

Fast-track Approvals Act 2024

MINUTE 16 OF THE EXPERT PANEL

Request for further information and other matters
Waikanae North Development [FTAA-2603-1194]

9 October 2026

[1] The Panel has considered recent correspondence regarding the progression of draft consent conditions and the remaining matters requiring resolution.

[2] The Panel is concerned that the draft conditions circulated to date do not yet provide a sufficiently robust framework to support the Panel's consideration of the application. Recent reviews undertaken by Panel members have identified a number of matters requiring further refinement, clarification, and, in some cases, the development of additional conditions. The continuing identification of such matters suggests that further issues may emerge through the detailed review process.

[3] The Panel is also concerned that the current timetable does not provide a realistic opportunity for the necessary planning conferencing to occur and for the outcomes of that conferencing to be properly incorporated into an amended conditions package.

[4] Additionally, the Panel considers it will be of value to receive comments from respondents to the section 53 invitation on the updated conditions of consent dated 6 October 2026.

Request for further information - Applicant

[5] The Panel requests from the Applicant, under section 67 of the FTAA, a revised set of conditions which achieve the following:

- a. Editing to remove confusion and repetition and to create a more succinct package.
- b. Separation of LU, SUB and s13, 14 and 15 consents.
- c. Increased precision of the SUB conditions in respect of s223 and s224 requirements.
- d. Removal of the LU conditions from the SUB conditions.
- e. Conversion of Notes to conditions where appropriate.
- f. Redrafting of conditions (particularly in relation to cultural matters) to make them enforceable. These conditions may be more appropriately be provided for in a Memorandum of Understanding.

[6] In order to provide the request for further information at [5], the Panel considers that the conditions would benefit from planning experts conferencing prior to the draft decision report being issued. While expert conferencing was undertaken on a number of topics such as landscape, transport and cultural, the expectation of the Panel was always to hold expert conferencing of the planners. Such conferencing would be an opportunity to refine the drafting of conditions, including those that have been recommended as a result of peer reviews and have arisen out of the previous expert conferencing.

[7] The Panel consider that expert conferencing by the planners will have the effect of making the comments on the draft decision more efficient for all parties including the Applicant.

[8] In accordance with section 67(2) of the Act the Applicant must:

- a. Provide electronic copies of the information or report requested; or
- b. Advise the EPA, with reasons that you decline to provide the information or report requested.

[9] In the interest of ensuring the conditions are received as soon as possible, the Panel requests under section 67 that the Applicant provide the updated conditions by **Tuesday 13th October 2026** and note that the Applicant has the ability to request that processing of the application be suspended if they need more time.

Request for further information – Section 53 Invited Parties

[10] To assist the Panel in its consideration of the Proposal, the Panel under section 67 of the FTAA request further information from those section 53 invited parties that responded to the invitation to provide their comments on the updated proposed conditions of consent dated 6 October 2026.

- [11] The Panel request that parties comment on:
- a. The adequacy of the proposed conditions
 - b. Any recommended amendments to the proposed conditions
 - c. The implementation and effectiveness of the proposed conditions,
 - d. Whether there are any outstanding matters that have not been addressed by the proposed conditions, and
 - e. Overall view and position.

[12] Given the limited time available, the Panel would support a request for a short suspension to allow expert conferencing of the planners to take place. The Panel is exploring the possibility of scheduling expert conferencing on planning on Thursday 15th October 2026.

[13] Section 53 invited parties, please provide the further information to the EPA at info@fasttrack.govt.nz by **Wednesday 14 October 2026**.



Sue Simons

Waikanae North Development Expert Panel Chair