

2 September 2026

To the Chair of the Expert Panel for Mt Welcome, Pukerua Bay, Porirua

Minute 13: update on planning expert conferencing and request for extension of time

As directed in Minute 13 (and taking into consideration Minute 14), the planners for the applicant and councils have conferred with the objective of producing for the Panel:

- A single set of applicant-proposed conditions noting differences of opinion on drafting between the planners [Minute 13 para 5];
- Comments from all three planners on the Panel's "technical review" table included with Minute 13 [Minute 13 para 9].

The scope of conferencing is the mechanics of the drafting of conditions, not their substance. In practice however, disentangling mechanics from substance is not always straightforward. This is reflected in the time that we have spent in conferencing. As a result, we are not in a position to issue a joint witness statement to the Panel by the deadline set in Minute 16 (noon today).

We are, however, making meaningful progress towards achieving the objectives described above. Since processing of the application recommenced last Friday, we have worked through approximately half of the 195 conditions proposed by the applicant, including most regional conditions and about a quarter of the district conditions.

To achieve the objectives set for us, we consider we need to undertake a further full day and a half of conferencing. Taking into account the other tasks that the Panel have set for the parties, we request an extension of the deadline for a joint witness statement to **noon on Wednesday 9 September** for the provision of a joint witness statement in response to Minute 13.

Regards



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Incite



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