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## MINUTE 1 OF THE EXPERT PANEL

Project overview conference, site visit and additional information  
Ryans Road Industrial Development [FTAA-2504-1054]

(8 August 2025)

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[1] The purpose of this Minute is to:

- (a) Confirm the time and the details for an on-line briefing from the applicant and other participants.
- (b) Record the site visit undertaken by the Expert Panel.
- (c) Inform all parties that the Applicant will soon be providing additional information and amended plans.

### On-line briefing

[2] Expert panels are encouraged to hold a project overview conference with statutory participants within 10 working days of the panel's appointment.<sup>1</sup>

[3] The briefing will be held on **Thursday 14 August at 10am** via Microsoft teams.

[4] The overview conference will be led by the Applicant. Participants from Canterbury Regional Council, Christchurch City Council and the Department of Conservation are encouraged to attend.

[5] The purpose of the conference is to familiarise the Expert Panel with:

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<sup>1</sup> As noted in the Panel Convenor's Practice and Procedure Guidance at [13.11]

- (a) the content of the application for approvals;
- (b) the content and structure of proposed conditions;<sup>2</sup>
- (c) the key points of evidence (technical reports, assessments and other information) provided in support of the application;
- (d) relevant legal tests and legal issues in contention; and
- (e) other relevant matters.

[6] During the conference:

- (a) the Applicant has an opportunity to present a high-level overview of the application;
- (b) the Expert Panel has an opportunity to ask any questions about the application noting that by the time of the briefing panel members will have familiarised themselves with the documents; and
- (c) the participants may raise any matters that they wish to bring to the panel's attention.

[7] The participants should note that this conference is for information sharing purposes. While the Expert Panel will be familiar with the application documents, they may not have had an opportunity to consider matters in detail. Participants will later be provided the opportunity to provide detailed written comments on the application.

[8] To facilitate the overview of the application referred to in paragraph [5] above, it is suggested that the Applicant provides a short PowerPoint presentation and then speaks to it at the briefing.

[9] Further details for the briefing session will be confirmed by Steph Bougen, Application Lead, who can be contacted at: [info@fastrack.govt.nz](mailto:info@fastrack.govt.nz).

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<sup>2</sup> Including management plans, adaptive management protocols drafting style

**Site visit**

[10] A site visit was undertaken by the Expert Panel on Wednesday 6 August 2025.

[11] The Expert Panel were met at the site by Tim Carter and Bruce Van Duyn who escorted the Panel around the site and the surrounding area. The Panel also visited the roundabout at the intersection of Pound Road and Yaldhurst Road (State Highway 73).

[12] The Expert Panel wishes to record its thanks to the Applicant team, particularly Mr Carter and Mr Van Duyn, for facilitating the site visit.

**Additional information**

[13] The Expert Panel wishes to inform all parties that the Applicant intends to provide additional information and amended plans resulting from discussions with the Canterbury Regional Council, Christchurch City Council and the Department of Conservation.

[14] This documentation will be provided to the EPA prior to 12pm on Friday 15<sup>th</sup> August 2025 and will be made available to all parties online via the fast-track website.

[15] The Expert Panel would find it helpful if the Applicant could provide a brief summary of this material during the on-line briefing.



Chris Fowler  
Expert Panel Chair