

16 April 2025

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Ref: 100656122/3447-6625-1065.1

Dear Fast-track team

RYANS ROAD INDUSTRIAL DEVELOPMENT - SUBSTANTIVE APPLICATION UNDER THE FAST-TRACK APPROVALS ACT 2024

- 1 We act for Carter Group Limited (*Carter Group*).
- 2 On 21 March 2025 Carter Group filed a substantive application for the Ryans Road Industrial Development (*Original Application*) for approvals under sections 42(4)(a) and 42(4)(h) of the Fast-track Approvals Act 2024 (*Act/FTAA*). The fees, charges and levies payable in respect of the Original Application were paid on 24 March 2025.
- 3 On 14 April 2025 Carter Group received a decision on completeness and scope for the Original Application under section 46 of the FTAA (*Decision*). The Decision was that the Original Application did not comply with section 46(2) of the FTAA because:

The application lacks a summary or evidence of consultation with the Ministry for the Environment (MfE) as the relevant administering agency of the Resource Management Act 1991 (RMA) under which approvals are sought.

- 4 Following receipt of the Decision, Carter Group provided the Original Application to the Ministry for the Environment (MfE) on 14 April 2025. On 15 April 2025, MfE confirmed that it received the Application and provided a summary on the national direction under the Resource Management Act 1991 (RMA) for the applicant's consideration (*MfE Feedback*).
- 5 The Original Application has been amended to include a summary of this consultation with MfE and an explanation of how the MfE Feedback has informed the project (*Amended Application*).
- 6 Carter Group confirm that Original Application had already taken into account the relevant national direction under the RMA and MfE did not raise any points or issues that were not already addressed in the AEE to the Original Application.

Baseline Lizard Survey Results

- 7 On 10 April 2025 Carter Group provided the EPA with a covering letter (Covering Letter) and a copy of the baseline lizard survey results report for the Ryans Road Industrial Development (*Survey Report*). The Survey Report was also provided to the Department of Conservation, Christchurch City Council, and MKT.



- 8 The Covering Letter explained that:
- 8.1 the since the Original Application was lodged, Carter Group undertook a baseline lizard survey and the Survey Report confirms the presence of Southern grass skinks at the site;
 - 8.2 the recommendations in the Survey Report for management and intervention site are outlined in the LMP provided as part of the Original Application. The LMP remains appropriate to manage and protect lizard populations inhabiting the site.
- 9 We note that this was not identified by the EPA as information necessary for the Original Application to be deemed complete. We agree with this analysis.
- 10 The Amended Application includes the Survey Report simply because it makes sense to do so now. However, we again emphasise that the provision of this information is not intended to create any impression that the Original Application was incomplete for the purpose of the FTAA at the time the Original Application was lodged.
- Amendments to the Original Application**
- 11 Carter Group resubmits the Original Application with the following amendments to the AEE:
- 11.1 Paragraph [373] and Table 4 (Consultation Summary)¹ has been amended to provide a summary of the consultation with MfE and an explanation of how it informed the project. The proposal was assessed against the relevant National Policy Statements and National Environmental Standards in the Original Application filed on 21 March 2025. Therefore, no further change is needed to address the points raised in the MfE Feedback.
 - 11.2 Paragraphs [105] to [106], [115], [274] to [278] and [292], Table 2 (Assessment of Mana Whenua recommendations)² and Table 4 (Consultation Summary)³ have been amended to refer to the Survey Report
- 12 In respect of the Appendices:
- 12.1 Appendix 24 (Consultation Documents & Records) now includes the record of consultation with MfE (i.e. the MfE Feedback).
 - 12.2 Appendix 38 (Lizard Surveys) has been added to attach the Survey Report to the Amended Application.
- 13 For the avoidance of doubt, aside from the changes listed above, Carter Group confirms that no further changes have been made and the Amended Application

¹ At page 75 of the AEE.

² At page 60 of the AEE.

³ At page 76 of the AEE.



remains the same as in the Original Application. Carter Group can provide a tracked-change version of the AEE to the Amended Application if it is useful to confirm this.

- 14 On the basis that the Amended Application does not make any substantive change to the Original Application, we do not consider that the Amended Application needs to be provided to the relevant administering agencies and/or local authorities for further feedback on completeness. The Amended Application can simply be accepted as complete on the basis that it is implied that the Original Application was otherwise sufficient to satisfy s 46(2) other than the MfE consultation.
- 15 We look forward to receiving a decision on completeness on the Amended Application shortly.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Jo Appleyard'.

Jo Appleyard / Meg Davidson
Partner / Solicitor