
MINUTE 2 OF THE EXPERT PANEL

Post Conference Follow-up
Mt Welcome, Pukerua Bay, Porirua Project
FTAA-2603-1181

(26 June 2026)

[1] Thank you to the parties who participated in the briefing conference held on 24 June 2026, whether in person or on line. The Panel gained much assistance from the discussion of the project and the issues which are likely to be in contention.

[2] As foreshadowed at the conference, the Panel has some initial requests for information from the applicant.

[3] First, the applicant noted that it was in discussions with a number of parties, and that its experts were undertaking further analysis in a number of areas and/or liaising with their counterparts for other parties. To provide a firm basis on which invited parties might provide comments, the applicant is requested to provide an 'as is where is' update to its Assessment of Environmental Effects and supporting reports by way of addendum (including an inventory of changes) where material changes have been made.

[4] Second, the Panel discussed with the applicant the need for a concise statement of the activities for which an approval in the nature of a resource consent is sought within Porirua City Council's jurisdiction, suitable to be placed at the head of proposed conditions. The applicant is requested to provide same.

[5] It appeared to the Panel, based on Mr Banks' advice, that the activities the subject of proposed consent within Greater Wellington Regional Council's

jurisdiction are adequately described, but the Panel is less sure of the non-RMA approvals sought. The applicant is requested to either provide a reference to where like statements setting out the substance of those other approvals can be found, or a similar standalone statement.

[6] Third, the applicant is requested to advise what, if any, written approvals it has obtained to its applications, and either to supply copies of same, or provide a reference to where they can be found in the application documents.

[7] Fourth, the applicant is requested to confirm the bundled status of the approvals in the nature of resource consents at both district and regional levels.

[8] Lastly, during the conference, Commissioner O’Callaghan queried the status of arrangements for the applicant to tap into the bulk water main in the State Highway road corridor. The applicant’s team indicated that they would review the Infrastructure Report to check whether and how this was addressed. The applicant is requested to advise the result of that review, and either supply a reference to where this is addressed, or a statement of the current position.

[9] The applicant’s response to these requests is requested to be provided to Ms Richardson at info@fastrack.govt.nz not later than noon on 2 July 2026.

[10] The Panel notes that during the briefing conference, it emphasised the need to have a robust set of conditions should the application be approved. To this end, the Panel indicated that it would be undertaking a mechanical /SMART¹ review of the draft set of conditions contained Appendix 7 of the application and will forward, by way of an RFI Minute, the outcome of that review with an invitation for the applicant in conjunction with the Porirua City Council and Greater Wellington Regional Council to the extent that the councils wish to be involved, to respond to the mechanical review. That opportunity will be afforded as soon as possible post the receipt of comments. As outlined at the conference,

¹ SMART stands for Specific, Measurable, Achievable, Relevant and Time Bound.

this exercise is not a substitute for (and is separate from) a substantive/merits-based assessment of the draft conditions set. The latter exercise will also be undertaken following the comments period and will include a request from the Panel for the applicant to illustrate how and to what extent the recommended mitigations from the technical reports forming part of the application have been incorporated into the draft conditions.

[11] The Panel will seek to undertake a similar exercise involving the relevant regulators in relation to the conditions applying to the non-RMA approvals.

[12] The Panel also records that following the conference, it undertook a site visit accompanied by Messrs Dorset and McDonnell on behalf of the applicant.

[13] This incorporated:

- (a) viewing the site from an elevated point on Taua Tapu Track, south of the Whenua Tapu Cemetery;
- (b) touring the site broadly following the pre-circulated route and including driving onto each of the three 'fingers' of proposed residential development, walking along the ridgeline of the Upper Terrace and the Lucas Block, and observing (among other things) existing wetlands, the proposed fill site and a previously identified archaeological site;
- (c) walking north along the Taua Tapu Track from the Whenua Tapu carpark, noting the Taupō Stream where it could be viewed from the track along the way, to the area of the proposed culvert to accommodate the State Highway roundabout. Mr McDonnell showed us a GPS plot of our position relative to the culvert and Commissioner O'Callaghan went through the bush down to the stream at that location.

[14] We thank the applicant's representatives for their assistance facilitating our site visit, which we found very useful.

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

Trevor Robinson
Expert Panel Chair