

27 June 2025

Fast Tract Approvals Act  
Pound Road Industrial Development

### **Authorised Person Statement**

#### Intro

This letter accompanies a substantive application for the listed project 'Pound Road Industrial Development' (the project) by Ngāi Tahu Property Development Holdings (registered as NTP Development Holdings Limited (NTP) under the Fast Track Approvals Act 2024 (the Act).

Pound Road Industrial Development proposes the subdivision and development of approximately 60.4ha of land for industrial use at 173 Pound Road, Christchurch (the Land)

#### Authorised Person

NTP is the authorised person listed in Schedule 2 for the Project and is the person making this substantive application.

#### About NTP Development Holdings Limited

Ngāi Tahu Property is one of the largest property development and investment companies in Te Waipounamu, with assets valued at approximately \$770 million.

Ngāi Tahu Property has established a comprehensive portfolio of quality properties, many of which are Crown or local government tenanted. As a long-term investor, a core component of the company's strategy is intergenerational investments that deliver a commercial return, a cultural return, and a community return. This cultural dimension and our inter-generational aspirations mark out Ngāi Tahu Property from other property Developers and Investors.

Ngāi Tahu Property has the financial and resource capacity and capability to deliver the Pound Road Industrial development.

#### Examples of Residential and Industrial land development

- Kairua, Hornby, Christchurch – 5.3ha industrial land development. Completed 2021
- Mānia, Hornby, Christchurch – 40ha industrial land development. Completed 2023.
- Tāwhiri, Rolleston – 32ha industrial land development. Completed 2023
- Wigram Business Park, Christchurch – 25ha industrial land development. Completed 2014
- Bellgrove, Rangiora – 65 ha, ~1300 lot residential land development. Commenced 2023 – ongoing
- Te Whāriki, Lincoln – 118ha, ~950 lot residential land development. Commenced 2017, completed 2025

NTP and its Directors have never had compliance or enforcement actions taken against them under any of the 'specified Acts' in the Act.

#### NTP legal interest in the land

NTP has ownership interest of the following land

- 38 Barters Rd Lot 10 DP 23834
- 86 Barters Rd Lot 1 DP 38418
- 94 Barters Rd Lot 7 DP23834
- 173 Pound Rd Lot 3 DP33334
- 59 Pound Rd Lot 1 DP33334
- 570 Waterloo Rd Lot 1 DP33334

NTP has contracted interest of the following land

- 2 Barters Rd Lot 1 DP20738 (conditional agreement for sale and purchase)
- 64 Barters Rd, Lot 2 DP38418 (Unconditional agreement for sale and purchase – settlement 15 July 2025)

NTP has agreement from the owners of the following land to include their land in this FTAA substantive application

- 4 Hasketts Rd Lot 6 DP 23834
- 22 Hasketts Rd Lot 2 DP 24156
- 30 Hasketts Rd Lot 1 DP 24156
- 40 Hasketts Rd Lot 2 DP 23834
- 48 Hasketts Rd Lot 1 DP23834
- 578 Waterloo Rd Lot 2 DP 20738
- 111 Pound Rd, Lot 2 DP 33334

NTP do not see any barriers to the development, no third-party finance is required for the acquisition or for the completion of the proposed work.

#### The Project

NTP is proposing to undertake the Pound Road Industrial Development as it considers that this Land will have a high demand and uptake from industrial owner/ occupiers, is a suitable (feasible) option for industrial development (and will naturally extend the Waterloo Business Park (Industrial General Zone)) and will help Christchurch meet its industrial needs.

The project is expected to address planning shortfalls in the medium and long-term and aligns with the purpose of the Act insofar that it will deliver 'significant regional or national benefits', including driving regional economic growth, creating employment opportunities, and contributing to Canterbury's broader

development objectives.

From NTP's historical experience undertaking industrial land development through the Wigram Park, Kairua, Mania and Tawhiri industrial developments (c102 ha) alongside our commercial and industrial property portfolio, it is evident that there is continued demand for well placed unencumbered industrial land. Having evaluated a range of other land areas adjoining existing industrial zoning in the locality (that would create contiguous greenfield development and contribute to a well-functioning urban environment), the project site is considered the most practical option for providing additional industrial development capacity in Christchurch.

The project will provide connectivity to existing transport networks, provide employment opportunities for existing communities and support construction, wholesaling, warehousing, transport, and manufacturing activities. The Christchurch Airport noise contour overlays and the Ruapuna Speedway noise overlays additionally prevent the suite from being suitable for any alternative residential use / development.

Since the project was announced as being a listed project under Schedule 2 NTP has been approached by industrial (real estate) agencies, developers and business owners seeking information of the development to secure land for future industrial facilities. The demand for unencumbered industrial development land continues.

*Staging and timing of the project*

NTP are ready to commence development as soon as possible after obtaining the relevant approvals under the Act.

NTP are proposing to develop the project in four stages. The stages may occur concurrently or may occur consecutively. If stages are not constructed concurrently, it is anticipated the second stage will occur within 12 months of the completion of the first stage.

The nature and timing of the staging is partially dependant on what may be required to comply with approved planting seasons in accordance with regulations and the proposed Lizard Management Plan. Lizard survey work, habitat establishment, animal relocation and monitoring may delay the initial earthworks programme due to the seasonal requirements of these activities. Earthworks works will preferably occur over the summer construction season to provide construction efficiencies.

Ngā Mihi

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**Dean Christie | Tumu Whakaahu ā-Motu | National Development Manager**

Mobile: [Redacted]  
[Redacted contact information]