

FTAA-2512-1155

9 April 2026

Doyle Smith  
Knight Investments Limited (the applicant)  
Email: s 9(2)(a)

c/- Renee Fraser-Smith  
Tollemache Consultants Limited (the agent)  
Email: s 9(2)(a)

Dear Doyle,

### **Notice of Decisions on application for referral of the Ardmore Business Park project under the Fast-track Approvals Act 2024**

This notice of decisions is for an application received from Knight Investments Limited for referral of the Ardmore Business 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 an industrial and employment business hub located across approximately 511 hectares in Ardmore, Auckland, including the Ardmore Airport (the airport) and its surroundings. The project includes:

- a. constructing and developing a business park
- b. enabling light industrial/service activities
- c. constructing light industrial buildings and yard spaces associated with the light industry/service type activities, including onsite landscaping and car parking areas
- d. constructing a green/blue network, stormwater management and wastewater treatment and disposal
- e. upgrading existing roads and intersections as well as constructing new roads and accessways
- f. land modification works and infrastructure to service the project
- g. subdivision to align with the land use component for industrial buildings and yard spaces.

The project will require resource consents under the Resource Management Act 1991 (RMA).

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

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Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Ministry for the Environment  
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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:

- a. will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment by:
  - ii. the construction and establishment an industrial and employment business hub that will contribute to addressing forecast needs for additional industrial land and as the site is located adjacent to the Mill Road transport corridor upgrade project and the recently approved fast-track application for Sunfield housing development project
- b. will deliver significant economic benefits in the region by:
  - i. providing an estimated \$2.7 billion investment into the area, 1,800 jobs during the peak construction year (with a total of approximately 17,300 FTE years over the development and construction period) and accommodate 4,500 to 5,000 employees once completed.

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. Knight Investments Limited who lodged the referral application are specified as the person 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) and 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; 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 referred to in subparagraphs (i) to (iv)).

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](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Whitney Nelson or phone 0800 FASTRK (0800 225 5374). If you have any queries about the substantive process, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz), or phone 0800 FASTRK (0800 225 537).

Yours sincerely



Ben Bunting  
**Acting-Manager – Fast-track Operations**

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

<b>Section 28(1)(a) – The applicant</b>	Knights Investments Limited
<b>Section 28(1)(ii) – Anyone invited to comment on the application</b>	
<i>Relevant local authorities</i>	Auckland Council (including Auckland Transport and Watercare Services Limited)
<i>Relevant portfolio Ministers</i>	Minister for the Environment Associate Minister of Transport Minister of Climate Change Minister for Economic Growth Minister for Regional Development
<i>Relevant administering agencies</i>	Ministry for the Environment
<i>The Māori groups under s17(d)</i>	Ngāti Tamaoho Settlement Trust Te Ākitai Waiohua Waka Taua Inc Ngāi Tai ki Tāmaki Trust Ngāti Maru Rūnanga Trust Ngāti Paoa Iwi Trust Ngāti Tamaterā Settlement Trust Ngaati Whanaunga Incorporated Society Hako Tūpuna Trust Ngāti Te Ata Claims Support Whānau Trust Te Whakakitenga o Waikato Incorporated Te Ākitai Waiohua Settlement Trust Tūpuna Taonga o Tāmaki Makaurau Trust/Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership Ngaati Whanaunga Ruunanga Trust Taonga o Marutūāhu Trustee Limited / Marutūāhu Rōpū Limited Partnership Ngāti Koheriki Claims Committee Papakura Marae
<b>Section 28(2) – Other parties for an accepted referral application</b>	
<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.