
MINUTE 13 OF THE EXPERT PANEL

Expert Conferencing on Conditions

Mt Welcome, Pukerua Bay, Porirua Project

FTAA-2603-1181

(18 August 2026)

[1] The Expert Panel has concerns regarding the current state of proposed resource consent conditions.

[2] As regards conditions within Porirua City Council's jurisdiction, Mr Smeaton has provided a commentary on Mr McDonnell's response to the Panels SMART review of conditions. Our reading indicates a large measure of agreement on the mechanical issues we have raised, but still a number of unresolved questions.

[3] The position is more complex with conditions within the jurisdiction of Greater Wellington Regional Council. GWRC produced its own set of conditions with its comments that it suggested the Panel should prefer to the applicant's set of conditions. The latter crossed with Mr McDonnell's commentary on the Panel's queries regarding regional conditions. The two parties' input crossed again on 6 August. Mr McDonnell's commentary identifies those GWRC conditions that parallel the conditions the Panel has resolved and says, in many cases, that he prefers his own drafting. We have not attempted to put the relevant GWRC and applicant conditions alongside each other and identify the exact differences at this point.

[4] Mr McDonnell also indicated agreement 'in principle' with a number of other GWRC conditions, but has not identified what if any changes he would recommend be made to them.

[5] What the Panel needs is a single set of conditions noting differences of opinion on drafting issues as between the planners working on them.

[6] The purpose of this Minute is to give Messrs McDonnell, Smeaton and Banks notice of the Panel's intention to direct that they conference with a view to producing a single set of conditions as soon as practicable after resumption of processing. If they are able to make progress on the exercise while processing is suspended, all the better.

[7] We emphasise that this is a drafting exercise seeking to utilise the professional skills of the three planners to capture the commitments the applicant is prepared to make around defining the development and mitigating its effects in a set of conditions meeting SMART criteria.

[8] The Panel is well aware that both councils (and a number of other parties) are seeking additional or substantively varied obligations be imposed on the applicant. At this point, it wants to be in the position of being able to assess how those requests (if accepted) might be engrafted into a solid set of base conditions.

[9] Alongside the SMART review the Panel has already undertaken, it has sought to track the process by which the technical reviews supporting the application have found their way into conditions. Mr McDonnell has already provided us with some assistance in that regard. Attached is a table capturing all of the technical recommendations the Panel has identified that did not recommend specific condition wording. The third column, identifying which condition (or Management Plan provision) seeks to give effect to each recommendation is primarily a question for Mr McDonnell. The fourth and fifth columns, commenting on whether the recommendation has been accurately (and appropriately) captured and providing any additional relevant commentary, are matters for all three planners to comment on as part of their conferencing process.

[10] Again, the Panel is seeking to forewarn Messrs McDonnell, Smeaton and Banks of the directions the Panel intends to make on these matters when

processing restarts.

A handwritten signature in blue ink, appearing to read 'T. Robinson', with a large, stylized loop at the end.

Trevor Robinson
Expert Panel Chair