

Before the Expert Panel

FTAA-2505-1057

Under	Fast-track Approvals Act 2024 (FTAA)
In the matter of	Pound Road Industrial Development
Between	NTP DEVELOPMENT HOLDINGS LIMITED
	Applicant

Memorandum regarding Minor Corrections Pursuant to Section 89 of the FTAA

Date: 27 May 2026

Applicant's solicitors:

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**anderson
lloyd.**

May it please the Panel

- 1 This memorandum is made on behalf of NTP Development Holdings Limited (**Applicant**) in relation to the correction of minor errors in the decision of the Pound Road Industrial Development [FTAA-2505-1057] (**Application**).¹
- 2 Section 89 of the Fast-track Approvals Act 2024 (**FTAA** or **Act**) enables an expert panel to amend its decision to correct any minor error, defect, or irregularity within 20 working days after the date on which the decision is issued.
- 3 The Department of Conservation (**DOC**) has identified a number of minor errors and inconsistencies in the decision, primarily relating to drafting, numbering and cross-referencing (see **Appendix One**). The Applicant confirms that the corrections proposed by DOC are accepted.
- 4 In addition, the Applicant proposes the following minor corrections within the Christchurch City Council (**CCC**) conditions:
 - (a) Condition 54 (highlighted text change to unhighlighted); and
 - (b) Condition 93 (red text change to black).

Dated this 27 May 2026



Jo Appleyard / Tallulah Parker
Counsel for NTP Development Holdings Limited

¹ Record of Decision of the Expert Consenting Panel under section 87 of the Fast-track Approvals Act 2024, dated 1 May 2026.

Appendix One: Department of Conservation - minor corrections on conditions for a fast-track consenting Application

Minor corrections on conditions for a fast-track consenting application

Fast-track Approvals Act 2024 section 89

To: The Expert Panel

From: Department of Conservation

Regarding fast-track project: Pound Road Industrial Development

Fast track Reference: FTAA-2505-1057

1. The Department of Conservation has reviewed the Panel's decision of 1 May 2026 in relation to the Pound Road Industrial Development.
2. Section 89 of the Fast-track Approvals Act 2024 allows a Panel to issue an amended decision to correct minor defects within 20 working days of granting the approvals. Please find below minor corrections suggested by the Department of Conservation.
3. Please let us know if the Panel would find it helpful for DOC to further specify any aspects of the reasoning that may benefit from clarification.

Nāku noa, nā



Jenni Fitzgerald

Fast Track Applications Manager

Corrections suggested on the conditions of the Wildlife Act approval

Condition #	Condition with track-changed suggestions	Comments and reasoning
5	Lizards must only be handled by those people named in the Lizard Management Plan, or by others under the direct supervision of Samantha King, Cameron Thorp or Jade Christiansen. Lizards may only be handled by Anna Meban only under the direct supervision of Samantha King, Cameron Thorp or Jade Christiansen.	Duplication of "only".
16	The approval holder is liable under this Approval for any breach of its terms by employees, contractors, or agents, as if the breach were committed by NTP Development Holdings Limited the approval holder.	Change from applicant name to approval holder for consistency with wording of other conditions.

Corrections suggested on the conditions of the District Council resource consents

Condition #	Condition with track-changed suggestions	Comments and reasoning
Land Use Consent Conditions		
9	<p>Signs Activities authorised by this consent undertaken on Lots 1 – 72, 400 and 401 must comply with the District Plan Sign Rules in 6.8.4 attached as [Appendix 1 – Schedule 6] to this decision, as if the site were zoned Industrial General (not Rural Urban Fringe). Except that:</p> <ul style="list-style-type: none"> a. There shall be no LED/ Digital Signs or Billboards permitted by this consent, and b. Free-standing signage or signage on buildings located on Lots 1-14 and 401 shall be oriented to face away from the Templeton Golf Course c. Freestanding signs shall not be located within or forward of the 5m wide landscape strip on the Barters Road frontage, other than a single free standing sign at each of the two access points to the site <p>Advice Note: for interpretation purposes, 'single free-standing sign' includes a development entry sign for wayfinding purposes.</p> <p>Advice Note: Illuminated signs will need to meet the glare and light spill requirements of Conditions <u>7 and 8</u> and 9 above.</p>	<p>Incorrect condition number referenced.</p> <p>For consistency, it is also recommended that throughout all resource consent conditions any" references to "Note" are amended to "Advice Note" to ensure consistency.</p>

Subdivision Consent Conditions

4	<p><i>Staging</i> <i>The subdivision shall be staged as set out in Condition 23 above and as shown on the Davie Lovell Smith Scheme Plan Drawing No E20739 revision R2, dated December 2025.</i></p>	Incorrect condition number referenced.
116	<p><i>As far as practicable, development works should occur outside of the bird breeding and nesting season. Works occurring within bird breeding and nesting seasons (mid-August to mid-February annually) must occur in accordance with the Bird Management Plan approved in accordance with condition 445117. The objective of the Bird Management Plan is to avoid, or otherwise minimise adverse effects on any Threatened or At-Risk indigenous bird species found to be within or adjacent to the development footprint. Including but not limited to South Island Pied Oystercatcher, Red-billed Gull, or Banded Dotterel. The Bird Management Plan must be prepared by a suitably qualified and experienced ecologist/ornithologist.</i></p>	Incorrect condition number referenced.
117	<p><i>The Bird Management Plan required by Condition 444116 must be submitted to the Subdivision Engineer for acceptance by Council's Ornithologist (via email to rcmon@ccc.govt.nz) at least 15 working days before works commence for certification by CCC's Ornithologist. The Council's Ornithologist may certify the Bird Management Plan if satisfied that it achieves the objective in condition 444116, is consistent with the conditions of this resource consent, and has been prepared by a suitably qualified and experienced ecologist/ornithologist. No works are to commence on site until the Bird Management Plan has been certified by the Council's Ornithologist.</i></p>	Incorrect condition numbers referenced.
118	<p><i>1. To achieve the objective in Condition 444116, the Bird Management Plan must include, but is not limited to:</i></p> <ul style="list-style-type: none"><i>a. A description of preconstruction bird survey methods, which must be undertaken no more than eight days prior to the commencement of works or prior to the recommencement of works in circumstances where works have ceased for more than eight days.</i><i>b. A description of measures required to avoid disturbance of any nests identified during preconstruction surveys,</i>	Incorrect condition number referenced.

- including minimum setback requirements.
- c. A description of what measures will be undertaken to limit the risk of bird occupation of disturbed areas prior to nesting;
 - d. Accidental discovery protocols if bird nest/habitats are found after works have commenced.
2. The bird management plan must not use noise devices as part of the deterrence works.

Advice note: The Bird Management Plan will be reviewed by Council's ornithologist during the certification stage.

Advice note: It is an offence to disturb protected wildlife under the Wildlife Act 1953 without lawful authority.

119	Further actions must be implemented if <u>birds are identified in the Bird Survey performed within 4eight working days of works commencing, in accordance with the certified Bird Management Plan, to avoid disturbance of any active nests on site.</u>	Minor correction suggested to clarify when further actions are required after bird surveys. Minor correction also recommended to ensure the number of working days specified is consistent with those specified in Conditions 118 and 121.
121	Where work ceases for more than eight consecutive days, the consent holder must <u>notify</u> make contact with Council and an additional bird survey <u>will/must</u> be performed. Further actions must be implemented <u>in accordance with the certified Bird Management Plan if birds are identified in the Bird Survey.</u> <u>Advice Note:</u> The Consent Holder's appointed ornithologist will undertake a survey of birds protected by the Wildlife Act and a report back within 8 <u>eight</u> working days prior to the commencement of any site works. Works include earthworks and cutting/removal of vegetation.	Minor corrections suggested to clarify reporting requirements and to ensure actions are undertaken in accordance with the certified Bird Management Plan.

Corrections suggested on the conditions of the Regional Council Resource Consent CRC260879 (s9 Land Use)

Condition #	Condition with track-changed suggestions	Comments and reasoning
23	Prior to works commencing in any waterways, a Fish Management Plan (FMP) shall be prepared by a <u>certified</u> .	Minor corrections suggested to ensure consistent wording with references to "a certified, suitably

suitably qualified and experienced freshwater ecologist. The objective of the plan is to avoid harm to fish when undertaking instream works. The plan must be submitted to the Canterbury Regional Council (via ECinfo@ecan.govt.nz) for certification that it complies with the conditions of this consent and will achieve the objective of avoiding harm to fish when undertaking instream works. The Plan should include the following information as a minimum:

- a. Locations where the Plan will be implemented;
- b. Methods to ensure fish cannot access works areas;
- c. Protocols to be followed including methods to rescue and relocate fish;
- d. Person/s responsible for ensuring the plan is implemented;
- e. Protocols if pest fish are encountered; and
- f. Protocols to ensure fish are not entrained in pumps during pumping (water pumping must have fish screens with a maximum mesh width and height size of three millimeters).

qualified and experienced freshwater ecologist” in Condition 24.

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In the event that fish or freshwater mussels are required to be salvaged and relocated to an appropriate waterway, ~~the~~ the fish salvage must include the following measures:

- a. Be conducted by or under supervision of a certified, suitably qualified and experienced freshwater ecologist;
- b. Be in general accordance with Canterbury Regional Council and Christchurch City Council’s “Fish Salvage Guidance for Works in Waterways” (12 October 2017) attached as Appendix CRC260879 and the Ministry for the Environment’s “National works in waterways guideline.” (2021);
- c. The fish must be relocated to a habitat deemed suitable by the certified, suitably qualified and experienced freshwater ecologist; and
- d. The certified, suitably qualified and experienced freshwater ecologist must hold any necessary permits and approvals required by the Ministry for Primary Industries, Department of Conservation and Fish and Game to conduct fish salvage.

Minor corrections suggested to clarify that measures must be followed in the event that salvage and relocation is required.

Within ~~40~~ten working days of the completion of works, the consent holder shall provide a record to the Canterbury Regional Council, Attention Compliance Manager (via ECinfo@ecan.govt.nz) of any fish captured and relocated. This record shall include:

- a. The location where fish were captured;
 - b. The species and number of fish captured; and
 - c. The location where fish were relocated.
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Minor corrections suggested for clarity.