

under: The Fast-track Approvals Act 2024

in the matter of: an application by **Carter Group Limited** in relation to
the Ryans Road Industrial Development

Memorandum of counsel for Carter Group Limited responding to
Minute 2 of the Panel Convener

Dated: 18 July 2025

MEMORANDUM OF COUNSEL FOR CARTER GROUP RESPONDING TO MINUTE 2 OF THE PANEL CONVENER

May it please the Convener:

- 1 This memorandum is provided on behalf of Carter Group Limited (*Carter Group* or *Applicant*) in response to Minute 2 of the Panel Convener (*Minute*) regarding the Conveners Conference held on 24 June 2024 (*Conference*) in relation to the application under the Fast-track Approvals Act 2024 (*FTAA* or *Act*) Ryans Road Industrial Development (*Application*).
- 2 The Convener directs that by:¹

Friday 18 July 2025, the applicant having conferred with the other statutory participants, will file a memorandum reporting on consultation, identifying issues that have been narrowed or resolved.
- 3 This memorandum provides a response to that direction and provides an update on:
 - 3.1 consultation undertaken since the Conference; and
 - 3.2 Carter Group's position on the commencement date.

CCC AND ECAN

- 4 Carter Group's expert consultants have meet with and undertaken further consultation with Christchurch City Council (*CCC*) and Environment Canterbury Regional Council (*ECan*) (together, the *Councils*).
- 5 The discussions between Carter Group's expert consultants and the Councils have generally been constructive and productive. Through these engagements, the Applicant has gained a much clearer understanding of the matters the Councils have signalled as potential issues in relation to the Application.
- 6 The Applicant has identified a number of potential options to address the matters raised by the Councils. Work is actively underway to assess and refine these options, with the aim of ensuring that any outstanding concerns can be appropriately resolved. The Applicant intends to continue this dialogue with the Councils and is confident that, through ongoing consultation, practical solutions can be reached.

¹ Minute 2 of the Panel Convener dated 24 June 2025 at [2].

- 7 While some matters remain under discussion, the Applicant is comfortable that all issues identified to date are either capable of resolution, or can be properly addressed by the hearings panel, should that prove necessary.

DOC

- 8 In regards to the matters raised by DOC the Applicant is able to confirm that:
- 8.1 The Applicant has identified an area for a potential lizard habitat. The Applicant has amended the Lizard Management Plan and prepared a Lizard Habitat Concept Plan that will be provided to DOC for review.
- 8.2 No Freshwater Fisheries Approvals are needed for the proposal.

PLANNING/LEGAL ISSUES

- 9 The Applicant has made genuine attempts to engage in discussions in relation to the planning and legal issues, but CCC has not been willing to engage substantively on these matters, and as a result, there has been no meaningful progress towards resolution.
- 10 It is the Applicant's view that the most appropriate way forward is for these matters to be resolved after the Panel is appointed either through expert conferencing or by the Panel determining the Application.

COMMENCEMENT DATE

- 11 Minute 2 directs that the commencement date for the purpose of s 53 of the FTAA, will be on or after 28 July 2025.
- 12 The Applicant had requested that the commencement date for the Panel be deferred until at least this time to allow substantive engagement to occur between the participant's technical experts.
- 13 Having now had time for more substantive engagement to occur, the Applicant's position is that this period has enabled the parties to begin making progress on the issues identified. The discussions to date have been productive and have identified possible solutions to the issues.

- 14 Accordingly, the Applicant's position is that there is no need for any further delay to the commencement date, and respectfully requests that the commencement date for the Panel be **28 July 2025**.

Dated: 18 July 2025

A handwritten signature in blue ink, appearing to read 'Jo Appleyard', is positioned above a horizontal line.

Jo Appleyard / Meg Davidson
Counsel for Carter Group Limited