

Fast-track Approvals Act 2024

MINUTE 8 OF THE EXPERT PANEL

Pound Road Industrial Development [FTAA-2505-1057]

15 January 2026

- [1] By memorandum dated 19 December 2025 the Applicant requested the resumption of processing of the Application. As that request came during the FTAA's statutory shutdown period, processing resumed on 12 January 2026.
- [2] This minute addresses two issues:
- a. Next steps to identify remaining areas of disagreement between the Applicant and Christchurch City Council (**CCC**), New Zealand Transport Agency (**NZTA**) and KiwiRail (together, **Parties**).
 - b. Additional comments received from the owner of 33 Barbers Rd.

Next Steps – transportation matters

- [3] As we understand the Applicant to be suggesting in its memorandum of 19 December 2025 responding to Minute 3 (**Transportation Memo**), it is desirable to identify and clarify the key remaining matters of disagreement between the Applicant, CCC, NZTA and KiwiRail, relating to transportation matters.
- [4] The Applicant has outlined its view of the remaining matters in contention at paragraphs 16 - 19 of the Transportation Memo. The Panel seeks the

views of CCC, NZTA and KiwiRail on whether these are the matters of contention, and if not, for them to identify their view on what the key matters of contention are.

- [5] To do this the Applicant suggests a ‘practical next step’ to identify the other parties’ position:

20 As a practical next step, the Panel should ask CCC, NZTA and KiwiRail to confirm, after reviewing the Applicant's response under s55 of the FTAA, what outstanding areas of disagreement remain in relation to the matters set out in paragraph 16. Once that position is clear, the Panel can determine whether there is any further value Mr Metherell can add and whether any remaining issues fall within his expertise, in light of the above discussion.

- [6] We agree with that approach in respect of any assistance the Panel may ask Mr Metherell to provide.

- [7] Additionally, identification of outstanding areas of disagreement is an appropriate approach to assist efficient decision-making process from this point, given what we understand has been engagement between the Parties while the Application was under suspension and the Applicant’s s 55 responses.

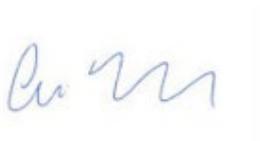
- [8] Thus, CCC, NZTA and KiwiRail are directed to identify the remaining matters of disagreement between the Applicant, CCC, NZTA and KiwiRail, relating to transportation matters, by memorandum by **12pm Monday 19 January 2026**. A brief explanation of the reasons for the position would assist the Panel (refer useful summary of position from paragraph 15 in the Transportation Memo for the level of detail we had in mind).

- [9] Once any memoranda are received and considered, the Panel will make further directions. The Parties are alerted to the statutory timeframes in the FTAA and may wish to be mindful that the Panel is required release drafts under ss 69 or 70 on or about 9 February 2026 (assuming no further suspensions). This means any subsequent steps that are directed will be

subject to short timeframes and parties and any experts or witnesses will need to be available if they wish to participate.

Additional comments from the owner of 33 Barters Rd

- [10] The EPA have advised the Panel additional comments have been received from the owner of 33 Barters Rd. Those additional comments were received on 23 December 2025, after the time under s 54 for identified parties to make comments.
- [11] The Panel has been provided with a summary of the additional comments by the EPA (in line with what we understand is its approach in these circumstances) but has not seen the comments themselves.
- [12] If the Applicant wishes to make any submissions, or provide comment, on whether the Panel should receive those additional comments it is directed to do so by **5pm Friday 17 January 2026**.
- [13] The EPA is directed to provide a copy of the additional comments to the Applicant upon release of this minute.



Chris Thomsen
Pound Road Industrial Development Expert Panel Chair