
Under the Fast-track Approvals Act 2024 ('the **Act**')

In the matter of A substantive application under the Act for approvals for resource consents, a wildlife permit, an archaeological authority and a complex freshwater fisheries approval to develop residential allotments, an allotment and preparatory works to enable a future commercial centre and associated infrastructure in Pukerua Bay, Porirua.

By **Pukerua Property Group Limited Partnership**
Applicant

Joint Memorandum of Counsel for the Applicant and Porirua City Council regarding the effect of the Planning Act and Natural Environment Act on the Application

Dated 8 October 2026

DENTONS

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To the Expert Panel:

- 1 This joint memorandum is filed on behalf of Pukerua Property Group Limited ('**Applicant**') and Porirua City Council ('**PCC**') in relation to an application for approvals under the Fast-track Approvals Act 2024 ('**FTAA**') for the Mt Welcome Project (collectively, 'the **Application**').
- 2 This memorandum responds to the following request in Minute 18 of the Expert Panel, dated 4 September 2026:¹

Third, we record the Chair's request of counsel acting for the Applicant and Porirua City Council that they confer following enactment of the Planning and Natural Environment Acts (assuming that occurs in this Parliamentary term) and provide a Joint Memorandum advising as to their effect on the Panel's decision-making process, if any.

- 3 The Planning Act ('**PA**') and Natural Environment Act ('**NEA**') received Royal Assent on 30 September 2026, with some provisions coming into force the day after (1 October 2026).
- 4 Counsel have discussed, and can confirm that the enactment of the PA and the NEA does not affect the Application or the Panel's decision-making process under the FTAA. Instead, the Application must continue to be processed and determined under the version of the FTAA and Resource Management Act 1991 as in force at the time the Application was made.²

Dated 8 October 2026



Ezekiel Hudspith / Ella Harkness
Counsel for Pukerua Property Group Limited



Hamish Harwood / Jack Apperley
Counsel for Porirua City Council

¹ Paragraph 4.

² See Schedule 12 of the PA, Part 1 (Amendments to Acts that commence on day after the PA receives Royal Assent). This inserts a new Part 3 into Schedule 1 of the FTAA. New clause 19 provides that if an application seeking an RMA approval is lodged before the commencement of the transition period (which is not until a month after the PA received Royal Assent), the application must continue to be processed and determined under the FTAA and in relation to the RMA, as in force at the time the application was made.