

FTAA-2602-1171

28 May 2026

Warrick MacDonald
Greenhill Industrial Park Consortium
email: s 9(2)(a)

c/- Fraser McNutt
Barker & Associates Limited
email: s 9(2)(a)

Dear Warrick

Notice of Decisions on application for referral of the Greenhill Industrial Park project under the Fast-track Approvals Act 2024

This notice of decisions is for an application received from Greenhill Industrial Park Consortium for referral of the Greenhill Industrial Park project (project) under the Fast-track Approvals Act 2024 (the Act) that has been accepted by the Minister for Infrastructure (the Minister) under section 21 and referred under section 26.

The project is to construct and establish a new industrial park on approximately 180 hectares of land located northeast of Hamilton, approximately 1 kilometre from the Hamilton City jurisdiction boundary and adjacent to the eastern side of the Waikato Expressway (WEX) within the Waikato District. The project includes:

- a. approximately 161 new fee simple industrial lots, with a range of sizes from 2,500m² and above
- b. approximately 25 new rural residential lots ranging in size from 2,500m² – 5,000m²
- c. additional components, including:
 - i. a new north-south orientated collector road (connecting with Puketaha Road to the north and Greenhill Road to the south) and a series of new local roads and any relevant network upgrades
 - ii. four stormwater pond areas, including a larger centralised area that will also contain a new central wastewater pumpstation
 - iii. stream realignment and neutralisation works
- d. supporting infrastructure.

The applicant seeks the following approvals under specified Acts to authorise the project:

- a. resource consents under the Resource Management Act 1991 (RMA)
- b. approval under the Wildlife Act 1953
- c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

The project can only be accepted if the Minister is satisfied the criteria in section 22 is met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes and is unlikely to materially affect the efficient operation of the fast-track approvals process.

Decision on referral application

The Minister has decided to accept the referral application for the whole project and is satisfied it meets the criteria in section 22 (s 21(1)(c)) and to refer the project to the fast-track approvals process under section 26(2)(a).

Reasons for accepting referral application

The Minister is satisfied the project:

- a. is an infrastructure or development project that would have significant regional or national benefits; and
- b. referring the project to the fast-track approvals process –
 - i. would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
 - ii. is unlikely to materially affect the efficient operation of the fast-track approvals process.

The Minister is satisfied the project is an infrastructure or development project that would have significant regional or national benefits as it:

1. will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020) (s22(2)(a)(iii)): as it will contribute to the projected shortfall of industrial land supply in Hamilton City and the project's location being approximately 1 kilometre from the Hamilton City jurisdiction boundary and the WEX.
2. will deliver significant economic benefits (s22(2)(a)(ix)): by providing a one-time boost in Gross Domestic Product (GDP) of approximately \$830 million and create 542 Full-Time Equivalent (FTE) jobs over the 10 year development period, and once established is estimated to sustain an annual GDP of \$471 million and support 3,555 FTE jobs with \$265 million paid annually in wages and salaries.

The Minister is satisfied there is no reason they must decline the project under section 21(3) of the Act.

Specified matters for accepted referral application

1. McDonald Farming Enterprises Limited, Responsive Trade Education, Finlay Family Partnership, and GT Taylor Family Trust are specified as the persons authorised to lodge a substantive application for the project under section 27(2).
2. In relation to a substantive application for the project:
 - a. A deadline for lodging the application applies under section 27(3)(b)(i), the application must be lodged by two years from the date of issue of this letter.
 - b. The following information must be submitted with the application lodged for the project – s27(3)(b)(ii):

an assessment of the relevant three waters infrastructure that:

 - i. identifies the existing condition and capacity of that infrastructure, and
 - ii. identifies any upgrades to that infrastructure that are required in connection with the subdivision and development, including what is required to avoid, remedy or mitigate flood risk; and
 - iii. identifies any funding required to carry out those upgrades (including who will provide that funding); and
 - iv. provides details of ongoing ownership and maintenance responsibilities; and
 - v. contains information on any discussions held, and any agreements made, between the authorised person and the relevant infrastructure provider about the relevant infrastructure (including discussions and agreements about the matters in i to iv above).

an integrated transport assessment, prepared in consultation with New Zealand Transport Agency Waka Kotahi that:

 - i. assesses the effects on the surrounding transport network of both the project while it is carried out and in the resulting development, including effects on the WEX; and
 - ii. contains modelling showing the effects on traffic flows and key intersections; and
 - iii. identifies any upgrades/interventions to transport infrastructure that are required in connection with the development; and
 - iv. identified any funding required to carry out those upgrades/interventions (including who will provide that funding); and

- v. identifies how the proposed development will support people to use public transport and carry out active modes of transport, such as cycling and walking; and
- vi. contains information on any discussions held, and any agreements made, between the authorised person and the relevant infrastructure provider about the relevant infrastructure (including discussions and agreements about the matters referred to in i to v above).

Under section 28 of the Act, the Ministry for the Environment must also give written notice of decisions made by the Minister on an accepted referral application to the parties specified in Appendix 1 of this letter.

If you have any queries about this notice of decisions, please email referral@fasttrack.govt.nz and include the name of the lead contact – Whitney Nelson or phone 0800 FASTRK (0800 225 537).

Yours sincerely

A handwritten signature in dark ink, appearing to read 'S Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Appendix 1: Section 28 – Notice of Minister’s decision on accepted referral application

Section 28(1)(a) – The applicant	Greenhill Industrial Park Consortium
Section 28(1)(ii) – Anyone invited to comment on the application	
<i>Relevant local authorities</i>	Waikato Regional Council Waikato District Council
<i>Relevant portfolio Ministers</i>	Minister for the Environment Minister of Conservation Minister for Arts, Culture and Heritage
<i>Relevant administering agencies</i>	Ministry for the Environment Department of Conservation Heritage New Zealand Pouhere Taonga
<i>The Māori groups under s17(d)</i>	Te Whakakitenga o Waikato Ngāti Hauā Iwi Trust Waikato Raupatu River Trust Waikato River Authority Ngāti Wairere Te Haa o te Whenua o Kirikiriroa Hukanui Marae
<i>Any other persons</i>	Associate Minister of Transport Minister for Economic Growth Minister for Regional Development Chief Executive of NZ Transport Agency Waka Kotahi Chief Executive of Hamilton City Council
Section 28(2) – Other parties for an accepted referral application	
<i>The Panel Convener</i>	Including all the information received by the Minister as required by section 28(4).
<i>Any iwi authorities or Treaty settlement entities (other than those that must be notified as identified above) that the Minister considers have an interest in the matter</i>	No additional iwi authorities or Treaty settlement entities have been identified beyond those listed above.
<i>Environmental Protection Authority (EPA)</i>	Including all the information received by the Minister as required by section 28(4).
<i>Relevant administering agencies</i>	As identified above.