
MINUTE 3 OF THE EXPERT PANEL

Invitations to Comment
Mt Welcome, Pukerua Bay, Porirua
FTAA-2603-1181

(2 July 2026)

[1] This minute addresses invitations to comment on the application under Section 53 of the Fast-track Approvals Act 2025 (the **FTAA**). Consistent with Section 54 of the **FTAA**, the Expert Panel has directed the Environmental Protection Authority (**EPA**) that the period for making comment will close on 31 July 2026.

[2] Section 53(2) directs that where relevant, comments be invited from categories of persons identified in subsections (a) to (n) inclusive.

[3] The Expert Panel has received advice from the EPA as to who qualifies under these subsections, and who the Panel might consider inviting comment from in the exercise of the discretion the Expert Panel has under Section 53(3). This advice drew on the EPA Guidance document [FTA-GUIDANCE MATERIAL Identifying Adjacent Land Updated-June-2025.pdf](#).

[4] The Expert Panel records that it is satisfied sections 53(d), (e), (f), (g), and (n) do not apply, i.e. there are no persons in the relevant categories.

[5] The principal issue for the Expert Panel to determine in relation to the implementation of section 53(2) is as to who qualifies as the owner or occupier of land that is adjacent to the land to which the substantive application relates.

[6] In Table 3 of its substantive application, the applicant identified five adjacent properties. It appears to the Expert Panel that the applicant listed only those properties sharing a common boundary with Mt Welcome Station (Part Lot 1 DP 89102, Lot 2 DP 89102, Lot 1 DP 534864, Lot 2 DP 534864), and those on the opposite side of State Highway 59 from the Station.

[7] The application includes earthworks on the adjacent Muri Block to the north (Lot 1000 DP 608433). The Expert Panel considers that this parcel is land to which the substantive application relates, and therefore that properties adjacent to it also need to be invited to comment. The Expert Panel has also identified additional properties that are sufficiently close to qualify as ‘adjacent’.

[8] Appendix 1 contains a map showing the properties the Expert Panel has identified as either forming part of or adjacent to the project site, and Appendix 2 lists the properties so identified by legal description and address. The Expert Panel directs the EPA to invite the owners and occupiers of those properties to comment.

[9] Appendix 3 identifies the parties identified as falling within the other subsections of section 53(2), all of whom will be invited to comment.

[10] Turning to section 53(3) of the FTAA, this confers on the Expert Panel the discretion to invite additional parties to comment. That discretion has to be exercised on a principled basis in light of the purpose of the FTAA.

[11] The Expert Panel has identified the following additional parties whom it considers appropriate to invite comment from:

- (a) Tiaki Wai as the organisation which, from 1 July 2026, owns and manages the potable water and wastewater networks that the proposed development of the site will need to utilise;
- (b) Pukerua Bay Residents Association and Plimmerton Residents Association as the organisations representing the communities north

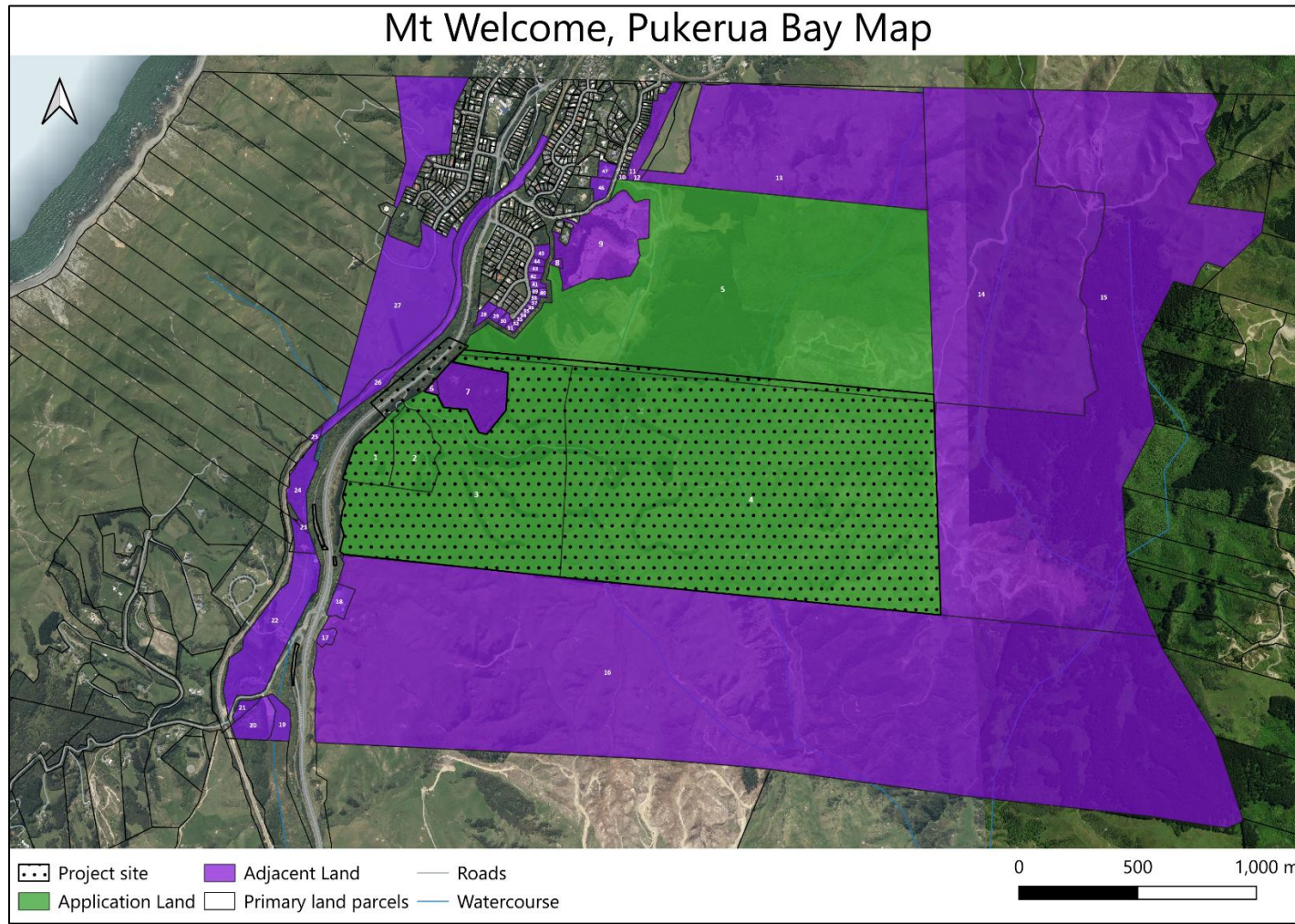
and south of the project site, who are potentially affected by the development of the project site;

- (c) Friends of Taupō Swamp and Catchment Incorporated, Te Awarua-o-Porirua Harbour and Catchments Community Trust and Guardians of Pāuatahanui Inlet as volunteer organisations with a long-standing and demonstrated interest in the catchments and water bodies downstream of the project site potentially affected by contaminant run-off from it;
- (d) Mūaupoko Tribal Authority Incorporated as an iwi organisation identified in its report prepared by Ministry for the Environment under Section 18 of the FTAA as potentially having relevant interests by reason of its area of interest being near the project site.



Trevor Robinson
Expert Panel Chair

Appendix 1- Map of land adjacent to the Project Site



Appendix 2- List of properties to which the application relates and adjacent thereto, the owners and occupiers of which are to be invited to comment:

Number	Legal Description	Address
1	Part Lot 1 DP 89102	422A State Highway 59
2	Lot 2 DP 89102	422B State Highway 59
3	Lot 1 DP 534864	422 State Highway 59
4	Lot 2 DP 534864	422A State Highway 59
5	Lot 1000 DP 608433	34 Muri Road
6	Lot 2 DP 507444	432 State Highway 59
7	Lot 1 DP 50744	434 State Highway 59
8	Lot 14 DP 70492	Muri Road
9	Lot 1 DP 608433	34 Muri Road
10	Lot 1 DP 587501	50 Muri Road
11	Lot 11 DP 615951	70 Muri Road
12	Section 2 SO 316564	Muri Road
13	Part Lot 2 DP 89201	130 Muri Road
14	Part Lot 1 DP 77652	127 Paekakariki Hill Road
15	Lot 3 DP 77652	Paekakariki Hill Road
16 & 18	Part Haukopua East Block	310 State Highway 59
17	Part Lot 1 DP 25494	310C State Highway 59
19	Lot 2 DP 63797	SH1 Plimmerton
20	Lot 1 DP 63797	266 Airlie Road
21	Part Lot 1 A 863	268 Airlie Road
22	Part Haukopua East Block	293 Airlie Road
23,24,25 & 27	Part Lot 1 A 831, Part Lot 1 DP 10519, Part Wairaka 12 Block	Rawhiti Road
26	Railway	Railway
28	Lot 26 DP 387443	20 Pukemere Way
29	Lot 25 DP 387443	11 Pukemere Way
30	Lot 16 DP 426876	42 Gray Street
31	Lot 15 DP 426876	44 Gray Street
32	Lot 14 DP 426876	45 Gray Street
33	Lot 13 DP 426876	43 Gray Street
34	Lot 12 DP 426876	41 Gray Street
35	Lot 11 DP 426876	39 Gray Street
36	Lot 10 DP 426876	37 Gray Street
37	Lot 9 DP 426876	35 Gray Street
38	Lot 8 DP 426876	33 Gray Street
39	Lot 1 DP 484273	31 Gray Street
40	Lot 2 DP 484273	31A Gray Street
41	Lot 6 DP 359929	29 Gray Street

42	Lot 5 DP 359929	27 Gray Street
43	Lot 4 DP 359929	25 Gray Street
44	Lot 3 DP 359929	23 Gray Street
45	Lot 2 DP 359929	21 Gray Street
46	Lot 2 DP 74490	43 Muri Road
47	Lot 2 DP 78635	55 Muri Road

Appendix 3- Statutory Parties invited to comment:

Section of FTAA	Description from FTAA	Party Identified
53(2)(a)	the relevant local authorities	Porirua City Council Greater Wellington Regional Council
53(2)(b)	the relevant iwi authorities	Te Rūnanga o Toa Rangatira Inc, representing Ngāti Toa Rangatira
53(2)(c)	any relevant Treaty settlement entities, including, to avoid doubt,— (i) an entity that has an interest under a Treaty settlement within the area to which the substantive application relates; and (ii) an entity operating in a collective arrangement, provided for under a Treaty settlement, that relates to that area	Te Rūnanga o Toa Rangatira Inc, PSGE for Ngāti Toa Rangatira Claims Settlement Act 2014
53(2)(i)	occupiers of the land to which the substantive application relates and the land adjacent to that land unless, after reasonable inquiry, an occupier cannot be identified	Refer Appendix 2 above
53(2)(j)	the Minister for the Environment and	Minister of Housing

	other relevant portfolio Ministers	Minister for Arts, Culture and Heritage Minister for Building and Construction Minister of Conservation Minister of Education Minister for the Environment Minister for Infrastructure Minister for Rail Minister for Regional Development Minister of Transport
53(20)(k)	relevant administering agencies	Department of Conservation Heritage New Zealand Pouhere Taonga
53(2)(l)	any requiring authority that has a designation on land to which the substantive application relates or on land adjacent to that land Kiwirail Porirua City Council New Zealand Transport Agency Waka Kotahi	Kiwirail Porirua City Council New Zealand Transport Agency Waka Kotahi
53(2)(m)	if the approvals sought in the substantive application include— (i) an approval described in section 42(4)(a) or (d) (resource consent or designation), the persons and groups	Director-General of Conservation New Zealand Conservation Authority Wellington Conservation Board New Zealand Fish and Game Council Game Animal Council

	listed in clause 13 of Schedule 5:...	
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