

BEFORE THE PANEL CONVENER

IN THE MATTER of the Fast-track Approvals Act 2024 (**FTAA**)

AND

IN THE MATTER of an application by Ngāi Tahu Property Development Holdings under section 42 of the FTAA for the Pound Road Industrial Development.

APPLICATION NO. FTAA-2505-1057

**MEMORANDUM FROM THE DIRECTOR-GENERAL OF CONSERVATION
RESPONDING TO MINUTE OF THE PANEL CONVENER**

5 September 2025

Susan Newell Senior Solicitor DOC Te Papa Atawhai Private Bag 4715 Christchurch 8140 Telephone: [REDACTED] Email: [REDACTED]	Asher Cook Senior Permissions Advisor DOC Te Papa Atawhai PO Box 10420 Wellington 6140 Telephone: [REDACTED] Email: [REDACTED]
--	--

Introduction

1. This memorandum responds to a minute of the Panel Convener dated 1 September 2025 (the “Minute”).
2. The Minute seeks participant views prior to a convener’s conference, that will inform decisions of the Convener regarding:
 - a) Appointment of panel members.
 - b) The timing of the panel decision.
3. This memorandum focuses on the D-G’s area of interest, namely a wildlife approval sought under section 42(4)(h) as defined in Clause 1 of Schedule 7.
4. The D-G is not in a position to advise the Convener about the complexity of the resource consent component of the Project.
5. The D-G considers the wildlife approval component of the Project is of relatively low complexity, but notes that:
 - a) A relocation site for salvaged lizards has been identified, but the owner of that site has not yet approved access to or use of the site.
 - b) Lizard surveys of the release site are planned for spring 2025.
 - c) Further information is needed on methods to protect resident lizards at the release site from effects associated with pest plant management, such as disturbance and habitat reduction.
 - d) Three potential alternative lizard release sites have been identified for use in case the identified release is unavailable or unsuitable, but details of those sites, such as habitat enhancement requirements and carrying capacity, are unconfirmed.
6. Counsel for the D-G is not available at the scheduled time to attend to the conference. However, an alternative representative (likely to be a senior permissions advisor) will attend.

Appointment of panel members

7. Relevant to the D-G's interests, matters to be considered in this application are effects on absolutely protected wildlife (lizards), and other conservation matters dealt with in the proposed resource consents, such as effects on bird habitat.

8. The D-G considers it would be appropriate to include a panel member with expertise suited to assessing ecological effects of the proposal, and that no more than the default number of panel members is required.

Issue (b) – Timing of panel decision

9. The D-G considers the default time frame is likely to be sufficient for the wildlife approval component of this Project, but suggests the Convener considers the potential need to accommodate additional information requests by the Panel, under section 67 of the FTAA, in respect of outstanding information about the proposed relocation site for salvaged lizards, as noted in paragraph 5 above.
10. It is unlikely a hearing will be required on the wildlife approval component of this Project.

Conclusion

11. The D-G's representative will be happy to elaborate further on any of the above points at the conference set for 9 September 2025.
12. The D-G confirms willingness to engage directly with the applicant and Panel as necessary to advance the progress of the application.

Susan Newell
Counsel for the Director-General of Conservation