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**MINUTE 7 OF THE EXPERT PANEL**  
Invitation to comment on the draft conditions  
Arataki Project [FTAA-2506-1083]

(23 January 2026)

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- [1] The purpose of this Minute is to direct the Environmental Protection Authority (EPA) to invite comments on:
- (a) Draft conditions of consent from specified parties under section 70 of the Fast-track Approvals Act 2024 (FTAA); and
  - (b) Draft decision and conditions from specified Ministers under section 72 of the FTAA.
- [2] The draft decision and conditions are included as Attachments 1 and 2.
- [3] Since issuing the initial invitation to comment on the Arataki application, the Expert Panel has reviewed the application and prepared its draft decision and conditions.
- [4] In doing so, the Panel has considered:
- (a) The application material, including the Applicant's proposed conditions;
  - (b) Comments received under section 53 of the FTAA;
  - (c) Information provided by parties in response to further Panel requests;
  - (d) Relevant planning instruments, environmental standards, Treaty settlement deeds, and applicable legislation;
  - (e) Any other relevant information, including the provisions of the FTAA.

## Comments under Section 70

[5] Under section 70 of the FTAA, the Panel directs the EPA to invite comments on the draft conditions from:

- (a) The Applicant;
- (b) All parties who provided comments under section 53;
- (c) The relevant local authority or statutory body responsible for enforcing or monitoring compliance with the conditions.

[6] The draft conditions are included in Attachment 2. The Panel requests that any suggested amendments are recorded as tracked changes in the Word version of the document.

[7] The Panel confirms that it used the updated condition set provided by the Applicant and dated 20 November 2025 (Conditions Suite V2 (Clean)) as the basis for the draft conditions.

[8] The Panel's approach throughout the conditions to the use of "in accordance with" or "in general accordance with" was to utilise the more specific "in accordance with" when referring to finalised, approved or certified plans, management plans and other documents. Typically, the Panel has utilised "in general accordance with" for those conditions that involve later preparation of updated or final plans or documents that are to be "in general accordance with" earlier versions lodged with the Application documents.

[9] The Panel seeks specific comments on the following matters:

- (a) The Applicant is asked to provide a final, updated version of Schedule 1 to its 20 November 2025 condition set, for attachment to the final conditions. This is to ensure that all correct or most recent versions of plans are included and referenced. Ideally the Applicant would also provide a complete PDF set of those documents listed in Schedule 1 to avoid the need for Councils and others to search the Fast Track website to locate them;

- (b) HDC to check and confirm that it is comfortable with the Vesting (Conditions 17-19) and General Compliance (Condition 63) condition wording;
- (c) HDC to confirm whether it has a standard covenant that needs to be referred to in Condition 27 (Land Covenant);
- (d) HDC to confirm the relevant standard that should be referred to in the new condition proposed by the Panel in respect of sealing the Shaggy Range driveway (Condition 49A);
- (e) Applicant to check the cross reference at the end of Condition 32 (Engineering Plan Details) (currently refers to clauses "(s) to (t)"), and any other similar cross references;
- (f) HBRC to check wording and content of Condition 74 (Chemical Treatment Management Plan) – does the condition need to specify detail of what should be addressed through this Plan?
- (g) HBRC to check and confirm it is comfortable with the framing of the certification wording contained in Conditions 118 and 137 (Detailed Design Plans).

[10] All comments provided under Section 70 must be submitted by close of business **Monday 9 February 2026.**

Any response by the Applicant to comments received (as provided for under section 70(4)) must be submitted by close of business **Monday 16 February 2026.** **Comments under Section 72**

[11] In accordance with section 72 of the FTAA, the Panel seeks comments on the draft decision and conditions from:

- (a) The Minister for Māori Crown Relations: Te Arawhiti; and
- (b) The Minister for Māori Development.

[12] All comments provided under Section 72 must be submitted by close of business **Monday 9 February 2026.**

[13] Earlier responses are encouraged to assist the Panel's final decision-making.

A handwritten signature in black ink, appearing to read "J. Caldwell", enclosed in a thin black rectangular border.

Jennifer Caldwell  
Arataki Expert Panel Chair

**Attachment 1 - Arataki Fast-track Decision (draft)**

Attached separately

**Attachment 2 -Arataki Fast-track working conditions RMA (draft)**

Attached separately