

Hon Shane Jones

Minister for Oceans and Fisheries
Minister for Regional Development
Minister for Resources
Associate Minister of Finance
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9 September 2025

Chris Fowler
Fast-track Expert Panel Chair
substantive@fasttrack.govt.nz

Fast-track Approvals Act substantive application – Ryans Road Industrial Development (FTAA-2504-1054)

Dear Chris,

Thank you for the opportunity to comment on the Ryans Road Industrial Development substantive application under the Fast-track Approvals Act (FTAA 2024).

The FTAA 2024 has been established to provide a regime that makes it easier and quicker for regionally and nationally significant infrastructure projects to gain the approvals needed for development, in support of this Government's economic growth objectives.

I have considered the information provided in the substantive application for the Ryans Road Industrial Area Development and its alignment with the priorities of my Regional Development portfolio. My comments are attached as Annex One.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'S. Jones'.

Hon Shane Jones
Minister for Regional Development

Annex One – Regional Development comments

Project overview

1. Carter Group Limited has applied for Fast-track approval to develop the Ryans Road Industrial Area, a large-scale industrial area covering 55.5 hectares of freehold land adjacent to Christchurch International Airport.
2. The proposal includes subdivision and development of industrial lots, construction of supporting infrastructure (including internal roads, utilities, and stormwater systems), and enabling facilities for warehousing, logistics, cold storage, and processing.
3. Carter Group Limited has provided an economic assessment to support its application for the Ryan's Road Industrial Development:
 - a. The construction phase is projected to directly contribute \$259.0 million to gross domestic product (GDP) and support approximately 755 full-time equivalent (FTE) jobs in the construction sector over the build period.
 - b. Once operational, the development is expected to contribute \$330.0 million annually to regional GDP and sustain 2,770 direct and indirect FTEs.

Comments

4. Given the scale of the projected economic benefits as set out in the application's economic assessment, the project could deliver significant regional economic benefit.
5. It would be worth considering how the proposed project is impacted by other similar developments both in the Canterbury region and across the South Island. Comments regarding implications for the Transport and Infrastructure systems should be provided by the relevant Ministerial portfolios.