



Friends of Taupō Swamp & Catchment

July 25, 2026

Submission to the Mt Welcome Fast Track Application

Thank you for the opportunity to make a submission on the Mt Welcome development application.

Should the development proceed there are a number of matters which our members request the Panel to consider:

1. Duration of the Consents.

- We consider that any consents should be limited to 5 years, not the 15 years proposed by the applicant.

This would give the applicant the opportunity to incorporate new technologies, and review the actual need for each stage (considering the current population growth in wider Wellington is nil to slow). This managed approach would also allow fresh evaluation of issues around climate change, which may not be currently obvious. (For example, our members have noted that the consistent water level at the Ulric Street bridge, at the Plimmerton end of the Taupō Stream Catchment, is around 50cm higher than it was 5 years ago. The dead and dying trees there are now in permanent water). The results of more frequent heavy rain events and intense storms are happening in real time

2. Erosion and sediment.

The proposed Mt Welcome development drains into two catchments. Our organisation is very active in restoration planting and pest plant & animal control in that of the Taupō Stream and downstream wetland system to where it emerges at Plimmerton Beach.

The rolling to steep Mt Welcome site at the north end of the Taupō Stream Catchment will be at risk of erosion and sedimentation during construction and the more frequent storm events we are experiencing. The applicant acknowledges the outstanding natural wetland



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that is the Taupō Swamp proper. We refer to the 2021 CARDNO report, which warns against the risks to the Taupō Swamp system being significantly affected by upstream sediment.

- We urge the Panel to ensure that the measures in the application (ie stage specific erosion, sediment control) are more than able to deal with the risks which may arise.
- This is another reason to set a much shorter consent period so the monitoring process is able to trigger any necessary & timely protections/ adjustments to site work over the years.
- As is mentioned in the CARDNO report, strict management and compliance monitoring should be imposed on any future resource consents. This would include the strict oversight of a possible re alignment of the Taupō Stream as in Minute 4 (6 July 2026)

3. Stormwater

The applicant states that onsite water neutrality is a desirable objective. Our organisation (FOTSC) supports the points raised in the submission from Guardians of Pauatahanui Inlet, (GOPI) & Porirua Harbour Trust (PHT) around the proposed stormwater controls and connected issues which may impact the Taupō Catchment in particular, both during and post development.

- We ask the Panel to adopt the matters included in the GOPI/ PHT suggestions for reducing stormwater outflows, but also to insist that the applicant takes extra measures to ensure against overwhelming the proposed system. Such extra measures could include:
 - ✓ All households required to install a 10,000-litre holding tank for stormwater retention and non-potable use. This adds to the critical retention of the first flush during heavy rainfall events. (See Note to Panel below**)



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- ✓ Reduction of the onsite impervious surfaces' ratio: currently 75% for each residential lot, 90% for each industrial lot. We consider this to be too high and that a 50% cap should be the maximum.

****Note to the Panel:** Major weather event April, Plimmerton. Failure of water storage facilities on Plimmerton Farm, which saw local businesses flooded, and significant waves washing across the Palmers roundabout on SH59. (Photos). The consented stormwater controls failed in this instance. We were told that this was a 1: 100- 200-year event and that the developer did not breach consent conditions.

Emailed response to this event from Daran Ponter, Chair, Greater Wellington Regional Council. 25 May 2026:

'Some repairs, maintenance and alterations to erosion and sediment controls were necessary following the 18 April storm event. The developer has been responsive in addressing any necessary repairs, maintenance and alterations. At this stage it does not appear that there have been any breaches of the regional consent conditions in relation to that storm event...'

4. Wastewater

We, along with other submitters, see that the applicant acknowledges that the downstream wastewater network (into which the Mt Welcome system will drain) is near or beyond its capacity. This situation raises questions such as: the need for a long-term adequate waste water system to cope with the needs of the development, and the assurance that there will be no stormwater intrusion into the system.



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5. Protection of the three SNAs adjacent to the proposed development

As noted in the application, there are three Significant Natural Areas within the application site. All of these are in the upper Catchment of the Taupō Swamp wetland complex. Each possesses its own recognised unique set of biodiversity values.

Whilst the applicant implies protections for each site, it is the **Pukerua South Bush (SNA 029)** which our members wish to bring to the notice of the Panel.

As stated by the applicant, this SNA (much of which is a QEII covenant) comprises tall canopy indigenous forest, the likes of which are a rarity in the Porirua district. It is also described thus: 'includes indigenous vegetation on Acutely Threatened land environments'. (P. 33. FT Substantive Application Mt Welcome, Pukerua Bay, Porirua. March 2026.)

Under current planning, this very unique area of forest will be abutted by housing, and will have a major access road all along one side. (Figure 10, FT Substantive Application, Mt Welcome, Pukerua Bay, Porirua).

Members of our group have walked through that special area, and have talked with the landowner about supporting the ongoing control of pest plants and animals.

- We urge, at the very least, that the developers must surround the whole site with proven predator proof fencing and
- Plant a shelter belt of appropriate native trees to replace the aged macrocarpa on the north side, which will in turn give the wind protection, needed after vegetation clearing for housing.
- We also urge the Panel to set standards as in some other areas in NZ: ie not allowing the ownership of cats, or at least limiting cat ownership to those land owners who can prove they have 'Cacios'- or similar. And that this is monitored in perpetuity.
- Without such measures in place, this particular SNA could well be degraded. We urge the Panel to look more closely at any additional protections to mitigate the effects of the proposed development on this unique SNA.



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6. Minute 4, 6 July 2026: re site visit and possible culverting of the Taupō Stream for over 100 metres in length.

We note & applaud the opposition to this proposal from Te Rūnanga a Toa Rangatira.

- FOTSC strongly objects to the idea of stream culverting.
- Stream realignment would seem a last resort. It is a measure which would risk loss of biodiversity and downstream sediment. We oppose this back-up plan.
- This solution would impact yet another SNA (SNA027).
- Our organisation finds it intolerable that the applicant can expect so many discretionary entitlements, when so much volunteer time and energy is given by the community when it comes to protection and enhancement of the locale in which we live

7. Climate Change

Our group is seeing the results of climate change right now in the Taupō Stream and its Catchment. Whilst the applicant acknowledges that climate change is included in its designs, we concur with the submission from GOPI and PHT re erosion controls, sediment and stormwater management, as follows:

- **‘Before any decisions are made, we request the Panel:**

to consider an independent review which should examine all of the design proposals and calculations in this high-risk area. Moreover, we want an assurance that compliance monitoring is capable of identifying and dealing quickly with emerging problems, especially during construction’.

- ### **8. Please note:**
- We've reached out to QEII National Trust as landowner of the Taupō Swamp, and with a significant interest in SNA 029 as a QEII covenant. They support all points made in the FOTSC submission.



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Judy McKoy, Chair, Friends of Taupō Swamp & Catchment Inc, 24 July, 2026.

