

Fast-track Approvals Act 2024 (the Act)

MINUTE 16 OF THE EXPERT PANEL

Invitation to comment on the draft conditions

Pound Road Industrial Development [FTAA-2505-1057]

17 March 2026

- [1] This minute directs the Environmental Protection Authority (EPA) to invite:
- (a) Comments on the draft conditions of consent from specified parties under s 70 FTAA; and
 - (b) Comments on the draft decision and draft conditions from specified Ministers under s 72 FTAA.

Invitation to comment on the draft conditions

[2] Section 70 of the Act requires the Panel to direct the EPA to provide a copy of the draft conditions, accompanied by a copy of the draft decision, to the parties listed in that section.

[3] Attached to this minute as Attachment 1 is a draft of our decision in accordance with s 70(2)(b).

[4] Attachment 2 and 3 are the draft conditions set out in table format. The conditions in four parts: CCC subdivision conditions, CCC land use conditions, CRC conditions and Wildlife Act conditions. Attachment 2 is a PDF version and Attachment 3 is a Word version.

[5] In the condition tables, we have made amendments to the proposed

conditions as shown in Column 1 and provided commentary on those amendments where necessary, together with directing the Applicant's and parties' attention to other matters we wish addressed in Column 3. Column 2 is unchanged from the Applicant's 55 comments.

[6] Thus, in accordance with s 70, the Panel directs EPA to provide a copy of the draft conditions, accompanied by a copy of the draft decision, and to invite comments on the draft conditions from the following parties:

- (a) The Applicant;
- (b) Every person or group that provided comments under s 53 of the Act;
and
- (c) The local authority or other body with statutory responsibility to enforce or monitor compliance with the conditions¹.

[7] The Panel directs any proposed amendments to the draft conditions be recorded as tracked changes using the Word document version.

Other matters

[8] In addition to the comments on the conditions in Attachments 2 and 3, there are some additional matters of clarification relating to the conditions that we wish to better understand. All these conditions are in the Appendix A (Part 2) CCC subdivision consent conditions. They are:

- (a) Conditions 14A and 23 – 25, Construction Traffic Management Plan and Environmental Management Plan - neither of these plans currently address in detail the potential effects of construction noise and dust and traffic on residents along Barters Road. Parties are invited to comment on if amendments to the conditions are required.
- (b) Condition 46 – does the Applicant have a view on the choice between a FW3 and FW4 level of fire flow service for water supply? If not, how

¹ Notably, the Director-General of Conservation, who we note was also a submitter.

should the condition be structured?

- (c) Conditions 63 and 67 - there is currently some inconsistency in the drafting of draft conditions relating to the on-site stormwater treatment devices. In particular, the devices referred to in CCC subdivision consent conditions 63 and 67 are different and differ from those referenced in CRC condition 17. The parties are to clarify their respective positions and propose conditions that address any inconsistencies.
- (d) Conditions 88, 90 and 91A - road widening Barters Road and Hasketts Road - the Applicant and CCC are to confirm if the conditions 88, 90 and 91A reflect their agreement or otherwise advise the proposed wording.
- (e) Condition 88 - the Applicant and CCC are to clarify whether the flush median suggested by the Applicant is required for the southern access point on Barters Road. The Panel is unclear whether the latest discussions with CCC on road widening have identified whether or not a flush median at the southern access intersection on Barters Road is required. We seek clarification from the Applicant and CCC on this point. We are also unclear on if the potential for additional heavy vehicles means that a flush median is required near 33 Barters Road. If the detailed design process is to be used to consider this issue further, CCC subdivision condition 88 should be updated to reflect that.
- (f) Condition 91 - the Applicant is to comment on the option of either a cycle path within the shoulder on Pound Road (of sufficient width in accordance with relevant Guidelines) or a cycle path along the frontage of stage 3 (see Mr Rodgers comments on 5 March 2026).
- (g) Condition 112 - we note that we are unclear on the number of culvert crossings within the PWRN (refer draft decision paragraph 43). We

invite the Applicant to confirm the same in its comments on the condition.

- (h) Consent notice conditions - the Applicant is requested to put all consent notice conditions in one section.

[9] The Panel also observe there to be references to a range of management plans across the CCC and CRC consent conditions. The Panel would benefit from the Applicant's assurance those references are correct and consistently expressed throughout. A comprehensive list of Management Plans across the consents would be useful.

[10] For the avoidance of doubt the parties are not constrained in their comments on the conditions to the matters set out above.

Timeframe for comments

[11] Section 70(2)(a) requires that the Panel set a timeframe by which comments on the draft conditions must be received by the EPA. The Panel has set a timeframe of ten working days. The Panel therefore directs that comments must be received by **31 March 2026**.

[12] Under s 70(4) the Applicant may provide written responses to the comments received under s 70 within five working days of comments closing. We therefore direct those responses by **10 April 2026**.

Comments from other parties

[13] Under s 72, the Panel must direct the EPA to invite comments from the Minister for Māori Crown Relations: Te Arawhiti and the Minister for Māori Development on the draft decision and draft conditions. We direct accordingly.

[14] We must allow the Ministers ten working days to comment on the draft decision, including as to the assessments made by the panel in relation to relevant Treaty settlements and any draft conditions related to that assessment. Comments from the Ministers are therefore due by **31 March 2026**.

Special Planning Advisor

[15] As parties are aware, the Panel has been assisted by a special planning advisor, Ms Dines. Ms Dines has provided us with considerable assistance in our review and consideration of the proposed conditions.

[16] Some panel members have had experience in other fast-track processes where the parties have engaged directly with a special planning advisor, particularly applicants and councils, prior to finalising their position on conditions. This has been found to be an efficient and cost-effective way to advance the finalisation of conditions.

[17] We invite parties to consider if there would be merit in such engagement here to assist them with their comments on, and preparation of, a final set of proposed conditions. If so, Ms Dines can be contacted via the EPA.



Chris Thomsen

Pound Road Industrial Development Expert Panel Chair