

Fast-track project name	Mt Welcome, Pukerua Bay, Porirua
Fast-track application number	FTAA-2603-1181
GW file number	FTA260348

To	The Fast-track Panel Convener
Date	10 June 2026

Memorandum in response to Panel Convener Minute 3

Introduction

1. This memorandum is filed on behalf of the Wellington Regional Council (Greater Wellington) in response to the Panel Convener's direction at paragraph [27] of Minute 3 dated 27 May 2026¹. The direction seeks:

... short memoranda confirming the extent to which the Applicant has addressed and/or resolved the information sufficiency issues that [Greater Wellington] raised at the conference.
2. Greater Wellington raised the following information sufficiency issues at paragraph 9 of its memorandum to the Panel Convener on 19 May 2026²:
 - (a) The adverse effects of the proposal on stream ecology, including an absence of Stream Ecological Valuation (SEV) assessment to determine the ecological value of streams that will be directly affected by reclamation or the placement of culverts;
 - (b) Information on the design of culverts and dams;
 - (c) Evidence (including drawings or calculations) showing how hydrological control of stormwater discharge volumes from the proposal will be achieved.
3. Following the Panel Convener Conference on 20 May 2026, Greater Wellington and its freshwater ecology expert met with the Applicant on 28 May 2026 to discuss outstanding information issues in relation to stream ecology. After receiving and reviewing the Applicant's response to Minute 3 on 4 June 2026, Greater Wellington sought further information directly from the Applicant, and the Applicant provided a response to this request directly to Greater Wellington on 9 June 2026³. Greater Wellington's response in this Memorandum takes into

¹ https://www.fasttrack.govt.nz/_data/assets/pdf_file/0028/27667/Panel-Convener-Minute-3-Post-conference-directions.pdf

² https://www.fasttrack.govt.nz/_data/assets/pdf_file/0030/26949/FTA260348-Mt-Welcome-Panel-Convener-Conference-Memorandum-Greater-Wellington.pdf

³ It is Greater Wellington's understanding that the Applicant will provide this information to the EPA so that it may form part of the application.

account the Applicant's memorandum dated 4 June 2026, and the additional information provided to Greater Wellington on 9 June 2026.

Greater Wellington's response

4. **Attachment 1** to this memorandum sets out Greater Wellington's response to the additional information contained in the Applicant's memorandum. Greater Wellington's response is limited to information completeness issues only. Greater Wellington reserves any comments on substantive issues to its comments to the Expert Panel under Section 53 of the Fast-track Approvals Act 2024 (FTAA).
5. Greater Wellington considers that the additional information provided by the Applicant has narrowed, but not eliminated, the information gaps identified by Greater Wellington at para 2 above. **Attachment 1** identifies outstanding information completeness issues that Greater Wellington intends to raise with the Expert Panel.

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Memorandum reviewed by:	Richard Percy	Team Leader, Environmental Regulation	

Attachment 1: Greater Wellington response to additional information provided by the Applicant

Information completeness issue	Additional information provided by the Applicant	Greater Wellington response	Outstanding information completeness issues that Greater Wellington intends to raise with the Expert Panel
The adverse effects of the proposal on stream ecology, including an absence of Stream Ecological Valuation (SEV) assessment to determine the ecological value of streams that will be directly affected by reclamation or the placement of culverts.	- Memorandum from Dr Keesing providing information on the SEV assessment (Appendix E to the Applicant's 4 June 2026 memorandum)⁴ - Email from Applicant dated 4 June 2026, setting out Dr Keesing's response to freshwater fish information completeness - Email from Applicant dated 9 June 2026 containing a response to the Greater Wellington's	The additional information provided by the Applicant has narrowed the information gaps to the following matters: While the SEV assessment provided by the Applicant addresses the loss of part of the Taupo Stream that is replaced with a 110m pipe for the construction of the SH59 roundabout, Greater Wellington disagrees with the applicant's assessment that no other streams will be impacted by the project. The Applicant's "Overall Ecological Areas" drawing⁵ indicates that 220m of stream will be reclaimed in the Taupo catchment, and 75m will be reclaimed in the Kakaho West catchment. Aside from the 110m of stream length in the Taupo catchment that is covered by the SEV assessment, SEV assessment has not been provided for any other streams that are impacted by the placement of culverts and dams in the Taupo and Kakaho West catchments.	- The application does not include SEV assessment for approximately 185 m of stream length impacted by the placement of culverts and dams in the Taupo and Kakaho West catchments, that is not covered by the assessment contained in Appendix E to the Applicant's 4 June 2026 memorandum. - The application does not include SEV assessment for the extent of stream in the Kakaho West catchment that the Applicant proposes to use for biodiversity/aquatic compensation.

⁴ https://www.fasttrack.govt.nz/_data/assets/pdf_file/0018/28242/Appendix-E-Ecology-Memorandum_Redacted.pdf

⁵ https://www.fasttrack.govt.nz/_data/assets/pdf_file/0014/24521/Appendix-30-41-1753-02-SK9250-R1-Ecological-Overlay.pdf

Information completeness issue	Additional information provided by the Applicant	Greater Wellington response	Outstanding information completeness issues that Greater Wellington intends to raise with the Expert Panel
	comments on 5 June, including: ○ eDNA results ○ Ecology Assessment Northern Growth Area Plan Variation (Boffa Miskell, 27 July 2022) ○ Ecology of the Glen (BlueGreen Ecology, 29 October 2024)	• The Applicant has stated that they will undertake an SEV assessment for the extent of stream in the Kakaho West catchment that is proposed to be used for biodiversity/aquatic compensation. Greater Wellington supports this, but if it is not available in advance of the Panel's invitation to comment on the project, Greater Wellington intends to identify it as an information gap. • Additional fish survey information still doesn't provide a verifiable way to understand the collection or records relied on and the information also doesn't provide a record or reference. In particular, the Boffa Miskell record provided by the Applicant doesn't give location, methods or timing to confirm these were undertaken at the right time of year and with methods that do not create a bias to certain species.	• Information to verify fish survey data relied on by the Applicant, including locations, methods, and timing of data collection.
Information on the design of culverts and dams.	• Envelope Response to Panel Convener Minute 3 dated 4 June 2026⁶	With respect to culvert design, the information provided largely the information gaps identified by Greater Wellington. Greater Wellington may have substantive comments on the modelling used to assess the effects of the placement of culverts on	• Incorporation of an assessment of the effects of an over-design event into the Flood Assessment.

⁶ https://www.fasttrack.govt.nz/_data/assets/pdf_file/0023/28238/Appendix-C-1-Engineering-Memorandum.pdf

Information completeness issue	Additional information provided by the Applicant	Greater Wellington response	Outstanding information completeness issues that Greater Wellington intends to raise with the Expert Panel
	- Updated Stormwater Management Plan (R003v3-1753-02) dated 4 June 2026⁷, specifically: - Appendix 2 Culvert Calculations 1753-02-4904-Typical Stormwater Outlet Details Sheet 5 of 5 - R2	the diversion of flood flows, but considers this can be addressed through comments on the substantive application. With respect to information on the design of dams, the Applicant's response appears to defer detailed design of dams to consent conditions. This may work in practice, but only where the application includes a reasonable description of the design of dams so that it is clear what the consent has authorised (for example, dimensioned drawings that show the design and construction of the dams). This information is not included in the application. Greater Wellington is aware the applicant proposes to vest the dams with Porirua City Council (PCC) and/or Wellington Water/Tiaki Wai, and that if this occurs, they will become responsible for the ongoing maintenance of the dams. Greater Wellington supports the comments made by PCC in relation to the adequacy of information about the design of dams.	Information (for example, dimensioned design drawings) showing the design of dams and how they will be constructed. Greater Wellington also supports any request by PCC for further information on the design of dams.

⁷ https://www.fasttrack.govt.nz/_data/assets/pdf_file/0016/28240/Appendix-C-1-Updated-Stormwater-Management-Plan.pdf

Information completeness issue	Additional information provided by the Applicant	Greater Wellington response	Outstanding information completeness issues that Greater Wellington intends to raise with the Expert Panel
Evidence (including drawings or calculations) showing how hydrological control of stormwater discharge volumes from the proposal will be achieved.	Memorandum in response to Minute 3, page 17⁸	Based on the Applicant's response, Greater Wellington considers this likely to be a substantive disagreement about whether the information contained in the application demonstrates that stormwater discharges are managed to maintain natural stream flows (hydrological control), rather than an information completeness issue.	No outstanding information completeness issues. Greater Wellington considers this is a substantive disagreement on the approach to stormwater management, rather than an information completeness issue.

⁸ https://www.fasttrack.govt.nz/_data/assets/pdf_file/0021/28236/260504-Response-to-Minute-3-with-appendices_Redacted.pdf