

Fast-track project name	Waikanae North Development
Fast-track application number	FTAA-2603-1194
GW file number	FTA260420

To	The Expert Panel
Date	14 October 2026

Greater Wellington response to Minute 16 of the Expert Panel

1. This memorandum is filed on behalf of the Wellington Regional Council (Greater Wellington) in response to the direction of the Expert Panel to provide comments on the updated proposed conditions of consent (version 3) dated 6 October 2026 at paragraph 10 of Minute 16 dated 9 October 2026.
2. In Minute 16 the Expert Panel requested that parties comment on:
 - (a) The adequacy of the proposed conditions
 - (b) Any recommended amendments to the proposed conditions
 - (c) The implementation and effectiveness of the proposed conditions,
 - (d) Whether there are any outstanding matters that have not been addressed by the proposed conditions, and
 - (e) Overall view and position.
3. This memo responds to each of these points:
 - (a) **The adequacy of the proposed conditions** – Greater Wellington agree with the panel that the conditions require further refinement and clarification.
 - (b) **Any recommended amendments to the proposed conditions** – Greater Wellington have provided as Attachment 1 to this memorandum a tracked changes version of ‘Appendix 33 Applicants Proposed Draft Conditions Version 3 6 October 2026’. The tracked changes Greater Wellington have included show recommended amendments to the proposed conditions. Due to time constraints, in places Greater Wellington have identified issues and advised suggested approaches to addressing the issues rather than providing specific revised wording of conditions. In some

cases, Greater Wellington has queried whether more information could be included in a condition.

- (c) **The implementation and effectiveness of the proposed conditions** – There remain some implementation and effectiveness issues with the proposed conditions version 3. Greater Wellington have identified implementation and effectiveness issues in Attachment 1 to this memorandum.
- (d) **Whether there are any outstanding matters that have not been addressed by the proposed conditions** – As set out in Greater Wellington’s response to Minute 7, Greater Wellington consider that there remain some outstanding substantive issues that need to be resolved prior to conferencing on the wording of conditions. These include:
- Classification of the network of watercourses/tributaries connected to the Ngārara Stream.
 - The applicant should demonstrate that the proposal aligns with the requirement of Regulation 57(2) of the National Environmental Standards Freshwater (NESF).
 - The applicant should demonstrate the effects management hierarchy has been applied and that compensation will only be provided when offsetting is not possible.
- (e) **Overall view and position** - Greater Wellington consider that version 3 of the proposed conditions covers the breadth of issues of concern to Greater Wellington. Additionally, the majority of the issues that were identified with the version 2 conditions by Greater Wellington have been addressed in version 3. The exceptions where Greater Wellington do not consider that the identified issues have been addressed are identified in Attachment 1.

Overall, Greater Wellington consider that the conditions require some further refinement and clarification. Greater Wellington have attempted to identify areas for refinement and clarification in Attachment 1. Greater Wellington, consider that the Planning Conferencing scheduled for 15 October 2026 will make substantial progress to a suitable set of conditions.

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