

Before the Expert Panel

FTAA-2504-1054

Under **Fast-track Approvals Act 2024**

In the matter of an application for approvals in relation to the Ryans Road Industrial Development

By **Carter Group Limited**
Applicant

Memorandum of counsel for Carter Group Limited responding to Minute 7

19 January 2026

Applicant's solicitors:

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May it please the Panel:

- 1 This memorandum is filed on behalf of Carter Group Limited (**Carter Group** or **Applicant**), the applicant for the substantive application for the Ryans Road Industrial Development (**Project**) under the Fast-track Approvals Act 2024 (**FTAA**).
- 2 On 18 December 2025, the Panel (**Panel**) received responses from Airways Corporation of New Zealand (**Airways**) and Christchurch International Airport Limited (**CIAL**) in relation to aviation safety matters and the airport safeguarding assessments provided by the Applicant under section 55 (**Further Comments**).
- 3 On 22 December 2025, the Panel issued a minute (**Minute**) which notes:

While the Panel has not reached any substantive findings on this matter, it is clear from our initial review of these documents that Airways and CIAL (including GCH) have significant concerns regarding the adequacy of consultation by the applicant and the sufficiency of the applicant's safeguarding assessment. **These matters raise questions for the panel about the most appropriate way to progress this application.**
- 4 The Minute invites the Applicant to consider "how it would like the panel to proceed with the application" and provide a response by 19 January 2026.
- 5 The Minute further clarifies that:

For the avoidance of doubt, the Panel is not seeking comment from the parties on the merits of the safety / operational comments received, but rather on procedural matters / next steps.
- 6 This memorandum responds to that Minute.

Procedural Matters / Next Steps

- 7 The Applicant acknowledges the responses received from CIAL and Airways and appreciates the Panel's invitation to comment on the appropriate way forward.
- 8 The Applicant also acknowledges that the statutory context in which all participants in this process are operating (including the Applicant itself, CIAL/Airways and the Panel) is very different to the RMA processes that we are all familiar with and that the timeframes specified in the FTAA are challenging. The Applicant is particularly mindful that the Panel is required

to issue draft conditions for comment and reach a decision by **16 March 2026** and it has considered those statutory timeframes in preparing this response.

- 9 The Applicant acknowledges the point it previously made in paragraph 70 of its 28 November 2025 Memorandum that it has not discussed its revised conditions with CIAL or Airways. In an RMA process now would be the time for formal expert conferencing in accordance with the Code of Conduct for expert witnesses contained in the Environment Court Practice Note 2023 (**Code**) but in this case the Applicant understands that neither Airways nor CIAL have engaged independent aeronautical experts to participate in the type of formal expert conferencing contemplated by the Code.
- 10 In order to be constructive, whilst bearing in mind the statutory timeframes, the Applicant suggests informal technical discussions occur in relation to the draft conditions between the Applicant's aeronautical experts (with planning input on any drafting), together with such representatives from CIAL and Airways who are best able to speak to the technical aeronautical matters raised in their respective Further Comments.
- 11 Given the date for the Panel to make a decision by, the Applicant suggests that these discussions occur during the week of **25 January 2026** and that the parties then be given an opportunity to file a reporting memorandum informing the Panel of the outcome of these discussions **by 6 February 2026 (Reporting Memorandum)**.
- 12 Given that the Reporting Memorandum is expected to primarily be technical in nature, the Applicant also proposes to file a further memorandum by **9 February 2026** to provide the Panel with the Applicant's summary position on how:
 - (a) any further refinements to the Proposal; and/or
 - (b) any outstanding concerns regarding aviation safety and/or related planning matters/conditions that are not agreed following targeted technical discussions

should be addressed by the Panel in the framework of the FTAA.

Proposed timetable

- 13 The Applicant suggests the following timetable:
 - (a) **Week of 25 January 2026:** Technical discussions between CIAL, Airways, and the Applicant's experts, focused on the matters raised in the Further Comments;

- (b) **By Friday, 6 February 2026:** Parties are to file a Reporting Memorandum summarising the outcome of those discussions; and
- (c) **By Monday, 9 February 2026:** The Applicant is to file a memorandum advising the Panel on how any refinements to the Proposal and/or any remaining concerns regarding aviation safety should be addressed within the framework of the FTAA.

Dated 19 January 2026



Jo Appleyard
Counsel for the Applicant