

File ref: FTAA-2505-1057

18 February 2026

Dean Christie  
Ngāi Tahu Property Development Holdings  
C/O Jo Appleyard  
By email: [REDACTED]  
cc: [REDACTED]

Tēnā koe

### **Request for information from Ngāi Tahu Property Development Holdings in relation to the Pound Road Industrial Development under the Fast-track Approvals Act 2024**

The **Pound Road Industrial Development** Expert Panel (the Panel) has directed the Environmental Protection Authority (EPA) to request further information from you under section 67 of the Fast-track Approvals Act 2024 (the Act), relating to the above application.

At the direction of the Panel, the EPA is seeking the following additional information to that set out in the directions of Minute 14:

1. The Applicant's transportation engineer indicated that from around the end of Stage 1 (2030 / 2031), the effects from the development on the two intersections are likely to lead to intersection performance beginning to degrade noticeably. i.e. with reference to Table 1 of the Novo Group memorandum of 26 January 2026, when the Proposal contributes 6% of the peak traffic volume through the two intersections.

The Applicant's transportation engineer is directed to provide further explanation on how he determined the traffic effects' significance.<sup>1</sup>

### **Supply of Information**

In accordance with section 67(2) of the Act the applicant must:

- a) Provide electronic copies of the information or report requested; or

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<sup>1</sup> Refer e.g. paragraph [114] ITA at Appendix 10 to the AEE.

b) Advise the EPA, with reasons that you decline to provide the information or report requested.

Please provide the further information to the EPA on the same timeline as the applicant is already working to for the remainder of the information set out in Minute 14, noting that the application is on suspension at the time of issuing this letter.

If the information requested is not received, the Panel must proceed as if the request for further information has been declined.

Please note, the information will be provided to the Panel, the applicant and every person who provided comments on the application. The information will also be made available on the Fast-track website.

If you have any questions, please contact Application Lead, Melita Raravula by email at [info@fasttrack.govt.nz](mailto:info@fasttrack.govt.nz)

Nāku noa, nā

Melita Raravula

**Application Lead**