-SH59-ProposedContours</i>	No Changes
<i>1753-02-8230-SH59-Proposed-Cut-Fill</i>	No Changes
<i>1753-02-8240-SH59-Proposed-ESCP</i>	No Changes
<i>1753-02-8300-SH59-Roading</i>	Updated with post-lodgement consultation with PCC and GWRC. Changes include: - Added alignments and chainages to plans and added profile views.
<i>1753-02-8400-SH59-Drainage</i>	Revised pipe sizing
<i>1753-02-8800-SH59-Bulk Wastewater Upgrades</i>	No changes
<i>1753-02-SK8430-Drainage Culverts Existing</i>	Added plan set showing existing culverts
<i>1753-02-SK8440-Drainage Culverts Proposed</i>	Added plan set showing proposed culverts
<i>1753-02-SK9200-Ecological Remediation</i>	Updated with post-lodgement consultation with PCC and GWRC. Changes include: - Added to Civil Plan set.
<i>1753-02-SK9250-Ecological Overlay</i>	Updated with post-lodgement consultation with PCC and GWRC. Changes include: - Included plan showing ecological areas overlay.
<i>1753-02-0000-Cover-Index</i>	
<i>1753-02-1000-Scheme-ExistingLots</i>	No change
<i>1753-02-1004-Scheme-SuperLots</i>	Added ROW easements for access to “LO” Covenant Area
<i>1753-02-1010-Scheme-ProposedDevelopment</i>	Updated with post-lodgement consultation with PCC and GWRC. Changes include:

	- Added ROW easement to "LO" Covenant Area.
Appendix 31 - Legal submissions	Updated in line with relodged application and FTAA amendments
Appendix 32 - Email from Heritage & Archaeology Services Ltd 21 Nov 25	No changes
Appendix 33 - P Harsveldt CV Heritage & Archaeology Services Ltd	No changes
New Appendix 34	Envelope memo - stream width assessment dated 18/2/26
New Appendix 35	Flood Risk Assessment Report