

Fast-track Approvals Act 2024

MINUTE 9 OF THE EXPERT PANEL

Request for information
Waikanae North Development [FTAA-2603-1194]

8 September 2026

[1] The Panel considers that further information and engagement would assist it in understanding:

- (a) The values and interests of Ātiawa ki Whakarongatai and Ngā Hapū o Ōtaki (as invited parties that provided comments to the Panel), and their identified actual and potential adverse effects relevant to the Project, especially those matters raised by the two mana whenua that remain unresolved; and
- (b) The extent to which the values, interests, mātauranga, information and concerns identified in the cultural assessment reports have been considered and, where appropriate, incorporated into the Applicant's technical assessments, proposed mitigation measures and proposed conditions.

[2] The Panel therefore directs two related processes, as set out below:

Mana Whenua / Cultural Conferencing

[3] The Panel have considered the request from the Ātiawa ki Whakarongotai Charitable Trust, that was supported by Ngā Hapū o Ōtaki, to convene a conferencing session concerning mana whenua / cultural related matters. The Panel agree that a dedicated conferencing session would be beneficial.

[4] The Panel are of the view that the mana whenua / cultural conferencing session is held after the conferencing on all topics, with exception of planning, so that there is clarity and understanding on both the 'agreed' and 'not agreed' environmental effects, their proposed mitigation measures, and proposed conditions, and the relationship of those with the actual and potential cultural effects identified by the two mana whenua.

[5] The Panel invites the Ātiawa ki Whakarongotai Charitable Trust and Ngā Hapū o Ōtaki to advise the Panel on the matters that the two mana whenua wish to conference. Responses can be sent via email to Substantive@fasttrack.govt.nz and are due by **Friday 11 September 2026**.

[6] In the first instance, the Panel would like to canvas:

- (a) historic and current engagement between mana whenua and the Applicant;
- (b) the values and interests of the two mana whenua in the Project (includes Project site), and the identified actual and potential adverse effects arising from the Project;
- (c) views on the proposed mitigation measures and the proposed conditions and whether they satisfactorily address the identified actual and potential adverse effects; and
- (d) matters which remain unresolved.

[7] The date for this conference is scheduled for the morning of Thursday 17 September 2026.

Request for Further Information – Integration of Cultural Assessments into Technical Assessments

[8] The Panel seeks clarity from the Applicant on the relationship between the two cultural assessments reports prepared by Ātiawa ki Whakarongotai and Ngā Hapū o Ōtaki, and the technical assessment prepared by the Applicant’s experts.

[9] Accordingly, the Panel requests from the Applicant, under section 67 of the Fast-track Approvals Act 2024 (the Act), a consolidated response outlined in a table informing:

- (a) How all the experts/authors, and their technical assessment reports that accompanied the application have reviewed, considered and, where appropriate, incorporated, the interim Ātiawa ki Whakarongotai cultural impact assessment report dated 8 August 2025;
- (b) How the technical assessments prepared by the Applicant’s experts listed below have responded to the invited comments from the Ātiawa ki Whakarongotai Charitable Trust dated 29 June 2026, and the cultural impact assessment report prepared by Ngā Hapū o Ōtaki dated 28 July 2026:
 - (i) Urban Design
 - (ii) Landscape and Visual
 - (iii) Transport
 - (iv) Ecology
 - (v) Hydrology
 - (vi) Infrastructure (Water, Wastewater and Stormwater)
 - (vii) Flooding
 - (viii) Earthworks / Geotechnical Matters, and

(ix) Archaeology

[10] 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.

[11] A response from the Applicant is due on **Friday 11 September 2026**.

[12] If the information requested is not received, the Panel must proceed as if the request for further information has been declined.

[13] Please note that the requested information will be made available on the Fast-track website.



Sue Simons

Waikanae North Development Expert Panel Chair