
MINUTE 21 OF THE EXPERT PANEL
Resumption of Processing/ Requests for Information
Mt Welcome, Pukerua Bay, Porirua Project
FTAA-2603-1181
(6 October 2026)

[1] The applicant has requested that processing resume. Section 65(2) gives the Expert Panel no discretion in relation to such a request. Accordingly, processing has resumed effective midnight on 5 October 2026.

[2] Processing was suspended for 19 working days. That means that the deadline for the Panel's final decision is now 17 December 2026.

[3] Along with its request, the applicant has supplied a large volume of material regarding an alternative proposal for management of stormwater (including further analysis of wastewater capacity and flooding risk) and separation of stormwater management facilities from wetland and stream offsets, supplied in response to our request in Minute 18.

[4] In its covering response, the applicant records that it can supply updated conditions of consent reflecting the alternative proposal. We request that it do so, marking up the Master Version of conditions supplied with the Planners JWS dated 14 September. It is requested that the colour coding and TC annotations currently on the master version of conditions be retained and any new or altered conditions be shown clearly though coloured text or highlighting. Those revisions are required by 3pm on Thursday 8 October.

[5] The applicant's alternative proposal involves a proposed change to the

arrangements for mitigation/ offsetting of adverse effects on wetlands and streams. We request that the experts who contributed to the Freshwater JWS dated 18 August conference on the alternative, with a specific focus on the extent to which it addresses (or does not address) the concerns previously expressed by experts that were reflected in the JWS. As previously, a maximum of two representatives of Ngāti Toa can participate. We will ask Dr Bramley to again facilitate conferencing.

[6] The Freshwater JWS dated 18 August noted that certain issues had not been addressed. We request that the outstanding issues be picked up in this further conferencing.

[7] A JWS recording the results of conferencing should be filed with the EPA not later than noon on 16 October.

[8] The material provided by the applicant notes that its alternative proposal reflects discussion with other named parties. It is appropriate that all parties have the opportunity to comment on it. All parties who have made comment on the issues the alternative proposal seeks to address are requested to provide further comment on it (including the revised conditions the applicant will supply, as above). The Panel is particularly interested in the extent to which the alternative proposal addresses, or does not address, previously expressed concerns. Such further comments should be in the hands of the EPA by noon on 16 October.



Trevor Robinson
Expert Panel Chair