
MINUTE 19 OF THE EXPERT PANEL

Suspension

Mt Welcome, Pukerua Bay, Porirua Project

FTAA-2603-1181

(9 September 2026)

[1] The Applicant has sought that processing of the application be suspended.

[2] The request was received on the evening of 8 September 2026. The reasons given are that the Applicant requires more time to consider paragraphs 17-19 of Minute 18 dated 4 September 2026.

[3] In those paragraphs the Panel outlined its concerns with the dual use of the same footprint for stormwater management and ecological mitigation/ offsetting in the context of the relatively steep sided gullies on the site; particularly with the potential for that arrangement to give rise to significant adverse effects that cannot readily be adequately managed by conditions and which are not clearly outweighed by the obvious benefits the project would have.

[4] The Panel considers that the requested suspension would be helpful and appropriate. It is important to allow sufficient time for solutions to the stormwater/ecological issues outlined above to be appropriately investigated, assessed and presented.

[5] The Panel therefore exercises its discretion under section 64(3) of the FTAA to grant suspension of processing the Application effective midnight on 8 September 2026.

[6] The length of suspension is now a matter for the Applicant. The Panel notes the Applicant has not given any indication of a likely timeframe, but that is understandable given the scale of the investigation required. In this sense, the Panel merely requests that the Applicant provides interim updates as to its progress on the investigations and associated timeframes.

[7] The Applicant has usefully confirmed that other parties can continue incurring costs during this period to continue to progress matters, including responding to existing directions from the Panel. On that basis, the various strictions outlined in Minute 18 remain alive and the timeframes outlined therein continue to apply.

[8] The Panel will issue a Minute following resumption of processing confirming the timing for any outstanding actions.



DJ McMahon
On behalf of Trevor Robinson
Expert Panel Chair