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## APP-2006012018.03 – Lapse Period

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**Date:** 21 July 2026

**To:** Horizons Regional Council

**Attention:** Fiona Morton, Senior Consultant Planner  
(Email: [fiona.morton@horizons.govt.nz](mailto:fiona.morton@horizons.govt.nz))

**Copy:** Trevor Robinson, Hearings Panel Chair  
(Email: [shelley.gunning@horizons.govt.nz](mailto:shelley.gunning@horizons.govt.nz))

**From:** Sukhi Singh, Technical Director Planning

**Copy:** Mike Ryan, CEO, Winstone Pulp International Limited

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Dear Fiona,

Under section 125 (“**s125**”) of the Resource Management Act 1991 (“**RMA**”), if no lapse period were specified by the consent authority, the consent would be subject to the default 5-year lapse period. WPI is seeking a 10-year lapse period for both the wastewater discharge and earthworks consents.

The primary reasons for seeking a longer lapse period are:

- A default five-year lapse period is relatively short for a project of this scale.
- WPI is actively progressing the sale of the Karioi site and is working with parties interested in the future redevelopment and operation of the facility. Projects of this nature require completion of land acquisition, substantial planning, design, financing, and confirmation of contractual arrangements prior to the physical works commencing. A longer lapse period will provide greater certainty regarding the ability to implement the consented activity.
- A longer lapse period provides appropriate flexibility to progress these workstreams in an orderly manner and reduces the potential need for future applications to extend the lapse date. For a resource consent with a 5 year lapse period, should the consent not be given effect to during this period, a resource consent application seeking to extend the lapse period of a project of this nature would need to be lodged in about year 4, to ensure a timely decision prior to the lapse date.
- The proposal has been comprehensively assessed against an established and rigorous statutory framework, including the relevant freshwater objectives and policies, supported by extensive technical investigations, monitoring data, and specialist assessments relating to water quality, ecology, contaminated land, earthworks, and cultural values.

For clarity, the consent duration sought remains 20 years. As stated in the applicant’s Section 92 response dated 11 June 2026, the proposed consent term is intended to commence from the date of the first discharge.