
Invitation to comment on Fast-track referral application for the Greenhill Industrial Park under the Fast-track Approvals Act 2024 – FTAA-2602-1171

From Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>

Date Fri 20/03/2026 8:59 AM

To Nicola Willis (MIN) <N.Willis@ministers.govt.nz>; Hon Shane Jones <Shane.Jones@parliament.govt.nz>; Tama Potaka (MIN) <T.Potaka@ministers.govt.nz>; Penny Simmonds (MIN) <P.Simmonds@ministers.govt.nz>; Paul Goldsmith (MIN) <P.Goldsmith@ministers.govt.nz>; James Meager (MIN) <J.Meager@ministers.govt.nz>

Cc FTAreferalls <FTAreferalls@mfe.govt.nz>

 1 attachment (56 KB)

Comments Form for Invited Ministers.docx;

To:

- Minister for Economic Growth
- Minister for Regional Development
- Minister of Conservation
- Minister for the Environment
- Minister for Arts, Culture and Heritage
- Associate Minister of Transport

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 Greenhill Industrial Park Consortium for referral of Greenhill Industrial Park project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA- 2602-1171).

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, being 21 April 2026. 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 ftareferrals@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 ftareferrals@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	Greenhill Industrial Park
Applicant	Greenhill Industrial Park Consortium – the Consortium is made up of four key landowners: McDonald Farming Enterprises Limited, Responsive Trade Education, Flinlay Family Partnership and GT Taylor Family Trust.
Location	Northeast of Hamilton
Project description	The project will construct a new industrial park on approximately 180 hectares of land located northeast of Hamilton adjacent to the eastern side of the Waikato Expressway within the Waikato District. The project includes: 1. approximately 161 new industrial lots, with a range of sizes from 2,500m² and above 2. 25 new rural residential lots 3. 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 ii. four stormwater pond areas, including a larger centralised area that will also contain a new central wastewater pumpstation.

Yours sincerely



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: [<http://www.beehive.govt.nz/>][www.Beehive.govt.nz](http://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-2602-1171

Penny Nelson
Director General
Department of Conservation

Email: s 9(2)(a)

Dear Penny,

Invitation to provide written comments on an application for referral of the Greenhill Industrial Park project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Greenhill Industrial Park Consortium (the applicant) for referral of the Greenhill Industrial Park project (the 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. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to invite written comments on a referral application from 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 inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be 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 inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

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

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PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

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.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Whitney Nelson.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S Frame', is positioned above a horizontal grey redaction bar.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Cc:

Jenni Fitzgerald - s 9(2)(a)

Graeme Silver - s 9(2)(a)

Grace Masterton - s 9(2)(a)

Marie Payne - s 9(2)(a)

Amelia Wilkinson - s 9(2)(a)

Gen Hewett - s 9(2)(a)

Application enquiries email - fasttrackapplicationenquiries@doc.govt.nz

Doc Fast-track email - fast-track@doc.govt.nz

Appendix A – Project summary details

Application number	FTAA-2602-1171
Project name	Greenhill Industrial Park
Applicant name	Greenhill Industrial Park Consortium
Project summary details	The project is to construct and establish a new industrial park on approximately 180 hectares of land located northeast of Hamilton adjacent to the eastern side of the Waikato Expressway within the Waikato District. The project includes: a) approximately 161 new industrial lots, with a range of sizes from 2,500m² and above b) 25 new rural residential lots 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 ii. four stormwater pond areas, including a larger centralised area that will also contain a new central wastewater pumpstation. The applicant seeks resource consents for the project under the Resource Management Act 1991, approval under the Wildlife Act 1953, and archaeological authority the Heritage New Zealand Pouhere Taonga Act 2014. No other approvals under specified Acts are sought as part of the fast-track approval process.

FTAA-2602-1171

Lance Vervoort
Chief Executive
Hamilton City Council

Email: s 9(2)(a)

Dear Lance,

Invitation to provide written comments on an application for referral of the Greenhill Industrial Park project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Greenhill Industrial Park Consortium (the applicant) for referral of the Greenhill Industrial Park 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. You have been identified as an “any other person” for the purposes of this section, as the project site is located less than 1 kilometre from the Hamilton City Council boundary and the project may have effects on Hamilton City’s infrastructure. Accordingly, 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 inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

Any written comments you provide, 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 and the criteria in [Section 22](#) of the Act will guide the Minister’s decision-making on whether to refer the project to the fast-track approvals process.

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Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Whitney Nelson.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S Frame', is centered below the 'Yours sincerely' text.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Cc:

Andrea Spalding - s 9(2)(a)

Blair Bowcott - s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2602-1171
Project name	Greenhill Industrial Park
Applicant name	Greenhill Industrial Park Consortium
Project summary details	The project is to construct and establish a new industrial park on approximately 180 hectares of land located northeast of Hamilton adjacent to the eastern side of the Waikato Expressway within the Waikato District. The project includes: a) approximately 161 new industrial lots, with a range of sizes from 2,500m² and above b) 25 new rural residential lots 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 ii. four stormwater pond areas, including a larger centralised area that will also contain a new central wastewater pumpstation. The applicant seeks resource consents for the project under the Resource Management Act 1991, approval under the Wildlife Act 1953, and archaeological authority the Heritage New Zealand Pouhere Taonga Act 2014. No other approvals under specified Acts are sought as part of the fast-track approval process.

FTAA-2602-1171

Emma Clifford
Heritage New Zealand Pouhere Taonga

Email: s 9(2)(a)

Dear Emma,

Invitation to provide written comments on an application for referral of the Greenhill Industrial Park project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Greenhill Industrial Park Consortium (the applicant) for referral of the Greenhill Industrial Park project (the 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. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to invite written comments on a referral application from relevant administering agencies). I invite Heritage New Zealand Pouhere Taonga to provide written comments on the referral application as the administering agency for the Heritage New Zealand Pouhere Taonga Act 2014.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be 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 inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

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Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Whitney Nelson.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S Frame', is positioned above a faint, light blue rectangular stamp.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Cc:

Victoria Trow - s 9(2)(a)

Ben Henson - s 9(2)(a)

Reuben Daube - s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2602-1171
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Applicant name	Greenhill Industrial Park Consortium
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FTAA-2602-1171

Sonny Wilson
Hukanui Marae

Email: s 9(2)(a)

Tēnā koe Sonny,

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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 inviting written comments under section 17 of the Act. The information is being provided in confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

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

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Nāku noa, nā

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Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

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FTAA-2602-1171

Graham Bell
Chair
Ngāti Hāua Iwi Trust

Email: s 9(2)(a)

Tēnā koe Graham,

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

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Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Cc:

Maxine Ketu - s 9(2)(a)

Kuru Ketu - s 9(2)(a)

Lisa Gardiner - s 9(2)(a)

operations@ngatihaua.iwi.nz

taiao@ngatihaua.iwi.nz

Appendix A – Project summary details

Application number	FTAA-2602-1171
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FTAA-2602-1171

Carolyn Hopa
Ngāti Wairere

Email: s 9(2)(a)

Tēnā koe Carolyn,

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Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Cc:

Karahau Te Amo - s 9(2)(a)

Wayne Harris - s 9(2)(a)

Marama Royal - s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2602-1171
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FTAA-2602-1171

Brett Gliddon
Chief Executive Officer
New Zealand Transport Agency - Waka Kotahi

Email: s 9(2)(a)

Dear Brett,

Invitation to provide written comments on an application for referral of the Greenhill Industrial Park project under the Fast-track Approvals Act 2024

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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. You have been identified as an “any other person” for the purposes of this section, as a designation is located adjacent to the site and the project may have transport network impacts. Accordingly, 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 inviting written comments under section 17 of the Act. The information is being provided in confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

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Yours sincerely

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Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Cc:

Waka Kotahi - EnvironmentalPlanning@nzta.govt.nz

Nicola Foran - s 9(2)(a)

Lauren Barnett - s 9(2)(a)

Kate Bonifacio - s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2602-1171
Project name	Greenhill Industrial Park
Applicant name	Greenhill Industrial Park Consortium
Project summary details	The project is to construct and establish a new industrial park on approximately 180 hectares of land located northeast of Hamilton adjacent to the eastern side of the Waikato Expressway within the Waikato District. The project includes: a) approximately 161 new industrial lots, with a range of sizes from 2,500m² and above b) 25 new rural residential lots 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 ii. four stormwater pond areas, including a larger centralised area that will also contain a new central wastewater pumpstation. The applicant seeks resource consents for the project under the Resource Management Act 1991, approval under the Wildlife Act 1953, and archaeological authority the Heritage New Zealand Pouhere Taonga Act 2014. No other approvals under specified Acts are sought as part of the fast-track approval process.

FTAA-2602-1171

Harry Wilson
Te Haa o Te Whenua o Kirikiriroa Ltd

Email: s 9(2)(a)

Tēnā koe Harry,

Invitation to provide written comments on an application for referral of the Greenhill Industrial Park project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Greenhill Industrial Park Consortium (the applicant) for referral of the Greenhill Industrial Park project (the 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. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

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

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Nāku noa, nā

A handwritten signature in dark ink, appearing to read 'S. Frame', is centered within a light gray rectangular box.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

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FTAA-2602-1171

Te Makarini Mapu
Te Whakakitenga o Waikato Incorporated

Email: s 9(2)(a)

Tēnā koe Te Makarini Mapu,

Invitation to provide written comments on an application for referral of the Greenhill Industrial Park project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Greenhill Industrial Park Consortium (the applicant) for referral of the Greenhill Industrial Park project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

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For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Cc:

Jaedyn Falwasser - s 9(2)(a)

Tuhoro Paki - s 9(2)(a)

Parekawhia McLean - s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2602-1171
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FTAA-2602-1171

Craig Hobbs
Chief Executive Officer
Waikato District Council

Email: s 9(2)(a)

Dear Craig,

Invitation to provide written comments on an application for referral of the Greenhill Industrial Park project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Greenhill Industrial Park Consortium (the applicant) for referral of the Greenhill Industrial Park project (the 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. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

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. In addition, you may also choose to provide comments on the applicant's assertion that the development project will have significant regional benefits including "increasing industrial land supply that will contribute to addressing forecast shortfall and tenure constraints in the Hamilton City market."

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 provide written confirmation.
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 165Z1 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 provide written confirmation.

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Yours sincerely

A handwritten signature in dark ink, appearing to read 'S Frame', with a stylized, cursive script.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Cc:

Ella Makin - **s 9(2)(a)**

Summer Salmon - s 9(2)(a)

Donna Tracey - s 9(2)(a)

Megan May - s 9(2)(a)

Appendix A – Project summary details

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FTAA-2602-1171

Jaedyn Falwasser
Waikato Raupatu River Trust

Email: s 9(2)(a)

Tēnā koe Jaedyn,

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Nāku noa, nā

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Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Cc:

s 9(2)(a)

Appendix A – Project summary details

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FTAA-2602-1171

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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Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Cc:

Tracey May - s 9(2)(a)

Brent Sinclair - s 9(2)(a)

Miffy Foley - s 9(2)(a)
 Hugh Keane - s 9(2)(a)
 Teresa Gibbison - s 9(2)(a)
 Sheryl Roa - s 9(2)(a)
 Brian Richmond - s 9(2)(a)
 AnaMaria d'Aubert - s 9(2)(a)

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FTAA-2602-1171

Justine Young
Senior Policy Advisor
Waikato River Authority

Email: s 9(2)(a)

Tēnā koe Justine,

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Appendix A: Project summary details

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