

BRF-6779

4 September 2025

Brymer Farms Limited
c/- Fraser McNutt
Barker & Associates

s 9(2)(a)

Dear Fraser

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

This notice of decisions is for an application received from Brymer Farms Limited for referral of the Brymer 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 described as a master-planned residential and mixed-use development and involves the construction and operation of:

- a. approximately 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/offsetting, 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, takes and treatment areas, stormwater ponds and use of existing water bores.

The project will require the proposed approvals:

- Resource consents under the Resource Management Act 1991
- Wildlife approvals under the Wildlife Act 1953.

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 as the Minister is satisfied the project 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).

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 need and contribute to a well-functioning urban environment by providing approximately 1,650 residential dwellings (including 250 retirement living units)
- b. will deliver significant economic benefits by providing up to \$720 million to the economy and creating 4,730 full-time equivalent jobs over the 10-year construction development period
- c. is consistent with local or regional planning documents including spatial strategies by being in broad alignment with the overall growth of the Waikato region and project proximity to Hamilton City Council's territorial boundary providing an opportunity for continuous integration.

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

Specified matters for accepted referral application

- a. Brymer Farms Limited who lodged the referral application are specified as the persons authorised to lodge a substantive application for the project under section 27(2).
- b. In relation to a substantive application for the project:
 - i. 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.
- c. The persons or groups from whom a panel must invite comments from in addition to any specified in section 53 (under section 27(3)(b)(iii)):
 - i. New Zealand Transport Agency.

Pursuant to section 16(2)(c), the Minister has directed any panel that considers a substantive application for this project to comply with the applicable requirements identified in the section 18 report with regard to the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010, namely to:

- a. have particular regard to Te Ture Whaimana
- b. give notice to the Waikato River Authority of the application (which may be fulfilled by an invitation to comment under section 53 of the Act)
- c. consider the provisions for appointing hearing commissioners from the register maintained by the Waikato River Authority as they may be applied to the fast-track process
- d. have regard to the Waikato-Tainui Environmental Plan, including how to provide for continued partnership between the applicant and Waikato-Tainui (as a consistent theme running through the plan); and
- e. consider the detailed information-sharing provisions of the joint management agreement, as they may be applied to the fast-track process.

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

Yours sincerely



Ilana Miller

General Manager, Delivery and Operations

cc:

Any person invited to comment section 17(1):

- relevant local authorities: Waikato District Council and Waikato Regional Council
- Minister for the Environment, Minister for Economic Growth, and Associate Minister for Housing
- relevant administering agencies – Ministry for the Environment and Department of Conservation
- Māori groups identified in the list provided to the Minister – Te Whakakitenga o Waikato, Ngāti Hauā Iwi Trust, Waikato Raupatu River Trust, Waikato River Authority, Ngaati Maahanga, Ngaati Hourua
- the chief executive of the New Zealand Transport Agency

cc:

- the Panel Convener - including all the related information received by the Minister
- the Environmental Protection Authority - including all the related information received by the Minister
- the relevant administering agencies: Ministry for the Environment and Department of Conservation.