
MINUTE 1 OF THE PANEL CONVENER
Request for Section 51 report

Waikanae North Development [FTAA-2603-1194]

7 May 2026

[1] Waikanae North Developments Limited lodged a substantive application under the Fast-track Approvals Act 2024 (the Act) on 30 March 2026. The application relates to a residential development of approximately 1,000 residential dwellings, a commercial centre and associated infrastructure including parks, playing fields, walkways and cycleways. The project also includes a range of ecological restoration measures including a wetland sanctuary, amenity open space (@19ha), dune restoration and enhancement planting (@17.5ha) and restoration of an existing water course.

[2] In addition to resource consents under the Resource Management Act 1991, the application seeks a wildlife approval under section 42(4)(h) of the Act.

[3] Pursuant to section 51 of the Act, the panel convener directs the Environmental Protection Authority (EPA) to obtain from the Director-General of the Department of Conservation (DoC) a report under clause 3 of Schedule 7 in respect of the wildlife approval.

Advice Requested

[4] The panel convener also directs the EPA to obtain advice from DoC, on how the weighting of matters set out in the relevant schedule should be approached, having regard to applicable statutory provisions and relevant senior court decisions (s51(1)).

[5] If DoC does not agree with, or wish to amplify, the expert and planning assessments lodged in support of the application, they must file a report in accordance with the relevant schedule (s51(2)(c)).

[6] DoC may confirm and append advice, including legal advice, previously given in response to directions under section 51 on another project and does not need to provide an assessment if they concur with the applicant's assessments.

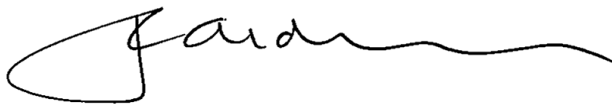
[7] DoC is to respond to the draft conditions, including any management plans attached to the application, recommending tracked changes (if any).

Timing

[8] The report and advice must be provided to the EPA **within 10 working days after the panel invites comments on the application**, in accordance with section 51(4) of the Act.

[9] Any advice or report received will be provided by the EPA to persons listed in s 51(5).

[10] Finally, it would assist the panel convener if DoC is able to indicate its views on the application at the convener's conference, likely to be scheduled for the weeks commencing either 18 or 25 May 2026.

A handwritten signature in black ink, appearing to read 'J Caldwell', with a long, wavy horizontal line extending to the right.

Jennifer Caldwell

Associate Panel Convener for the purposes of the Fast-track Approvals Act 2024