
MINUTE 16 OF THE EXPERT PANEL
Invitation to comment on the draft conditions
Ryans Road Industrial Area [FTAA-2504-1054]

(26 March 2026)

- [1] This Minute directs the Environmental Protection Authority (EPA) to invite:
- (a) comments on the draft conditions of consent from specified parties under section 70 of the Fast-track Approvals Act 2024 (FTAA); and
 - (b) comments on the draft decision and conditions from specified Ministers under section 72 of the FTAA.

Invitation to comment on draft conditions

[2] Section 70 of the Act requires the Panel to direct the EPA to provide a copy of the draft conditions accompanied by a copy of the draft decision, to parties listed in that section.

[3] Attached to this Minute as **Attachment 1** is a draft of our decision in accordance with section 70(2)(b) FTAA.

[4] **Attachments 2** and **2A** are the draft Christchurch District Council consent conditions. **Attachments 3** and **3A** are the draft Canterbury Regional Council consent conditions.. Attachments 2 and 3 are a PDF version and Attachments 2A and 3A are a Word version.

[5] **Attachments 4** and **4A** are the draft Wildlife Act approval conditions. Attachment 4 is a PDF version and Attachment 4As is a Word version.

[6] Each of Attachments presents the draft conditions set out in table format. We have made all the Applicant's changes black. In the condition tables of the District Council land use conditions and District Council subdivision conditions, we have made amendments to the proposed conditions (in red) as shown in Column 1 and provided commentary on those amendments (again in red) where necessary, together with directing the Applicant's attention to other matters we want addressed in Column 2. Column 2 also contains the Applicant's section 55 comments and the Applicant's response to changes requested.

[7] In the Regional Council conditions, we have requested the Applicant to confirm the relevant version of various plans included with the conditions.

[8] In accordance with section 70, the Panel directs the EPA to provide a copy of the draft conditions, accompanied by a copy of the draft decision, and invite comments on the draft conditions from the following parties:

- (a) The Applicant;
- (b) Every person or group that provided comments under s 53 of the Act; and
- (c) The local authority or other body with statutory responsibility to enforce or monitor compliance with the conditions.

[9] The Panel directs that any proposed amendments to the draft conditions be recorded as tracked changes using the Word document version.

Other matters

[10] In addition to the comments on the conditions in the Attachments, the Panel also observe that:

- (a) There are references to a range of management plans across the District Council and Regional Council consent conditions. The Panel would benefit from the Applicant's assurance those references are correct and consistently expressed throughout. A comprehensive list of Management Plans across the consents would be useful.
- (b) We consider that a Construction Noise and Vibration Management Plan (CNVMP) is the appropriate mechanism to specify compliance and management of exceedances, and for CCC to certify, monitor and enforce compliance with its specifications. We invite the Applicant and CCC to offer a suitable condition requiring a CNVMP or advise why one is not required.
- (c) The District Council land use consent conditions refer to various Christchurch District Plan rules that are intended to be attached to the land use consent as Appendices. The Panel would find it helpful if the Applicant could provide a Schedule of these Appendices to attach to the land use consent. The Schedule should itemise each Appendix, provide a cross-reference to the relevant consent condition(s) and include a copy of each Appendix.

[11] For the avoidance of doubt, the above-mentioned parties are not constrained in their comments on the conditions to the matters set out above or the conditions that we have mentioned in Column 2 of the Attachments.

Timeframe for comments

[12] Section 70(2)(a) requires that the Panel set a timeframe by which comments on the draft conditions must be received by the EPA. The Panel has set a timeframe of five working days. The Panel therefore directs that comments must be received **by close of business 2 April 2026**.

[13] Under s70(4) the Applicant may provide written responses to the comments received under s 70 within five working days of comments closing. We therefore direct those responses by **close of business 13 April 2026**.

Comments from specified Ministers

[14] Under s 72, the Panel must direct the EPA to invite comments from the Minister for Māori Crown Relations; Te Arawhiti and the Minister for Māori Development on the draft decision and draft conditions. We direct accordingly.

[15] We must allow the Ministers ten working days to comment on the draft decision, including as to assessments made by the Panel in relation to relevant Treaty settlements and any draft conditions related to that assessment. Comments for the Ministers are therefore due by **close of business 13 April 2026**.

[16] Earlier responses are encouraged to assist the Panel's final determination.



Chris Fowler
Ryans Road Expert Panel Chair

Attachment 1: Draft Ryans Road Fast-track Decision

Attachment 2: Draft Christchurch District Council consent conditions - PDF version

Attachment 2A: Draft Christchurch District Council consent conditions – Word version

Attachment 3: Draft Canterbury Regional Council consent conditions – PDF version

Attachment 3A: Draft Canterbury Regional Council consent conditions – Word version

Attachment 4: Draft Wildlife Act approval conditions – PDF version

Attachment 4A: Draft Wildlife Act approval conditions – Word version