



Outlook

Mt Welcome Development, Pukerua Bay

From megan D'oliveira [REDACTED]**Date** Wed 2026-07-08 6:00 PM**To** Substantive <substantive@fasttrack.govt.nz>; [REDACTED]
[REDACTED]

Kia Ora, Expert Panel,

Thank you for the opportunity to comment on the proposed Mt Welcome development.

I am a resident of [REDACTED] I recognise that Wellington has a need for additional housing, and I support development that is carefully planned, appropriately serviced, and delivered in a way that protects existing communities, the natural environment, and the character of Pukerua Bay.

Given the scale of this proposal, I ask the Expert Panel to carefully consider the following matters.

1. Iwi Consultation, Cultural Values and Te Tiriti o Waitangi

Given the scale and significance of the proposed Mt Welcome development, I ask the Expert Panel to ensure that meaningful consultation has taken place with mana whenua and that the development is consistent with the principles and obligations of Te Tiriti o Waitangi.

I request that the Panel considers whether local iwi have been appropriately involved in decision-making processes, including matters relating to cultural values, protection of significant sites, environmental management, waterways, native ecosystems and the long-term relationship between the development and the whenua.

The development should demonstrate a genuine partnership approach with mana whenua, recognising mātauranga Māori and providing appropriate opportunities for iwi involvement throughout planning, construction and future management of the development.

2. Traffic and Road Safety

Traffic is my greatest concern. A development of approximately 900 homes will create a significant increase in vehicle movements within a community that already has limited transport connections.

I ask that all necessary road upgrades, intersection improvements and safety measures are completed before large numbers of homes are occupied. Traffic impacts should be independently monitored throughout each stage of development, with further improvements required if actual traffic volumes exceed predictions.

Safe pedestrian and cycling connections should be prioritised, particularly routes used by children travelling to schools and local facilities.

3. Emergency Access and Community Resilience
[REDACTED]

Pukerua Bay has limited access and egress points. I ask the Panel to carefully consider how emergency services will safely access both the existing community and the new development during construction and once completed.

Consideration must be given to situations where SH59 is unavailable due to crashes, severe weather, flooding, or other emergencies. Additional emergency access planning should be required if necessary.

4. Stormwater, Water Supply and Climate Resilience

The development should demonstrate that drinking water, wastewater and stormwater systems have sufficient capacity for the proposed population increase and future growth.

Given increasing risks from extreme weather events, climate resilience should be a key consideration. Strong erosion and sediment controls must be maintained throughout construction to protect local waterways, streams and coastal environments.

5. Protection of the Natural Environment

Mt Welcome is an important natural area for Pukerua Bay. I ask that native vegetation, streams, wildlife habitats and landscape values are protected wherever possible.

Ongoing ecological monitoring and long-term restoration planting using appropriate native species should form part of the development conditions.

6. Effects on Existing Residents

Although my property is not directly adjacent to the proposed development, I expect existing residents will experience changes from increased traffic, construction activity and greater pressure on local infrastructure.

I ask that consideration is given to the relationship between the new development and existing homes, including privacy, visual impacts, changes to the landscape, and maintaining the character of Pukerua Bay.

7. Construction Management

Construction is expected to continue for many years. Strong conditions should be applied, including:

- Limits on construction hours.
- Effective dust, noise and vibration management.
- Careful management of heavy vehicle movements.
- Clear communication with residents about construction activities.
- A dedicated community liaison person to respond to concerns and provide updates.

8. Community Infrastructure

This development will place additional pressure on local schools, healthcare services, parks, recreation facilities and community amenities.

I ask that supporting infrastructure is planned, funded and delivered alongside the development so existing residents do not experience reduced access to services or facilities.

Final Comments

[REDACTED]

I support responsible growth and the need for additional housing. However, development of this scale must be matched by appropriate infrastructure, environmental protection and community planning.

I ask the Expert Panel to ensure that safeguards, infrastructure improvements and community facilities are delivered before, or at the same time as, each stage of development rather than after problems arise.

Thank you for considering my comments.

Ngā mihi nui,

Megan D'Oliveira

