

From: [Infrastructure Portfolio](#)
To: [Nicola Willis \(MIN\)](#); [Shane Jones \(MIN\)](#); [Penny Simmonds \(MIN\)](#); [Tama Potaka \(MIN\)](#)
Cc: [FTAreferalls](#)
Subject: Invitation to comment on Fast-track referral application for the Brymer project under the Fast-track Approvals Act 2024 – FTAA-2504-1063
Date: Thursday, 26 June 2025 8:17:37 am
Attachments: [Comments Form for Invited Ministers.docx](#)

To:

Minister for Economic Growth
Minister for Regional Development
Minister for the Environment
Associate Minister for Housing

Dear Ministers,

Hon Chris Bishop, the Minister for Infrastructure (the Minister), has asked for me to write to you on his behalf.

The Minister has received an application from Brymer Farms Limited for referral of the Brymer project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2505-1063).

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

Invitation to comment on referral application

I write in accordance with section 17 of the Act to invite you to provide written comments on the referral application. I have provided summary details of the project below.

If you wish to provide written comments, these must be received by **return email** within **20 working days** of receipt of this email. The Minister is not required to consider information received outside of this time frame. Any comments submitted will contribute to the Minister's decision on whether to accept the referral application and to refer the project.

If you do not wish to provide comments, please let us know as soon as possible so we can proceed with processing the application without delay.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Process

The application documents are accessible through the Fast-track portal. Please note that application documents may contain commercially sensitivity information and should not be shared widely. If you haven't used the portal before, you can request access by emailing ftareferalls@mfe.govt.nz. Once you are registered and have accepted the terms and conditions, you will receive a link to view the documents. Existing users will be able to see application documents via the request when logging into the portal. Should you need for your agency to provide any supplementary information, a nominated person can be provided access to the portal, access can be requested by emailing ftareferalls@mfe.govt.nz.

To submit your comments on the application, you can either provide a letter or complete the attached template for written comments and return it by replying to this email, infrastructure.portfolio@parliament.govt.nz.

Before the due date, if you have any queries about this email or need assistance with using the portal, please email contact@fasttrack.govt.nz. Further information is available at <https://www.fasttrack.govt.nz/>.

Important Information

Please note that all comments received from Ministers invited to comment will be subject to the Official Information Act 1982. Comments received will be proactively released at the time the Minister for Infrastructure makes a referral decision, unless the Minister providing comments advises the Minister for Infrastructure's office they are to be withheld, at the time they are submitted.

If a Conflict of Interest is identified by the Minister providing comments at any stage of providing comments, please inform my office and the Cabinet Office immediately. The Cabinet Office will provide advice and, if appropriate, initiate a request to the Prime Minister to agree to a transfer of the project/portfolio invite to another Minister (a request to transfer a COI from one Minister to another can take 1-7 days).

Project summary

Project name	Brymer
Applicant	Brymer Farms Limited
Project description	The project is a master-planned residential and mixed-use development bounded by Brymer and Whatawhata Roads, on the western edge of Hamilton City. The project involves the construction and operation of: a. 1,650 residential units (including a 250-unit retirement village) and a 0.3-hectare mixed-use neighbourhood centre with commercial properties (a café and superette) b. open spaces including ecological restoration, retention of natural wetlands and riparian revegetation c. transport infrastructure including local roads, cycle connections and pedestrian pathways d. services infrastructure including a pump station, water discharge and treatment area, stormwater ponds and use of existing water bores.

Yours sincerely

Hon Chris Bishop

Minister for Infrastructure



Office of Hon Chris Bishop

Minister of Housing | Minister for Infrastructure | Minister Responsible for RMA Reform | Minister of Transport | Associate Minister of Finance | Associate Minister for Sport & Recreation | Leader of the House | MP for Hutt South

Office: 04 817 6802 | EW 6.3

Email: c.bishop@ministers.govt.nz Website: www.Beehive.govt.nz
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

Email disclaimer:

This email communication is confidential between the sender and the recipient. The intended recipient may not distribute it without the permission of the sender. If this email is received in error, it remains confidential and you may not copy, retain or distribute it in any manner. Please notify the sender immediately and erase all copies of the message and all attachments. Thank you.

FTAA-2505-1063

Bill Wasley
Chair, Future Proof Committee

Email: s 9(2)(a)

Dear Bill

Invitation to provide written comments on application for referral of the Brymer project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Brymer Farms Limited for referral of the Brymer project under the Fast-track Approvals Act 2024 (the Act) to the Fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(5) of the Act. I invite you to provide written comments on the referral application including the following matter:

1. The project regarding the revised Brymer masterplan refers to ongoing discussions with the Future Proof collaborative partnership. Are there any matters that the Future Proof Committee consider may affect the delivery of the project?

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence and should not be forwarded or discussed anyone outside of your organisation.

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If the Minister decides to accept the application and to refer the project, the Applicant will be required to complete any preliminary steps required under the Act and then be able to lodge their substantive application for the approvals they require. An expert panel will be appointed to decide the substantive application.

Please upload comments directly via the portal by completing the template for written comments provided in Attachment 1.

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Yours sincerely

A handwritten signature in black ink, consisting of a large, stylized 'I' followed by a horizontal stroke that tapers to the right.

Ilana Miller

General Manager, Delivery and Operations

cc: Robert Brodnax, Independent Implementation Advisor – s 9(2)(a)
futurerproofcoordinator@waikatoregion.govt.nz

Appendix A: Project summary details

Appendix A – Project summary details

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Applicant name	Brymer Farms Limited
Application number	FTAA-2505-1063
Project summary details	The project is a master-planned residential and mixed-use development bounded by Brymer and Whatawhata Roads, on the western edge of Hamilton City. The project involves the construction and operation of: a. 1,650 residential units (including a 250-unit retirement village) and a 0.3-hectare mixed-use neighbourhood centre with commercial properties (a café and superette) b. open spaces including ecological restoration, retention of natural wetlands and riparian revegetation c. transport infrastructure including local roads, cycle connections and pedestrian pathways d. services infrastructure including a pump station, water discharge and treatment area, stormwater ponds and use of existing water bores.

FTAA-2505-1063

Lance Vervoort
Chief Executive Officer
Hamilton City Council

Email: ceo@hcc.govt.nz

Dear Lance

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The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(5) of the Act. I invite you to provide written comments on the referral application, including the following matter:

1. The project area is located within Waikato District, close to the territorial boundary shared with Hamilton City Council (HCC). I note comments provided by Waikato District Council recommend that the project area be transferred to HCC's jurisdiction. With this context, are there any matters that HCC consider may affect the delivery of the project?

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Yours sincerely

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Ilana Miller

General Manager, Delivery and Operations

Appendix A: Project summary details

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FTAA-2505-1063

Brett Gliddon
Chief Executive Officer
New Zealand Transport Agency (Waka Kotahi)

Email: s 9(2)(a)

Dear Brett

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The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(5) of the Act. I invite you to provide written comments on the referral application and the following matter:

1. The project proposes a new transport network including intersections and an upgrade to State Highway 23 which connects to the project site. Are there any matters that NZTA considers may adversely affect delivery of the project?

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in-confidence and should not be forwarded or discussed anyone outside of your organisation.

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Yours sincerely

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Ilana Miller

General Manager, Delivery and Operations

Appendix A: Project summary details

cc FTC application/comments info - EnvironmentalPlanning@nzta.govt.nz
Nicola Foran – Team Leader – Environmental Planning – s 9(2)(a)

Appendix A – Project summary details

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FTAA-2505-1063

Ngaati Houroa
c/o Te Papa o Rotu (Te Oneparepare) Marae

Email: papaorotumarae@outlook.co.nz

Tēnā koe

Invitation to provide written comments on application for referral of the Brymer project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Brymer Farms Limited for referral of the Brymer project under the Fast-track Approvals Act 2024 (the Act) to the Fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost

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Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fasttrack webpage on [Cost recovery for agencies](#).

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Nāku noa, nā

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Ilana Miller

General Manager, Delivery and Operations

Appendix A: Project summary details

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FTAA-2505-1063

Jo Kukutai
Ngaati Maahanga

Email: s 9(2)(a)

Tēnā koe Jo

Invitation to provide written comments on application for referral of the Brymer project under the Fast-track Approvals Act 2024

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Appendix A: Project summary details

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FTAA-2505-1063

Mokoro Gillett
Chair
Ngāti Hauā Iwi Trust

Email: admin@ngatihauaiwitrust.co.nz

Tēnā koe Mokoro

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Ilana Miller

General Manager, Delivery and Operations

Appendix A: Project summary details

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FTAA-2505-1063

Parekawhia McLean
Chair
Te Whakakitenga o Waikato

Email: secretariat@tainui.co.nz

Tēnā koe Parekawhia

Invitation to provide written comments on application for referral of the Brymer project under the Fast-track Approvals Act 2024

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Ilana Miller

General Manager, Delivery and Operations

Appendix A: Project summary details

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FTAA-2505-1063

Tukuroirangi Morgan
Waikato Raupatu Trust

Email: s 9(2)(a)

Tēnā koe Tukuroirangi

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Appendix A: Project summary details

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FTAA-2505-1063

Danny Loughlin
Iwi Co-Chair
Waikato River Authority

Email: enquiries@waikatoriver.org.nz

Tēnā koe Danny

Invitation to provide written comments on application for referral of the Brymer project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Brymer Farms Limited for referral of the Brymer project under the Fast-track Approvals Act 2024 (the Act) to the Fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence and should not be forwarded or comments sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will help inform the Minister's decisions on whether to accept the referral application and to refer the project.

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Ministry for the Environment | PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fasttrack webpage on [Cost recovery for agencies](#).

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Please upload comments directly via the portal by completing the template for written comments provided in Attachment 1.

Before the due date, if you have any queries about this letter or need assistance with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in black ink, consisting of a large, stylized 'I' followed by a horizontal stroke that tapers to a point.

Ilana Miller

General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Project name	Brymer
Applicant name	Brymer Farms Limited
Application number	FTAA-2505-1063
Project summary details	The project is a master-planned residential and mixed-use development bounded by Brymer and Whatawhata Roads, on the western edge of Hamilton City. The project involves the construction and operation of: 1,650 residential units (including a 250-unit retirement village) and a 0.3-hectare mixed-use neighbourhood centre with commercial properties (a café and superette) - open spaces including ecological restoration, retention of natural wetlands and riparian revegetation - transport infrastructure including local roads, cycle connections and pedestrian pathways - services infrastructure including a pump station, water discharge and treatment area, stormwater ponds and use of existing water bores.

FTAA-2505-1063

Penny Nelson
Director-General of Conservation
Department of Conservation

Email: Fast-track@doc.govt.nz

Dear Penny

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The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to seek comments on a referral application from the relevant administering agencies). I invite the Department of Conservation to provide written comments on the referral application as the administering agency for the Wildlife Act 1953.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence and should not be forwarded or comments sought from anyone outside of your organisation.

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Yours sincerely

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Ilana Miller

General Manager, Delivery and Operations

Appendix A: Project summary details

cc: Jenni Fitzgerald, Fast-track Manager - s 9(2)(a)

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FTAA-2505-1063

James Palmer
Secretary for the Environment
Ministry for the Environment

Emails 9(2)(a)

Dear James

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The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to seek comments on a referral application from the relevant administering agencies). I invite the Ministry for the Environment to provide written comments on the referral application as the administering agency for the Resource Management Act 1991.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence and should not be forwarded or comments sought from anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will help inform the Minister's consideration in making decisions on whether to accept the referral application and to refer the project.

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Yours sincerely

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Ilana Miller

General Manager, Delivery and Operations

Appendix A: Project summary details

cc Macaela Flanagan, Manager System Oversight, s 9(2)(a)
adminagencyftaa@mfe.govt.nz

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Project name	Brymer
Applicant name	Brymer Farms Limited
Application number	FTAA-2505-1063
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FTAA-2505-1063

Craig Hobbs
Chief Executive Officer
Waikato District Council

Email: s 9(2)(a)

Dear Craig

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The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Waikato District Council to provide written comments on the referral application. Note that section 22 of the Act sets out the criteria to guide the Minister's decision-making on whether to refer a project to the Fast-track approvals process.

Under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), Waikato District Council **must** provide comments advising on the following matters:

1. Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please also confirm this in writing
2. In relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please also confirm this in writing.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in-confidence and should not be forwarded or comments sought from anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and a copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application and to refer the project.

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Ilana Miller
General Manager, Delivery and Operations

cc: Ella Makin, Principal Planner - s 9(2)(a)

Appendix A: Project summary details

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FTAA-2505-1063

Chris McLay
Chief Executive Officer
Waikato Regional Council

Email: s 9(2)(a)

Dear Chris

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Yours sincerely

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Ilana Miller

General Manager, Delivery and Operations

cc: Brent Sinclair, Resource Use Director – s 9(2)(a)
Miffy Foley, Team Leader Strategic and Spatial Planning –
s 9(2)(a)

Appendix A: Project summary details

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