Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

File ref: 26-BRF-02952 / FTAA-2608-1289

3 November 2026

Jordan Frizzell and Hamish Prebble
Puna Property Holdings Limited and Foddercube Products (Nth Canty) Limited
Email: s9(2)(a)

C/- Andrew Ross
LandPlay Limited
Email: s9(2)(a)

Dear Jordan and Hamish

Section 28 – Notice of decisions on the referral application for the Southwest Industrial project under the Fast-track Approvals Act 2024

This notice of decisions relates to a referral application received from Puna Property Holdings Limited and Foddercube Products (Nth Canty) Limited (the applicant) for the Southwest Industrial project (the project) under the Fast-track Approvals Act 2024 (the Act).

The Minister for Infrastructure (the Minister) has decided to accept the referral application for the project, being satisfied that the criteria in section 22 of the Act are met [*section 21(1)(c)*], and to refer the whole project to the fast-track approvals process under section 26(2)(a) of the Act. The reasons for the Minister's decisions are set out below.

Project details
The project is to establish a new 21.4-hectare industrial park located at 290, 300, 318, 320 and 374 Springs Road, on the southwestern urban fringe of Christchurch City, in the Canterbury Region.

The project comprises:

- subdivision to create 36 freehold industrial lots ranging in size from approximately 0.2 to 1.6 hectares
- internal road layout
- establishment of new intersections at Marshs Road and Springs Road
- three waters infrastructure including integrated stormwater management areas
- earthworks, landscaping and supporting infrastructure required to service the new development.

The applicant seeks the following approvals through the fast-track approvals process to authorise the project:

- resource consents under the Resource Management Act 1991 (RMA)
- wildlife authority under the Wildlife Act 1953.

Statutory framework for referral applications
The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

The project can only be accepted if the Minister is satisfied the criteria in section 22 are 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.

Under section 21(3) of the Act, the Minister must decline a referral application if:

a. the Minister is satisfied that the project does not meet the criteria in section 22
b. the Minister is satisfied that the project involves an ineligible activity
c. the Minister considers they do not have adequate information to inform the decision.

Additionally, the Minister has the discretion to decline a referral application for any other reason, even if the project meets the criteria outlined in section 22 of the Act.

Reasons for accepting the 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 by enabling more timely and cost-effective processing 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. it is an infrastructure or development project that would have significant regional or national benefits because it is a development project to subdivide and develop a greenfield area into industrial lots
b. it would have significant regional or national benefits because it:
    i. will 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)] because:
        1. of its proximity to existing urban areas of Christchurch
        2. it addresses forecast needs for additional industrial land in an area that services Greater Christchurch
        3. it provides various sized allotments which reflects the functional demands of an accessible industrial development, and associated job opportunities

4. it is well connected to arterial roads, the state highway network, and public and active transport networks

ii. will deliver significant economic benefits [s22(2)(a)(iv)] because it is estimated to provide approximately 600 full-time equivalent (FTE) years of employment, $54 million in wages and salaries and $106 million in gross domestic product (GDP) over the 5-year development period and, once fully operational, provide approximately 395 onsite FTEs, $37 million in annual wages and salaries and $74 million in annual GDP

c. 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, by providing a substantially more efficient and timely pathway than the transitional RMA framework with a private plan change and approvals under the RMA, bringing together multiple approval types into a single substantive application process, and due to the Act's limited notification and appeal provisions relative to the RMA

ii. is unlikely to materially affect the efficient operation of the fast-track approvals process because the project is not overly complex and is neither novel in the New Zealand context nor beyond the scope of what a panel would typically assess where multiple approvals are sought under the fast-track process.

The Minister is satisfied there is no reason they must decline the project under section 21(3) of the Act. Having considered the matters in section 21(5), the Minister is also satisfied there is no reason to decline the referral application under section 21(4).

Specified matters for the accepted referral application

1. Puna Property Holdings Limited and Foddercube Products (Nth Canty) Limited, who lodged the referral application, as the persons who are authorised to lodge a substantive application for the project under section 27(2) of the Act.

2. Under section 27(3)(b)(i) of the Act, a deadline of two years from the date of issue of this letter applies for lodging the substantive application.

3. Pursuant to section 27(3)(b)(ii), the following information must be submitted with the substantive application lodged for the project:

   a. evidence of engagement with the Department of Conservation on the project, and details of how that engagement has informed the substantive application

   b. an infrastructure capacity assessment and cost estimation of the three-waters and transport infrastructure upgrades required to deliver the project to be included.

4. Pursuant to section 27(3)(b)(iii), that Selwyn District Council be a person or group from whom a panel must invite comments from under section 53.

Under section 28 of the Act, the Secretary 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* and include the name of the lead contact – Ben Bunting.

If you have any queries about the substantive process, please email *contact@fasttrack.govt.nz* or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Stephanie Frame
Manager – Fast-track Operations

Appendix 1: Section 28 – Notice of Minister's decisions on accepted referral application

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Section 28(1)(a)(i) – The applicant	Puna Property Holdings Limited and Foddercube Products (Nth Canty) Limited

Section 28(1)(a)(ii) – Anyone invited to comment on the application	
Relevant local authorities	Christchurch City Council Canterbury Regional Council
Relevant portfolio Ministers	Minister for the Environment Minister for Māori Crown Relations: Te Arawhiti Minister for Māori Development Minister of Conservation
Relevant administering agencies	Department of Conservation
The Māori groups under s17(d)	Te Rūnanga o Ngāi Tahu Te Ngāi Tūāhuriri Rūnanga Te Taumutu Rūnanga Whitiora Centre Limited Mahaanui Kurataiao Limited
Any other persons under s17(5)	Minister for Economic Growth Minister for Regional Development Chief Executive of NZ Transport Agency Waka Kotahi Chief Executive of Selwyn District Council Chief Executive of Selwyn Water Limited

Section 28(2) – Other parties for an accepted referral application	
The Panel Convener	Including all the information received by the Minister as required by section 28(4).
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	No additional iwi authorities or Treaty settlement entities have been identified beyond those listed above.
Environmental Protection Authority (EPA)	Including all the information received by the Minister as required by section 28(4).
Relevant administering agencies	As identified above.