

17 December 2025



Chris Fowler

Expert Panel Chair

[substantive@fasttrack.govt.nz](mailto:substantive@fasttrack.govt.nz)

Customer Services  
P. 03 353 9007 or 0800 324 636

PO Box 345  
Christchurch 8140

P. 03 365 3828  
F. 03 365 3194  
E. [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)

[www.ecan.govt.nz](http://www.ecan.govt.nz)

Tēnā koutou,

**Attention: The Chair and Members of the expert Panel for Ryans Road Industrial Development – FTAA-2504-1054**

*Carter Group Limited – Ryans Road Industrial Development – Canterbury Regional Council response to Minute 6 of the expert panel.*

Thank you for providing Minute 6 dated 10 December 2025, which, pursuant to section 67 of the Fast Track Approvals Act (FTAA), invites comment on the condition mechanisms proposed to ensure compliance by individual lot owners with the stormwater treatment requirements imposed by the resource consents.

I understand that comments are due back to the panel by 18 December 2025.

Please find the Canterbury Regional Council's comments below.

***Question 1: Please advise what condition mechanisms will require individual lot owners to comply with the various stormwater treatment requirements imposed by the resource consents (i.e. how will the Panel be certain that the proposed stormwater management for each lot will be implemented and enforced)?***

**Answer 1:** Canterbury Regional Council sought advice from Simpson Grierson regarding whether the current condition set can ensure individual lot owners' compliance with the stormwater treatment requirements imposed by the resource consents.

As part of Carter Group Limited's response under section 55 of the Fast-track Approvals Act 2024 (FTAA), Appendix 04 was provided, comprising an agreed set of conditions between Canterbury Regional Council and Carter Group Limited. Part 5 of Appendix 04 is particularly relevant, as it addresses the operational-phase discharge of stormwater from individual lots. The operational-phase stormwater discharge from individual lots is authorised under a separate resource consent from that applying to roads, berms, and

footpaths; to enable the consent to be transferred to individual lot owners under section 137 of the Resource Management Act 1991 once sections of the development are sold. Until such time as the discharge consent is transferred, responsibility for compliance with the consent conditions remains with Carter Group Limited.

***Question 2: If considered necessary, please provide any new or amended conditions considered appropriate to address this matter. The particular text sought to be included should be shown in tracked changes from the conditions at Appendices 3 & 4 of the Applicant's response, if possible. Brief reasons / explanations should also be provided.***

**Answer 2:** Canterbury Regional Council does not consider that any new or amended conditions are required to address this matter.

If you have any questions, please do not hesitate to get in touch.

Canterbury Regional Council look forward to continuing to work with the Panel on this project.

Ngā mihi nui,



Joanne Mitten  
Principal Consents Planner