
MINUTE 3 OF THE PANEL CONVENER
Convener's Conference Ryans Road Industrial Area [FTAA-2504-1054]
22 July 2025

[1] A conference will be held on **Monday, 28 July at 10 am**. A notice will shortly issue.

[2] This is the second conference held by the Panel Convener. During the first conference, the applicant requested the Panel Convener to not set up the panel until late July.

[3] The applicant in its memorandum dated 18 July 2025 advises:

- (a) the Christchurch City Council has not been willing to engage on the substance of its application;
- (b) constructive, productive discussions are underway with the Canterbury Regional Council. The applicant is confident that the issues identified are capable of resolution; and
- (c) finally, the applicant is consulting with DOC in relation to a potential lizard relocation site which it has now identified.

Convener's conference

[4] The Panel Convener decides the appropriate timeframe for release of the decision on the application. I do so having had regard to the scale, nature, and complexity of the approvals sought (among other matters).¹ Complexity is in part

¹ FTAA, section 79.

a function of the issues that arise. The timeframe should include suggested processes to resolve or narrow those issues (e.g. expert conferencing, mediation, expert conference, hearing on legal issues).

[5] Participants are to:

- (a) comment on the level of complexity including any novel or difficult legal issues, any evidential complexity, or any factual complexity;
- (b) identify, as a feature of this complexity, the principal issues in contention or other disputed matters;
- (c) state whether the drafting of proposed consent conditions (including any draft management plan filed) is accepted; and
- (d) propose efficient processes to enable the panel to understand, resolve or narrow the scope of any likely issues and indicate how these processes may be accounted for under the decision timeframe.

[6] It is anticipated that the local authorities and administering agencies will obtain input from planning and technical advisors to identify the likely issues including disputed facts, opinions, or legal matters. An assessment of merits is, however, not required at this stage. With regards to cost recovery please refer to the EPA policy: [Fees, charges and cost recovery | Fast-track website](#). Given the progress to date, I feel legal representation will be desirable.

The time frame for a decision

[7] No timeframe for a decision has been proposed. I say again if the timeframe for a decision is not appropriate, this risks -

- (a) insufficient time being allowed, impacting the quality of the decision-making;
- (b) not adequately engaging with the wider requirements of public law leaving the decision susceptible to appeal or review; or
- (c) an overallocation of time which would not satisfy the procedural

principles in section 10 of the Act.

Participants at the panel convener’s conference

[8] The following persons² are invited to attend the conference:

- (a) The authorised person or applicant -.
- (b) Relevant iwi authority and relevant Treaty settlement entities (see Schedule 3).³
- (c) Relevant administering agency -
- (d) Relevant local authority -

Accessibility and recording of the panel convener’s conference

[9] The conference will be held remotely, with access provided to participants. The conference will be recorded, and a copy of the recording will be made available on the fast-track website.

[10] The application documents can be viewed on the fast-track website here: [Ryans Road Industrial Development | Fast-track website](#)

Cost recovery

[11] Cost recovery for participation in fast-track processes is determined by the FTAA and the Fast-track Approvals (Cost Recovery) Regulations 2025.

[12] Costs for preparing and attending this conference are described in the

² These people are referred to as ‘statutory participants’ in the Guidance Note.

³ FTAA, ss 18(2)(a). Section 7 states, relevantly, all persons performing and exercising functions, powers, and duties under this Act must act in a manner that is consistent with—the obligations arising under existing Treaty settlements. The panel has a discretion to invite the iwi authorities and the Treaty settlement entities together with other Māori groups with a relevant interest to comment.

policy. For information on costs recovery, the link to the policy is found here:

[Fees, charges and cost recovery | Fast-track website](#)

Preparation

[13] In the interests of taking all practical steps to use timely, efficient, consistent and cost-effective processes, I ask that participants take time to consider the range of matters set out in Schedule 1 and be prepared to discuss their views on those matters.

Directions

[14] I direct:

- (a) by **Thursday 24 July 2025**,
 - (i) the Christchurch City Council and Canterbury Regional Council are to file a memorandum responding to the matters set out in this Minute and Schedule 1.
 - (ii) the Director-General will file a memorandum describing the timeframe to evaluate the suitability of the site proposed for lizard relocation.
- (b) by **Friday 25 July 2025**:
 - (i) the Applicant will file a memorandum responding to the matters set out in this Minute and Schedule 1; and
 - (ii) any other participant who wishes to respond, may do so in writing.



Jane Borthwick

Panel convener for the purpose of the Fast-track Approvals Act 2024

Schedule 1: Participants' estimated timeframe⁴

Task	Working days	Date
Panel commencement	N/A	XXX 2025 (nominal)
Invite comment from relevant parties	10 W/D later	XXX 2025
Comments close (ss 53 & 54)	20 W/D later	XXX 2025
Comments close for applicants (s 55)	5 W/D later	XXX 2025
Any other procedural steps, evaluation and <u>decision writing</u>	XXX W/D (say)	XXX 2025
Draft decision is to approve		
Draft conditions and <u>decision to participants</u> (s 70)	XXX W/D (say)	XXX 2025
Participant comments on draft conditions (s70(2))	XXX W/D later	XXX 2025

⁴ Note: a draft decision to decline is not included in this timeframe. If the statutory timeframe it is insufficient, the applicant will need to apply to suspend the application under s 64 FTAA.

Applicant response to participants on conditions (s 70(4))	5 W/D later	XXX 2025
Draft decision to Ministers (s 72)	XXX W/D (say)	XXX 2025
Response from Ministers (s 72)	10 W/D later	XXX 2025
Applicant response to Ministers (allow)	W/D later (say)	XXX 2025 (approx.)
Evaluate	W/D later (say)	XXX 2025 (approx.)
Any other procedural step and evaluation.	W/D later (say)	XXX 2025 (approx.)
Decision release	W/D later (say)	XXX 2025

Schedule 3: relevant iwi authorities and relevant Treaty settlement entities

- i. Te Rūnanga o Ngāi Tahu, representing Ngāi Tahu, as iwi authority and post settlement governance entity for the Ngāi Tahu Claims Settlement Act 1998
- ii. Te Ngāi Tūāhuriri Rūnanga, Papatipu Rūnanga of Ngāi Tahu Whānui as recognised in the Ngāi Tahu Claims Settlement Act 1998
- iii. Te Taumutu Rūnanga, Papatipu Rūnanga of Ngāi Tahu Whānui as recognised in the Ngāi Tahu Claims Settlement Act 1998