
MINUTE 20 OF THE EXPERT PANEL

Master set of draft conditions

Mt Welcome, Pukerua Bay, Porirua Project

FTAA-2603-1181

(21 September 2026)

[1] The Panel agreed to a suspension of the processing of the application to enable some substantive matters to be further investigated, assessed and presented, following a request from the Applicant (Minute 19, dated 9 September 2026).

[2] In the intervening period, the planners for the Applicant and Councils have continued to work on providing a single set of draft Applicant-proposed conditions with a view to it acting as a ‘master’ going forward, as directed by the Panel via Minute 13, dated 18 August 2026. In issuing this direction, the Panel asked that the condition set note differences of opinion between the planners on condition drafting.

[3] This directed exercise has resulted in the preparation of a Joint Witness Statement (JWS), dated 14 September 2026, together with an ‘Attachment A’ containing the results of the planners’ review of the condition set. The Attachment comprises three subsets; i.e., General Conditions, District Conditions and Regional Conditions.

[4] Briefly, the JWS sets out matters of scope and a series of principles its authors’ have applied in undertaking the exercise (at paragraphs 2 to 9 and 11 to 22, respectively). The JWS then goes on to explain how the outcomes of the exercise are displayed in the condition set (at paragraphs 24 and 25):

- (a) All amendments previously proposed by the Panel as part of its mechanical/SMART review (Minute 5, dated 6 July 2026 refers) that the

planners agreed with have been incorporated without tracking changes.

- (b) Those amendments that the Applicant's planner supports but the relevant Council planner does not are highlighted in yellow.
- (c) Those amendments supported by the relevant Council planner but opposed by the Applicant's planner are highlighted in blue.
- (d) Where the amendments referred to in (b) are concerned, these are mostly identified in the District Conditions subset and reflect unresolved differences of opinion between the Applicant's planner and the City Council's planner.
- (e) Where the amendments referred to in (c) are concerned, these are mostly identified in the Regional Conditions subset, reflect a desired inclusion by the Regional Council GWRC of selected conditions from its 'alternative' set of conditions into the subset, and relate in the main to the substantive, unresolved matters referred to in paragraph [1] above.

[5] In advance of any resolution of those substantive matters, the Panel is not in a position to resolve identified points of disagreement where the amended condition set is concerned.

[6] That is not to say that the exercise has not been without value. It clearly has, in that it has resulted in the preparation of a set of draft conditions that:

- (a) Incorporates points of agreement;
- (b) Isolates areas of dispute;
- (c) Serves as a 'master' against which any further amendments that might arise through additional conferencing that we may direct can be recorded; and
- (d) Provides a basis upon which any party, including but not limited to the Applicant, may seek to suggest further amendments.

[7] It is for this reason that we willingly make available the draft condition set to all parties (Appendix 1' to this Minute). We ask all parties to regard it as the 'master' set of draft conditions going forward. It's not just for use in further conferencing. If any party is going to suggest amended conditions, they should be to this version.



DJ McMahon
On behalf of Trevor Robinson
Expert Panel Chair

Appendix 1

**‘Master’ set of Applicant’s draft proposed resource consent
conditions**