Fast-track

New Zealand Government
Te Kāwanatanga o Aotearoa

MINUTE 32 OF THE EXPERT PANEL

Invitation to Provide Comments
Mt Welcome, Pukerua Bay, Porirua Project

FTAA-2603-1181

(26 November 2026)

[1] The purpose of this Minute is to direct the Environmental Protection Authority (**EPA**) to invite comments on:

(a) Draft conditions of consent from specified parties under section 70 of the Fast-track Approvals Act 2024 (**FTAA**); and
(b) Draft decision and conditions from specified Ministers under section 72 of the FTAA.

[2] The draft decision and conditions are included as Attachments 1 and 2.

[3] The attachments reflect the Expert Panel's consideration of:

(a) The application material, including the applicant's proposed conditions;
(b) Comments received under section 53 of the FTAA;
(c) Information provided by parties in response to further Panel requests;
(d) Relevant planning instruments, environmental standards, Treaty settlement deeds, and applicable legislation;
(e) Any other relevant information, including the provisions of the FTAA.

Comments from the Parties under section 70

[4] Under section 70 of the FTAA, the Panel directs the EPA to invite comments on the draft conditions from:

(a) The applicant;
(b) All parties who provided comments under section 53;
(c) The relevant local authority or statutory body responsible for enforcing or monitoring compliance with the conditions.

[5] The draft conditions are included in Attachment 2. The Panel requests that any suggested amendments are recorded as tracked changes in the Word version of the document(s).

[6] The draft conditions are an adapted version of the final version of conditions provided by the applicant in response to the Panel's Requests for Information.

[7] The Panel seeks specifically that as part of its comments, the applicant provide final sequentially numbered sets of conditions, with corrected internal cross-referencing, in both a tracked and clean format developed in consultation with the respective Councils;

[8] For the avoidance of doubt, comments are not sought on the Draft Decision, and if any are provided, they will not be considered. By way of explanation, the FTAA does not provide for such input at this time.

[9] All comments provided under Section 70 must be submitted by close of business on **Thursday 3 December 2026**.

[10] Any response by the applicant to comments received (as provided for under section 70(4)) must be submitted by close of business on **Thursday 10 December 2026**.

Comments under section 72

[11] In accordance with section 72 of the FTAA, the Panel seeks comments on the draft decision and conditions from:

(a) The Minister for Māori Crown Relations: Te Arawhiti; and

(b) The Minister for Māori Development.

[12] All comments provided under Section 72 must be submitted by close of business on **Thursday 10 December 2026**.



Trevor Robinson
Expert Panel Chair