



TO: THE EXPERT PANEL
RE: THE FAST TRACK APPROVALS ACT 2024
FOR: RYANS ROAD INDUSTRIAL AREA (FTAA-2504-1054)
MINUTE 3 OF THE EXPERT PANEL
INVITATION TO COMMENT UNDER s53(2) of the ACT
DATE: 9 SEPTEMBER 2025
PREPARED BY: NICOLA RYKERS FOR WHITIORA CENTRE LIMITED

INTRODUCTION

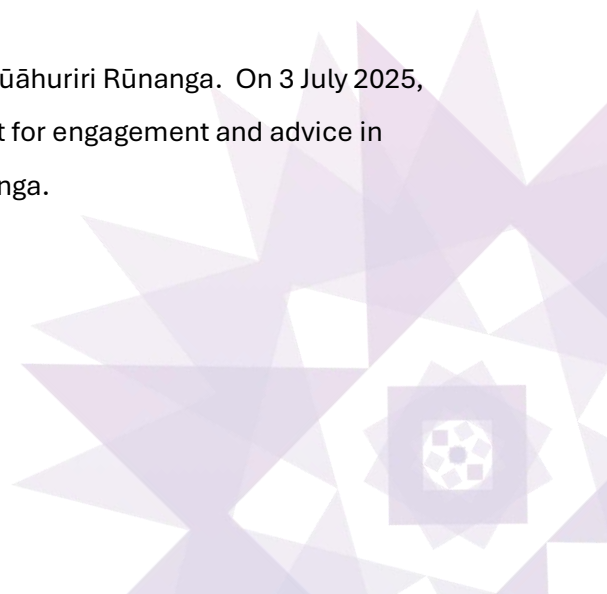
Ngāi Tūāhuriri is a principal hapū of Ngāi Tahu, acknowledged in Te Rūnanga o Ngāi Tahu Act 1996 and the Ngāi Tahu Claims Settlement Act 1998 (Settlement Act). The takiwā of the hapū is centred at Tuahiwi, and extends from Hurunui to Hakatere, sharing an interest with Arowhenua Rūnanga northwards to Rakaia, and thence inland to the Main Divide. Within this area, Ngāi Tūāhuriri has maintained noho tūturu (ahi kā), meaning the tribe's 'fires' have been kept burning and that they actively exercise rangatiratanga.

Te Ngāi Tūāhuriri Rūnanga has mandated Whitiora Centre Limited (Whitiora) to provide advice and act on its behalf in respect of environmental policy, planning and strategy matters. This includes representation on proposals being processed under the Fast-track Approvals Act 2024. This mandate came into effect on 1 July 2025.

BACKGROUND

Whitiora acknowledges the consultation undertaken by the applicant with Te Ngāi Tūāhuriri Rūnanga through Mahaanui Kurataiao in February and April 2025; and the record of that consultation.

As noted above, Whitiora is now the mandated entity for Ngāi Tūāhuriri Rūnanga. On 3 July 2025, Whitiora wrote to the applicant confirming it was now the agent for engagement and advice in respect of the priorities and interests of Te Ngāi Tūāhuriri Rūnanga.





ADVICE

In response to the Invitation to Comment under s53(2) of the Fast-track Approvals Act 2024, Whitiora advises:

- that the application site is not subject to any cultural overlays and the site does not contain values of high cultural significance;
- an assessment of issues related to tikanga is not required, provided the conditions outlined in the matters below; and
- there is no requirement for the protection of sensitive information.

From a cultural perspective, the proposed land development does not involve any sensitive or complex issues. Whitiora expects that the land development will be undertaken in accordance with best practice and that this will be enforced through conditions of consent addressing the following matters:

- best practice erosion and sediment control during earthworks;
- best practice measures for dust management during earthworks;
- an Accidental Discovery Protocol during earthworks;
- implementation of any ecological management plans for lizards and fish;
- implementation of all landscape planting as proposed in the application; and
- implementation of best practice methods for stormwater management.

Whitiora refers to Table 22: Assessment of Mana Whenua recommendations at pages 60 and 61 of the AEE and acknowledges that the matters identified in consultation between the applicant and Mahaanui Kurataiao have been addressed in the project description and conditions of consent. Whitiora has no additional feedback.

CONTACT DETAILS

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