
National Green Steel - Fast Track Approval Decision Comments

From [REDACTED]
Date Wed 4/03/2026 12:08 PM
To Substantive <substantive@fasttrack.govt.nz>
Cc Wh Rentals [REDACTED]

1. Contact Details

Organisation Name: Harness Downs Ltd

First Name: [REDACTED]

Last Name: [REDACTED]

Postal Address: [REDACTED]

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To the Fast Track Approvals Committee,

Thank you for the chance to comment on the draft approval decisions, as the property owned and operated by Harness Downs Ltd is the property that is likely going to be most affected.

This approval has crushed our families hopes and dreams for this property and we are going to be left with a property with objectional industrial activity going right on the boundary and only being able to undertake rural activity on ours that is going to be forever impaired going forward.

1. Access way / Transport

The property owned by Harness Downs Ltd is on the direct boundary of the National Green Steel proposed site and has a Right of Way Easement as its only access point into the property post the NZTA blocking off its primary accessway from SH1 for health and safety reasons.

This Easement Instrument was setup with the intention of allowing both rural activity and residential access to the property owned by Harness Downs Ltd

Allowing this Industrial activity to proceed is going to have a major adverse impact on how this property is owned and operated, namely;

- Current traffic flows would be estimated to be 10-15 car movements per day with the occasional Cattle and Fertiliser truck
- **Change ?** - Approval for light traffic of up to 400 vehicle movements per day
- **Impact ?** - Allowing 16.67 vehicle movements per hour, how will this work if I want to put Livestock into this accessway area for transport or grazing purposes ? Has provision been made for this ? What happens if I need to get a Vet in for an emergency procedure and the access way is blocked through traffic ? What about the residential dwelling on the property ? Access to the house for emergency reasons ? Who pays for the maintenance on this new roadway ? This is going to be a major impact on the day to day enjoyment and workability of this property
- **Solution ?** -

1. The applicant should use the newly proposed accessway on the western side on the property only
2. If above solution is not workable, then an alternative accessway should be created beside the proposed enlargement of the accessway on the Eastern side of the property. This should include rural residential fencing to allow for the flow of livestock. This will allow for uninterrupted access that is currently afforded the said property.
3. Traffic volumes should be monitored to ensure this consent condition is adhered to

2. Air discharge

There will be Particulate Matter (PM) excreted from the day to day activity of the Applicants Business vs the current farming activities of proposed site

- **Change ?** - There is mass discharge allowance of PM from the Steel Melt Shop of up to 14.7 kg per hour and 0.34 kg per hour from the Reheating Furnace discharge stack.
- **Impact ?** - Despite there being a consent condition stating that there must be no particulate matter on neighboring properties, I'm not sure how this is going to be achieved given that the wind can often prevail from that direction
- Particulate matter landing on grass and into the stock water supply (water troughs) then being consumed by livestock is going to have a detrimental impact on their well being. Allowing this to happen becomes an Animal rights issue and is not fair in any way shape or form to have this happen. This could lead to loss in animal weight gains and ultimately poisoning of the animal. It could render the business activity useless.
- Particulate matter landing on the residential roof located on Harness Downs' property, which is for human consumption is going to be compromised. Is it fair to subject Human Being's to this activity ?
- **Solution ?**
 1. Base line testing by an appropriate testing agency at the applicants cost for particulate matter residues in pasture, soil, water ways, residential & stock water supply should be undertaken. Also an allowance for future monitoring to compare against the baseline.
 2. Consent that if any particulate matter is present, the plant is to be shut down, remedial action is to take place and appropriate compensation to made to Harness Downs Ltd for loss of business and or income

3. Operating hours

- **Change ?** - The current farming activity that is non impactful, is typically undertaken between the hours of 6:30am-5:00pm
- **Impact ?** - Having an industrial activity going 24 hours per day is going to create additional air, water, noise, traffic and light pollution . given how close the activity is going to be to our property, it will be impossible to mitigate some if not all of these activities.
- **Solution ?**
 1. The operating activities be reduced to normal business operating hours 8:30am - 5:00pm
 2. Consent conditions to be added with regard to light pollution and any detrimental impacts that may occur if operating outside of this window
 3. Noise restrictions to be reduced to normal business operating hours only 8:30am- 5:00pm
 4. Baseline testing should be undertaken on the boundary to be funded by the applicant

4. Visual impairment

The landscape will change from a rural backdrop to that of an unsightly car wrecker. The applicant stated a number of times that the project would not be visible from our property

- **Change ?** - A google street view of the applicants current locations show an unsightly mess, with piled up cars and a visual eyesore that would be expected from a car wrecking / recycler
- **Impact ?** - Going from a rural back drop to an industrial activity with wrecked cars is going to not only devalue the property but take away from the rural backdrop that we currently enjoy
- **Solution ?** -
 1. Have a consent condition in place to minimise the stack height of the wrecked cars. Without this restriction, the Applicant can go to a height that becomes intrusive to surrounding properties
 2. Have a consent condition in place to plant off / visually screen the property to help mitigate the visual impairment

5. Human Remains Found Onsite

As previously stated, the partial remains of up to 11 people have been found on the applicants property. This is evidenced by the information provided by the Auckland Museum and the various News Paper articles at the time.

The Fast Track Approvals committee has given very little respect and or credence to this issue putting in standard accidental human discovery clauses in and consultation with Local Iwi.

- **Impact ?** - If nothing further is done to recover the rest of the human remains on site (noted that only partial remains were found), then a new precedent will be set for developments going forward.
- **Solution ?** - Give these Human remains the respect they deserve, Involve the New Zealand Police and undertake a full archeological exploration from an independent Archeologist. Don't allow a motor scraper to run over top of them and put in a Floc Mono-fill in their place.

6. Environmental

Having farmed this property previously, I can confirm that there's not just one wetland on the property but there are multiple. A natural inland wetland is defined under the New Zealand National Policy Statement for Freshwater Management as "a permanently or intermittently wet area, shallow water, or land water margin that supports a natural ecosystem of plants and animals adapted to set conditions"

- **Impact ?** - Allowing a such an environmentally impactful business to be put on a property with such a delicate ecosystem again sets a precedent going forward for future applicants. Photographs have been taken of the wetlands and could be used if the application is granted without consideration to these ecosystems.
- **Solution ?** - Get an independent Ecologist out to ratify the abovementioned points. Preliminary discussions with an independent Ecologist have been made and after viewing the topography and photo's, the conclusion is that there is a high probability that wetlands are present. Once identified, the design should be modified to exclude these areas not to just build straight over top of them.

Noted in both the decision and the consent conditions, is reference and consideration to surrounding neighbors that are large and corporate in nature, Envirowaste, Hampton Downs Race Tract and the Springhill Prison. What is being done to protect and preserve the fundamental rights of the Common Man ? also Animal rights ?

Please take all the abovementioned points into serious consideration