Ministry for Cities, Environment, Regions & Transport

FTAA-2608-1289: Application received for referral of the project under the Fast-track Approvals Act 2024 – Stage 1 decisions

Project Name: Southwest Industrial

Date submitted	14 September 2026	**Tracking**	26-BRF-02678
Security level	In-Confidence	**Priority**	Urgent

To	Action sought	Response by
Hon Chris Bishop **Minister for Infrastructure**	Decisions on recommendations in Table A	21 September 2026

Actions for Minister's Office staff	**Return** the signed briefing to: *FTAreferrals@mfe.govt.nz* **Send** email to Ministers to invite written comments
Number of appendices: 3	Appendices: 1. Statutory framework summary 2. Application documents for **Southwest Industrial** project 3. List of the Māori groups referred to in section 18(2)

Ministry contacts

Name	Position	Telephone	1st contact
Ben Bunting	Principal Author		
Stephanie Frame	Manager	s 9(2)(a)	✓
Ilana Miller	General Manager	s 9(2)(a)	

Project area



Figure 1: *Southwest Industrial project proposed site plan and location.*

Key messages

1. This briefing seeks your initial decisions on an application from Puna Property Holdings Limited and Foddercube Products (Nth Canty) Limited (the applicant) to refer the Southwest Industrial project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process.
2. At this stage you can either decline an application for the reasons set out section 21, or provide the application to, and invite comments from, the parties identified in section 17. If you do not decline the application, you will receive a further briefing following receipt of comments, to inform your final decision on whether to refer the project.
3. The project is to project is to establish a new 21.4-hectare industrial park on the southwestern urban fringe of Christchurch City, in the Canterbury Region.
4. The project comprises:
    a. subdivision to create 36 freehold industrial lots ranging in size from approximately 0.2 to 1.6 hectares
    b. internal road layout
    c. establishment of new intersections at Marshs Road and Springs Road
    d. three waters infrastructure including integrated stormwater management areas
    e. earthworks, landscaping and supporting infrastructure required to service the new development.
5. The project will require resource consents under the Resource Management Act 1991 (RMA) and approval under the Wildlife Act 1953.
6. The site is fully in the Christchurch City Council boundary and adjacent to the Selwyn District located

approximately 50m to the south. The Christchurch Southern Motorway (State Highway 76) forms the northern boundary of the project site.

7. The bulk of the site (18.5 ha) is zoned 'Rural Urban Fringe', with the remainder zoned 'Industrial Heavy'. Rezoning of the site was sought in 2014 as part of the Christchurch Replacement District Plan but was declined in 2016 on matters relating to inconsistency with the planning framework at the time, matters relating to cross-boundary infrastructure, and transport.
8. We have undertaken initial analysis of the referral application, and this is presented along with our considerations and recommendations in Table A.
9. We have decided the application is complete and complies with section 14 of the Act, as the application complies with section 13 requirements, may be capable of satisfying the criteria in section 22 and does not appear to involve an ineligible activity. The applicable fee and levy have been paid.
10. We recommend you progress consideration of the referral application to the next stage of analysis (Stage 2) and invite written comments from the parties prescribed in section 17(1) of the Act being:
    a. Canterbury Regional Council and Christchurch City Council as the relevant local authorities
    b. The Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development
    c. The Minister of Conservation as a relevant portfolio Minister
    d. The Department of Conservation as the relevant administering agency
    e. The parties in Appendix 3 as the other identified Māori groups.
11. We recommend that you also invite written comments from the following as additional persons under section 17(5) of the Act:
    a. The Minister for Economic Growth
    b. The Minister for Regional Development
    c. The Chief Executive of NZ Transport Agency Waka Kotahi
    d. The Chief Executive of Selwyn District Council
    e. The Chief Executive of Selwyn Water Limited.

Action sought

12. Please indicate your decisions on the recommendations in Table A.

Signature



Stephanie Frame
Manager – Fast-track Operations

Table A: Stage 1 analysis

Project details	**Project Name**		**Applicants**		**Project Area**	
	Southwest Industrial (the project)		Puna Property Holdings Limited Foddercube Products (Nth Canty) Limited		Six land parcels near Halswell, on the southwestern fringe of the Christchurch City urban areas with a combined area of approximately 21.4 ha at 290, 300, 318, 320, 374 and 376 Springs Road. The site is fully in the Christchurch City Council boundary and adjacent to the Selwyn District located ~50m to the south. The Christchurch Southern Motorway (State Highway 76) forms the northern boundary.	
Project description	The project is to establish a new 21.4-hectare industrial park on the southwestern urban fringe of Christchurch City, in the Canterbury Region. The project comprises: a. subdivision to create 36 freehold industrial lots ranging in size from approximately 0.2 to 1.6 hectares b. internal road layout c. establishment of new intersections at Marshs Road and Springs Road d. three waters infrastructure including integrated stormwater management areas e. earthworks, landscaping and supporting infrastructure required to service the new development. The applicant is seeking the following approvals through the fast-track approvals process: a. resource consents under the Resource Management Act 1991 b. approval under the Wildlife Act 1953.					
Notification and/or consultation undertaken	**As required by section 11, the applicant has:**					
	Notified in writing, the relevant local authorities	*Notified in writing, the relevant iwi authorities, hapū and Treaty settlement entities*	*Consulted, the relevant MACA groups*	*Consulted, ngā hapū o Ngāti Porou*	*Notified in writing, the relevant administering agencies*	*Notified in writing, the holder of land to be exchanged*
	Canterbury Regional Council Christchurch City Council	Mahaanui Kurataiao Limited (representing Te Rūnanga o Ngāi Tahu and Te Taumutu Rūnanga)	N/A	N/A	Department of Conservation	N/A
Section 22 assessment criteria						
The project is an infrastructure or development project that would have significant regional or national benefits [section 22(1)(a)]	*The Minister must consider a relevant Government policy statement (GPS) [s22(1A)]* Not applicable to this project as it does not involve groceries. You may consider any of the following matters, or any other matters the Minister considers relevant: *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)]* The applicant considers the project will contribute to a well-functioning urban environment by providing a meaningful increase to the supply of business land in an area that services Greater Christchurch, particularly southern Christchurch and Selwyn District townships of Lincoln and Prebbleton. The applicant states these two townships have no Industrial zoned land and are located within what has been the fastest growing district in New Zealand. The applicant considers the project will service demand in the Canterbury Region and achieves consolidated growth from the urban boundary, forming a logical expansion of an existing industrial zoning and thus significantly contributes to a well-functioning urban environment, in accordance with Policy 1 of the NPS-UD. *Will deliver significant economic benefits [s22(2)(a)(iv)]* The applicant attached an economic report by Insight Economics Limited, which estimates the following economic benefits: 1. Development (over 5-years): the project is projected to support approximately 600 FTE years of employment, $54 million in wages and salaries and $106 million in GDP: 2. Operational (at full build-out): the project is projected to support approximately 395 onsite FTEs, $37 million is annual wages and salaries and $74 million in annual GDP. The applicant considers the project will provide direct and indirect economic benefits to the region, including land supply in the Hornby South and Islington areas, particularly in industrial activities of freight, warehousing, trade that are recognised as having shortfalls. *Will support climate change mitigation, including the reduction or removal of greenhouse gas emissions [s22(2)(a)(vii)]*					

	The applicant notes the project seeks to minimise the production of greenhouse gas emissions and support climate change through the following measures: - The site is located close to a key transport route (State Highway 76) in a strategic location to the Christchurch International Airport, Central City and Lyttelton Port, providing efficient transport connections that support logistics operations - The project will reduce commuter distances for residents in Lincoln, Prebbleton, Rolleston and Hornby through providing employment opportunities in close proximity to these urban areas, on the fringe of the established industrial area. - The project's proximity to public transport and connections to established cycle and shared pathways networks.		
Referring the project to the fast-track approvals process [section 22(1)(b)]	*Would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes [s22(1)(b)(i)]* The applicant considers that using the fast-track approvals processes would provide a substantially efficient and timelier pathway than the transitional RMA framework with a private plan change and approvals under the RMA taking an estimated 4–6 years. *Is unlikely to materially affect the efficient operation of the fast-track approvals process [s22(1)(b)(ii)]* The applicant states given the scale and regional significance of the project, it is considered that the referral is unlikely to materially affect the efficient operation of the fast-track approvals process. Rather, the process is specifically intended to facilitate national and regionally significant projects of this nature through a coordinated and streamlined approvals framework.		
Minister invites comments	*You **must** copy the application to, and invite written comments from [s17(1)]:* a. Relevant local authorities: – Canterbury Regional Council – Christchurch City Council b. The Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development c. Other relevant portfolio Ministers: – The Minister of Conservation d. Relevant administering agency: – Department of Conservation e. The Māori groups identified in Appendix 3	*You **may** copy the application to, and invite written comments from, any other person [s17(5)]:* We recommend you invite comments from the following additional persons, for the specified reasons: a. The Minister for Regional Development b. The Minister for Economic Growth c. The Chief Executive of NZ Transport Agency Waka Kotahi, regarding whether there will be any impacts on the State Highway network and the existing NZTA Future Works Designation Overlay that will affect delivery of the project d. The Chief Executive of Selwyn District Council, regarding whether there will be any cross-boundary or infrastructure servicing implications that will affect delivery of the project e. The Chief Executive of Selwyn Water Limited, regarding whether the proposed wastewater discharge options involving connecting to the existing Selwyn District wastewater network will affect delivery of the project.	*The Minister **may** request further information about a referral application from the applicant, the relevant local authorities, or the relevant administering agencies to be provided within the time frame specified in the request.* We have not identified any specific further information to be requested

Recommendations	Minister's decision
a. **Note** that section 25 of the Act permits you to decline the referral application without inviting comments from the parties under section 17.	Noted
b. **Note** that you have not yet provided the application to, nor sought any written comments on it from, the parties listed in section 17(1) but that you are required to do so if you do not decline the application under section 21 of the Act.	Noted
c. **Note** that section 17(5) of the Act permits you to forward an application to, and invite written comments from, any other person.	Noted
d. **Note** that if comments have been sought and provided within the required time frame you are required to consider it, along with the referral application, before deciding to decline the application.	Noted
e. **Note** that section 20 of the Act permits you to request further information from the applicant or relevant local authorities or relevant administering agencies at any time before you decide whether to accept or decline an application.	Noted
f. **Agree** to progress the Southwest Industrial project to our Stage 2 analysis (invite written comments and request section 18 Treaty report).	Yes / No
g. **Agree** to provide the application to, and invite written comments from:	
i. Canterbury Regional Council and Christchurch City Council as the relevant local authorities under section 17(1)(a)	Yes / No
ii. the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development under section 17(1)(b)	Yes / No

iii. the Minister of Conservation as the other relevant portfolio Minister under section 17(1)(b)	Yes / No
iv. Department of Conservation as the relevant administering agency under section 17(1)(c)	Yes / No
v. the parties in Appendix 3 as the identified Māori groups under section 17(1)(d)	Yes / No
vi. any parties you are required to invite comments from under section 17(1)(d) and (e) who may be subsequently identified	Yes / No
h. **Agree** to provide the application to and invite written comments from the following additional persons under section 17(5):	
i. Minister for Regional Development	Yes / No
ii. Minister for Economic Growth	Yes / No
iii. The Chief Executive of NZ Transport Agency Waka Kotahi	Yes / No
iv. The Chief Executive of Selwyn District Council	Yes / No
v. The Chief Executive of Selwyn Water Limited	Yes / No
i. **Note** that you have agreed to delegate to the Secretary for the Environment your responsibility to send all correspondence, other than to Ministers.	Noted
j. **Agree** to send the email to invite written comments from Ministers.	Yes / No

Signed:

Hon Chris Bishop

Minister for Infrastructure **Date:**

Appendix 1: Statutory framework summary

1. You are the sole decision maker for referral applications. If you accept a referral application, then the whole or part of the project will be referred to the fast-track approvals process.
2. If a Treaty settlement, the Marine and Coastal Area (Takutai Moana) Act 2011, the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, a Mana Whakahono ā Rohe or a joint management agreement provides for consideration of any document or procedural requirements, you must, where relevant:
    a. give the document the same or equivalent effect through this process as it would have under any specified Act; and
    b. comply with any applicable procedural requirements.
3. You must decline a referral application if:
    a. you are satisfied the project does not meet the referral criteria in s22
    b. you are satisfied the project involves an ineligible activity (s5)
    c. you consider you do not have adequate information to inform your decision.
4. You may decline an application for any other reason, including those set out in s21(5) and even if the application meets the s22 referral criteria.
5. You can decline an application before or after inviting comments under s17(1). However, if comments have been sought and provided within the required time frame, you must consider them, along with the referral application, before deciding to decline the application.
6. If you do not decline a referral application at this initial stage you must copy the application to, and invite written comments from:
    a. the relevant local authorities
    b. the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development
    c. any other relevant portfolio Ministers
    d. the relevant administering agencies
    e. the Māori groups identified by the responsible agency
    f. the owners of Māori land in the project area (if applicable)
    g. you may provide the application to and invite comments from any other person.
7. You can request further information from an applicant, any relevant local authority or any relevant administering agency at any time before you decide to decline or accept a referral application (see section 20 of the Act).
8. However, if further information has been sought and provided within the required time frame you must consider it, along with the referral application, before deciding to decline the application.

Appendix 2: Application documents for Southwest Industrial project

Appendix 3: List of the Māori groups referred to in section 18(2)

Name of group	Type of group (section of Act)
Te Rūnanga o Ngāi Tahu	iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a) – Ngāi Tahu Claims Settlement Act 1998)
Te Ngāi Tūāhuriri Rūnanga	Ngāi Tahu Papatipu Rūnanga –Treaty settlement entity (s18(2)(a))
Te Taumutu Rūnanga	Ngāi Tahu Papatipu Rūnanga –Treaty settlement entity (s18(2)(a)
Whitiora Centre Limited	Entity owned by Papatipu Rūnanga – other Māori group with relevant interests (s18(2)(k))
Mahaanui Kurataiao Limited	Entity owned by Papatipu Rūnanga – other Māori group with relevant interests (s18(2)(k))