

Fast-track Approvals Act 2024

MINUTE 2 OF THE EXPERT PANEL

Invitation to comment

Barrytown Minerals Project – Southern Block [FTAA-2605-1238]

31 August 2026

[1] Under s53(1) of the Fast-track Approvals Act 2024 (the Act or FTAA), the Panel directs the Environmental Protection Agency to invite the persons identified in this Minute to make written comments in accordance with the Act and this Minute.

[2] Under 53(2A), any comment must relate only to Stage 2 of the Barrytown Minerals Project in Schedule 2 of the FTAA as the Substantive Application within what is referred to as the Southern Block. The Applicant applied on 31 March 2026 under section 37A of the FTAA for a determination that it could lodge a separate substantive application for a specified stage of its Schedule 2 Project (Project). It received a positive determination on 15 April 2026. Appendix B includes copies of the staging application and the determination.

[3] Under section 53(2) of the Act, the Panel must invite comments from persons listed in sections 53(2) (a) to (n).

[4] **Appendix 1** to this Minute lists the prescribed persons relevant to this project that must be invited.

[5] The Panel determines that the other relevant portfolio Ministers are the Minister for the Environment and the Ministers for Economic Growth, Arts, Culture and Heritage, Conservation, Regional Development, and Resources, Oceans and Fisheries, Māori Development and Rural Communities. See s 53(2)(j).

[6] Section 53(2)(h) and (i) state that the owners and occupiers of the land adjacent to the land the application relates to must be invited to comment. The application included an appendix (*Appendix I1 - Site and Adjacent Landowners and Occupiers*) that identified the names and addresses of owners and occupiers of the site and adjacent land. The EPA has also provided its advice to the Panel based on the Guidance Note entitled: *Guidance: Identifying Adjacent Land (revised June 2025)*, which is available to view on the Fast-track website, here: <https://www.fasttrack.govt.nz/process/comments>

[7] After considering the information from the Applicant and the EPA's advice, the Panel has determined that the owners and occupiers of land shaded green and orange on the Maps in **Appendix 2** and listed in **Appendix 3** should be invited to comment, where those owners/occupiers are not the Applicant.

[8] The Panel has considered section 53(3) and determined that it is appropriate to invite the parties listed in **Appendix 4** to comment.

[9] The Panel recognises that Barrytown is a small community and that the proposal could have a profound impact (positive or negative) on it. The Panel has taken a broad approach to inviting comment under section 53(3). Nearby landowners invited to comment under section 53(3) are listed in **Appendix 4** and shown in purple on the Maps in **Appendix 2**.

[10] The Panel appreciates that the invitations to individual landowners and the Coast Road Resilience Group may result in some duplication. The Panel encourages coordinated responses from individuals or groups with common interests.

[11] The invitation to comment is dated 31 August 2026, and the date for comments is 20 working days from this date (section 54 of the Act). The date by which invited comments on the application must be received is therefore **28 September 2026**.

[12] Comments can be filed with the EPA:

- (a) by email to substantive@fasttrack.govt.nz;
- (b) by post to Private Bag 63002, Wellington 6140, New Zealand; or
- (c) in person to Stewart Dawson's Corner, 366 Lambton Quay, Wellington 6011

[13] The application documents can be viewed here: <https://www.fasttrack.govt.nz/projects/barrytown-minerals-project/substantive-application>

[14] If the Applicant wishes to file a response to the comments received, it must do so no later than 5 working days after the day that comments close (section 55(2) of the Act). Any response from the Applicant will therefore be due on 5 October 2026.

Specific information requests

[15] The Panel asks the West Coast Regional Council to provide the following additional information with their comments on the application:

Focusing on the rivers as defined by the West Coast Regional Land and Water Plan, including those in Table 1 of the May 2026 Rehabilitation Management Plan (Appendix M6 of the application):

- a) Evaluate the mining methodology, particularly Section 5.4 (Substantive Application, Appendix M6) and its proposal to sequentially divert streams

across the three sectors of Stage 2.

- b) Provide a table (perhaps in consultation with the Applicant) based on the indicative sequencing model and using the three mining sectors, which streams and for what length in each affected reach are under diversion in Years 1-14 so that the Panel has a sense of the level of freshwater modification likely to occur in annual and (if possible) monthly intervals.
- c) Using the information in (b), assess whether the timing interrupts any lifecycles of indigenous species to a degree that should affect the indicative mining sequence.
- d) Consider what information should be certified and be in place before any waterbody is interfered with to ensure the progressive rehabilitation achieves a final waterbody morphology that is structurally and functionally appropriate and meets the aims of Figure 11 (Substantive Application, Appendix M6).
- e) Assess the project's potential to materially interfere with natural waterbody hydrology and how any risks can be managed.
- f) Evaluate the methodology and consider aspects of the feasibility and implementation of the rehabilitation through the creation of a new wetland (approx. 54 ha), incorporating a reach of Granite Creek in the manner shown in the rehabilitation plan in Figure 17.
- g) Assess whether the characteristics of the replacement wetland should or can model habitat lost according to the existing wetland typologies in the Ecological Impact Assessment.

- h) Assess whether the goals expressed in the draft rehabilitation management plan adequately capture the overall outcomes sought, both in terms of river morphology and function, and a new wetland and the sufficiency of measures to secure its aims.

A handwritten signature in blue ink, appearing to read 'John Maassen', with a long horizontal flourish extending to the right.

John Maassen

Barrytown Minerals Project Expert Panel Chair

Appendix 1

Parties invited to Comment under section 53(2) of the Act

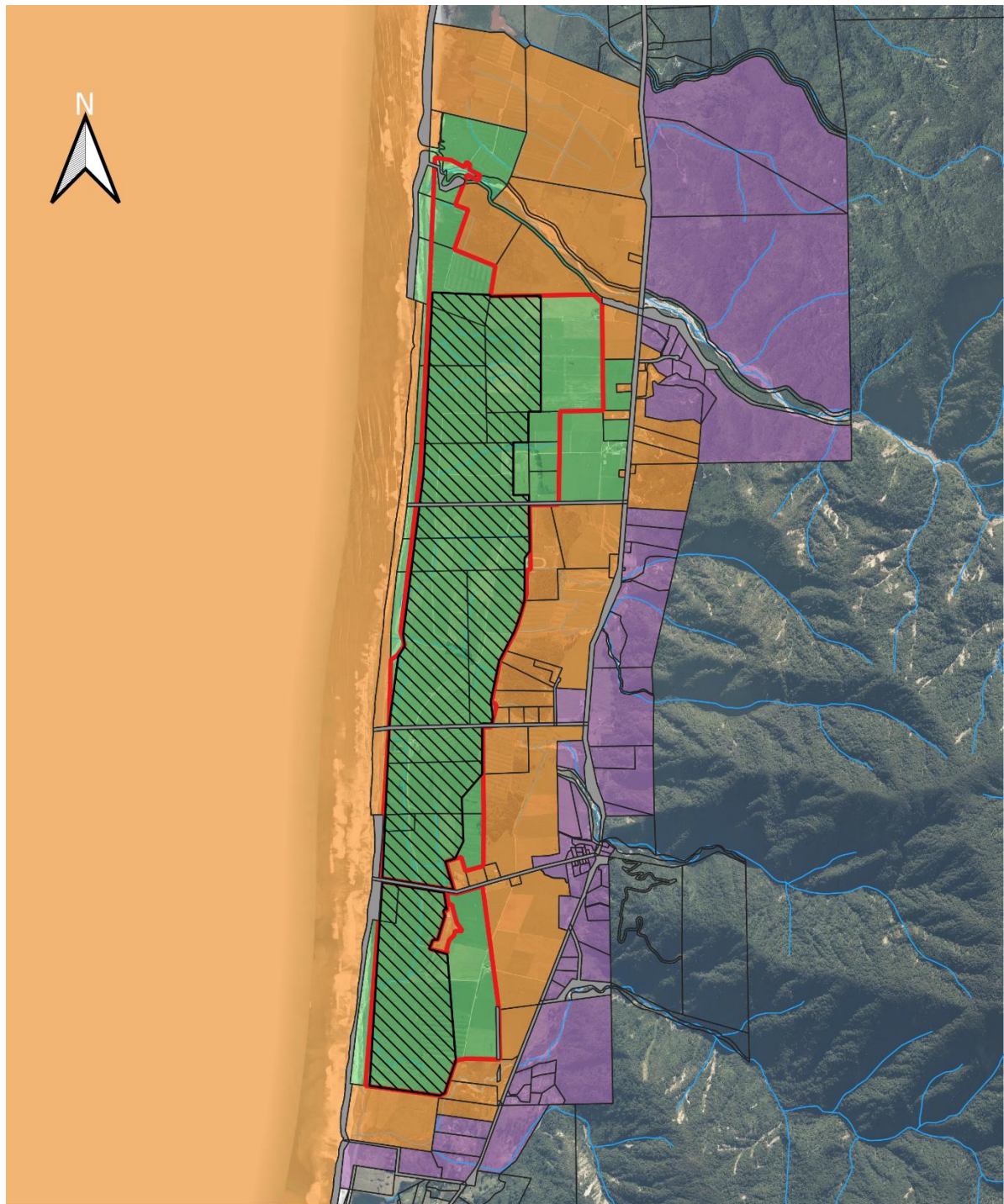
53(2)(a)	the relevant local authorities	• Grey District Council • West Coast Regional Council
53(2)(b)	the relevant iwi authorities	• Te Rūnanga o Ngāi Tahu
53(2)(c)	any relevant Treaty settlement entities, including, to avoid doubt,— (i) an entity that has an interest under a Treaty settlement within the area to which the substantive application relates; and (ii) an entity operating in a collective arrangement, provided for under a Treaty settlement, that relates to that area	• Te Rūnanga o Ngāi Tahu • Te Rūnanga o Ngāti Waewae
53(2)(d)	any protected customary rights groups and customary marine title groups whose protected customary rights area or customary marine title is within the area to which the substantive application relates	N/A
53(2)(e)	any Applicant group under the Marine and Coastal Area (Takutai Moana) Act 2011 that is identified in the report prepared under section 18 or 49 and seeks recognition of customary marine title or protected customary rights within the area to which the substantive application relates	N/A
53(2)(f)	ngā hapū o Ngāti Porou if the area to which the substantive application relates is within or adjacent to, or the activities to which it relates would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou	N/A

53(2)(g)	the tangata whenua of any area within the area to which the substantive application relates that is a taiāpure-local fishery, a mātaihai reserve, or an area that is subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996	N/A
53(2)(h)	owners of the land to which the substantive application relates	See Appendix 2 and 3.
53(2)(i)	occupiers of the land to which the substantive application relates unless, after reasonable inquiry, an occupier cannot be identified	See Appendix 2 and 3.
53(2)(j)	the Minister for the Environment and other relevant portfolio Ministers	• Minister for the Environment • Minister for Arts, Culture and Heritage • Minister of Conservation • Minister for Economic Growth • Minister for Regional Development • Minister for Resources • Minister for Māori Development • Minister for Oceans and Fisheries • Minister for Rural Communities
53(2)(k)	relevant administering agencies	• Department of Conservation • Heritage New Zealand Pouhere Taonga
53(2)(l)	any requiring authority that has a designation on land to which the substantive application relates or on land adjacent to that land	• Grey District Council • New Zealand Transport Agency Waka Kotahi
53(2)(m)	if the approvals sought in the substantive application include— (i) an approval described in section 42(4)(a) or (d) (resource consent or designation), the persons and groups	• Director-General of Conservation • Te Rūnanga o Ngāti Waewae • Te Rūnanga o Makaawhio • Te Rūnanga o Ngāi Tahu • Pōkeka Poutini Ngāi Tahu Ltd • New Zealand Conservation Authority

	listed in clause 13 of Schedule 5: (ii) an approval described in section 42(4)(e) (concession), the persons listed in clause 5 of Schedule 6: (iii) an approval described in section 42(4)(g) (conservation covenant), the persons listed in clause 44 of Schedule 6: (iv) an approval described in section 42(4)(h) (wildlife approval), the persons listed in clause 4 of Schedule 7: (v) an approval described in section 42(4)(k) (marine consent), the persons listed in clause 5 of Schedule 10: (vi) an approval described in section 42(4)(l) or (m) (access arrangement), the persons listed in clause 5 of Schedule 11 (vii) an approval described in section 42(4)(n) (mining permit), the person listed in clause 18 of Schedule 11.	• West Coast Tai Poutini Conservation Board • New Zealand Fish and Game Council • Game Animal Council
53(2)(n)	any persons or groups specified by the Minister under section 27(3)(b)(iii).	N/A

Appendix 2

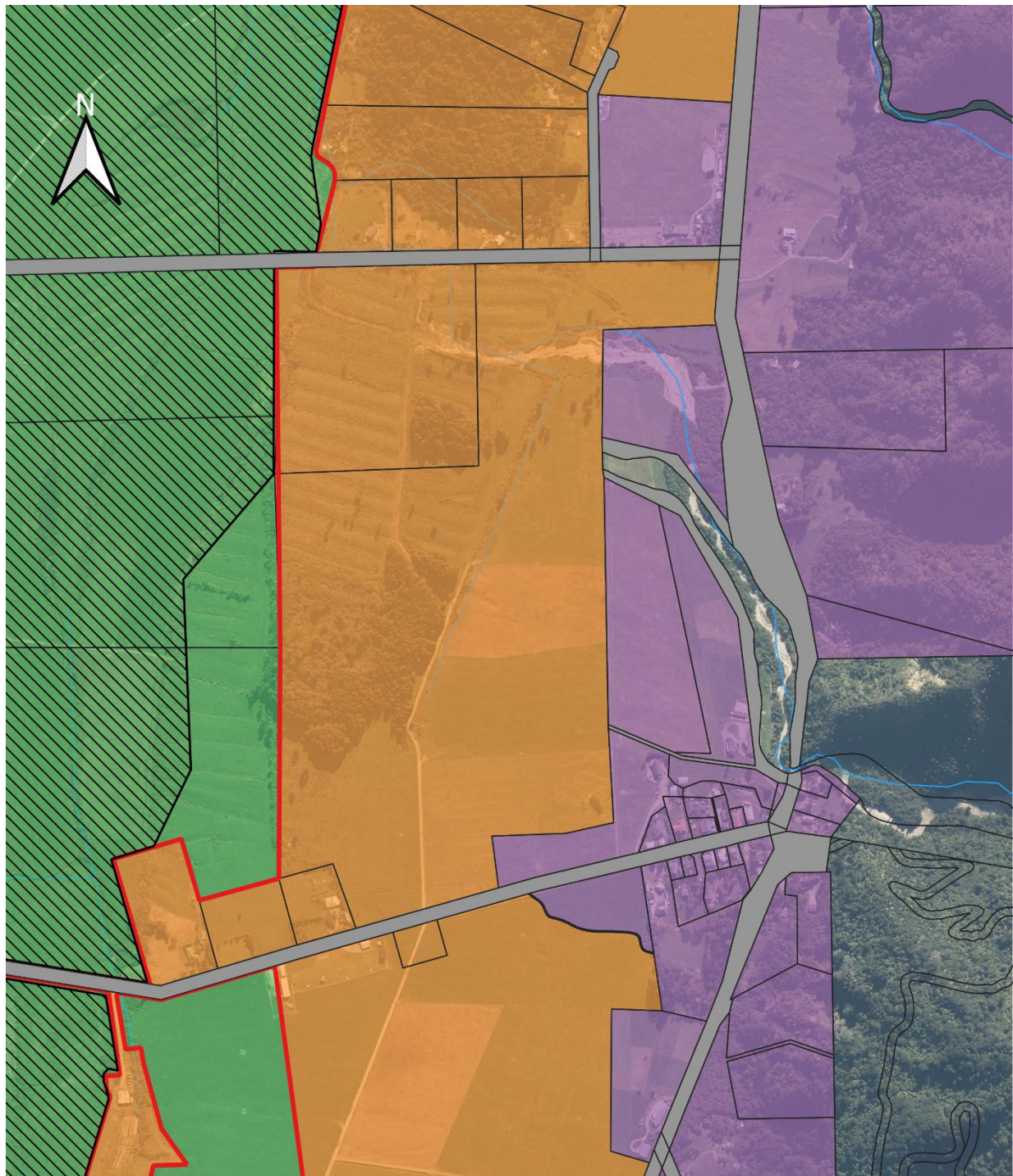
Map 1 of land whose owners and occupiers are invited to comment under section 53(2)(h) and (i) and section 53(3)



Legend

- | | |
|---|-----------------------------------|
| Substantive application land invited to comment under s 53(2) (h) and (i) | Approximate consent area |
| Adjacent land invited to comment under s 53(2) (h) and (i) | Approximate area of project works |
| Additional land invited to comment under s 53(3) | Primary parcels |
| | Roads |

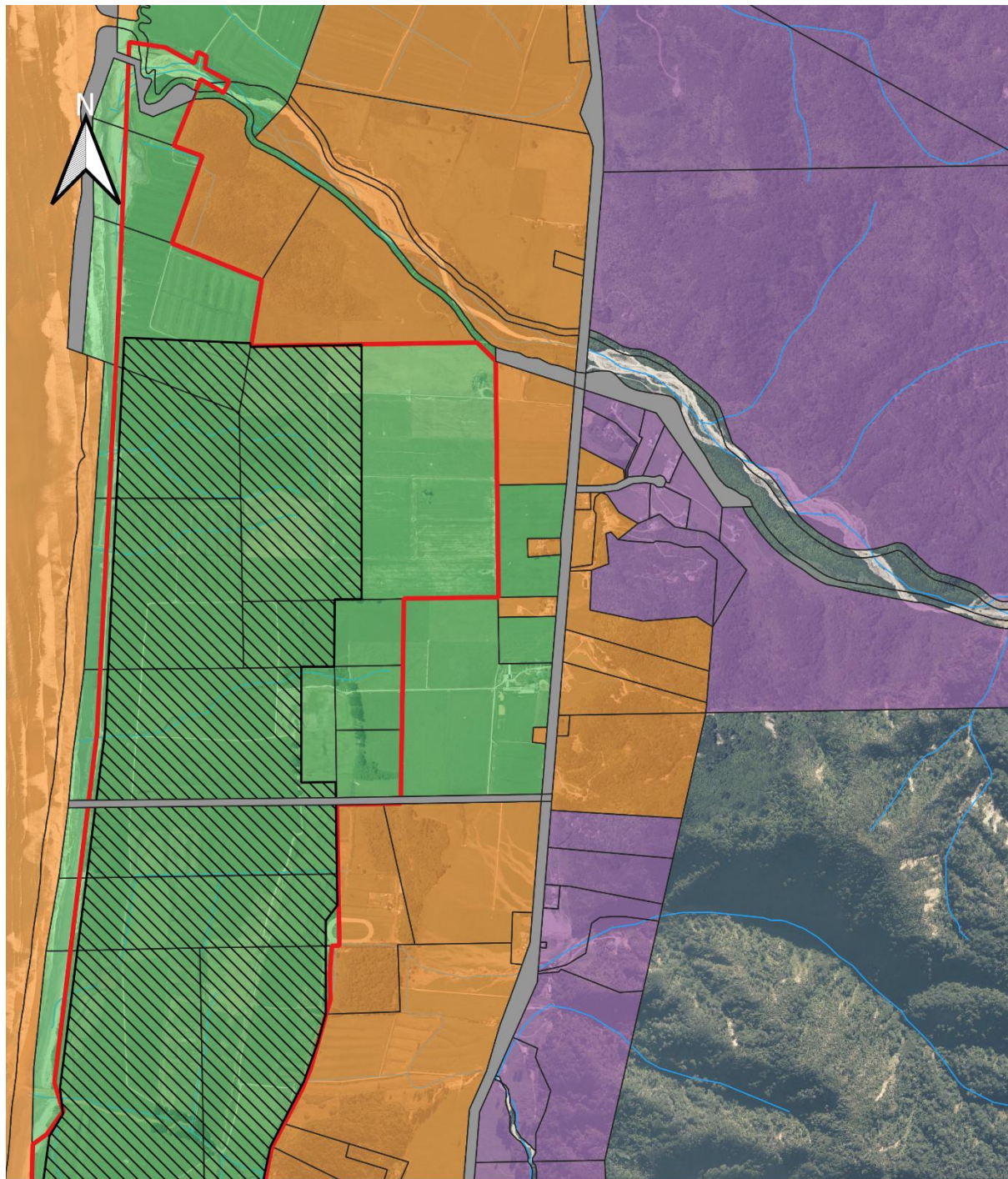
Map 2 – close up of land near Barrytown township whose owners and occupiers are invited to comment under section 53(2)(h) and (i) and section 53(3)



Legend

- | | |
|---|--|
| Substantive application land invited to comment under s 53(2) (h) and (i) | Primary parcels |
| Adjacent land invited to comment under s 53(2) (h) and (i) | Roads |
| Additional land invited to comment under s 53(3) | Approximate area of project works |
| | Approximate consent area |
- 0 500 1,000 m

Map 3 – close up of land near the north-east of the project site whose owners and occupiers are invited to comment under section 53(2)(h) and (i) and section 53(3)



Legend

- | | |
|---|--|
| Substantive application land invited to comment under s 53(2) (h) and (i) | Primary parcels |
| Adjacent land invited to comment under s 53(2) (h) and (i) | Roads |
| Additional land invited to comment under s 53(3) | Approximate consent area |
| | Approximate area of project works |
- 0 500 1,000 m

Appendix 3

List of land parcels whose owners and occupiers are invited to comment under section 53(2)(h) and (i)

Where a land parcel does not have an address, the legal appellation is referenced instead.

64 Cargill Road, Barrytown	86 Cargill Road, Barrytown
101 Cargill Road, Barrytown	114 Cargill Road, Barrytown
5 Prospector Place, Barrytown	6 Prospector Place, Barrytown
2617 State Highway 6, Barrytown	2623 State Highway 6, Barrytown
2987 State Highway 6, Barrytown	3012 State Highway 6, Barrytown
3067-3081 State Highway 6, Barrytown	3068 State Highway 6, Barrytown
3081 State Highway 6, Barrytown	3094B State Highway 6, Barrytown
3103 State Highway 6, Barrytown	3118 State Highway 6, Barrytown
3141 State Highway 6, Barrytown	3195 State Highway 6, Barrytown
3261 State Highway 6, Barrytown	23 Warren Road, Barrytown
24 Warren Road, Barrytown	37 Warren Road, Barrytown
41 Warren Road, Barrytown	43 Warren Road, Barrytown
50 Warren Road, Barrytown	Lot 1 DP 3553
Lot 2 DP 3553	Crown Land Survey Office Plan 11209
Crown Land Survey Office Plan 5851	Section 4 Block V Waiwhero SD
Section 5 Block V Waiwhero SD	Section 6 Block V Waiwhero SD
Section 7 Block V Waiwhero SD	Section 8 Block V Waiwhero SD
Section 4 Block IX Waiwhero SD	Part Section 5 Block IX Waiwhero SD
RS 2847	RS 2927
RS 2929	RS 2932
RS 2933	RS 3316
RS 4034	RES 1057
RES 1501	Part RS 2628
Part RS 2634	Part RS 2635
Part RS 2639	Section 1 SO 3127
Lot 1 DP 3489	Lot 1 DP 3548
Lot 1 DP 406050	Lot 1 DP 412689
Lot 2 DP 339364	Lot 2 DP 2178
Lot 2 DP 410504	Lot 2 DP 328269
Lot 3 DP 328269	Lot 4 DP 3912

Appendix 4

List of parties who are invited to comment under section 53(3)

Where a land parcel does not have an address, the legal appellation is referenced instead.

The Ministry of Health's Office of Radiation Safety	West Coast Penguin Trust
Parliamentary Commissioner for the Environment	Coast Road Resilience Group Inc.
Royal Forest and Bird Protection Society of New Zealand Inc.	
4 Cargill Road, Barrytown	6 Cargill Road, Barrytown
7 Cargill Road, Barrytown	8 Cargill Road, Barrytown
9 Cargill Road, Barrytown	10 Cargill Road, Barrytown
11 Cargill Road, Barrytown	12 Cargill Road, Barrytown
12A Cargill Road, Barrytown	13 Cargill Road, Barrytown
13A Cargill Road, Barrytown	14 Cargill Road, Barrytown
15 Cargill Road, Barrytown	16 Cargill Road, Barrytown
17 Cargill Road, Barrytown	22 Cargill Road, Barrytown
18 Glen Road, Barrytown	52 Glen Road, Barrytown
10 Prospector Place, Barrytown	15 Prospector Place, Barrytown
17 Prospector Place, Barrytown	19 Prospector Place, Barrytown
21 Prospector Place, Barrytown	26 Prospector Place, Barrytown
28 Prospector Place, Barrytown	28A Prospector Place, Barrytown
2583 State Highway 6, Barrytown	2611 Coast Road, Barrytown
2624 State Highway 6, Barrytown	2624A State Highway 6, Barrytown
2626 State Highway 6, Barrytown	2628 State Highway 6, Barrytown
2628B Coast Road, Barrytown	2630 State Highway 6, Barrytown
2662 State Highway 6, Barrytown	2724 State Highway 6, Barrytown
2726 State Highway 6, Barrytown	2742 State Highway 6, Barrytown
2751 State Highway 6, Barrytown	2787 State Highway 6, Barrytown
2790 State Highway 6, Barrytown	2796 State Highway 6, Barrytown
2800 State Highway 6, Barrytown	2802 State Highway 6, Barrytown
2822 State Highway 6, Barrytown	2828 State Highway 6, Barrytown
2866 State Highway 6, Barrytown	2888 State Highway 6, Barrytown
2976A State Highway 6, Barrytown	2976B State Highway 6, Barrytown
2980 State Highway 6, Barrytown	2998 State Highway 6, Barrytown
3010 State Highway 6, Barrytown	3094 State Highway 6, Barrytown
3094C State Highway 6, Barrytown	3172 State Highway 6, Barrytown
2 Warren Road, Barrytown	RES 1002
Section 1 Block IX Waiwhero SD	Section 2 Block IX Waiwhero SD
Part RS 2629	Lot 1 DP 425488
Lot 3 DP 425488	Lot 4 DP 425488
Lot 1 DP 571472	Lot 2 DP 571472
Lot 2 DP 2701	Lot 3 DP 2701
Lot 1 DP 3934	Lot 3 DP 2638
Lot 4 DP 352666	Lot 3 DP 410504