



FTAA–2506-1073: Application received for referral of the project under the Fast-track Approvals Act 2024 – Stage 1 decisions

Project Name: Rogerson Block, SL1

Date submitted:	15 July 2025	Tracking #: BRF-6479	
Security level:	In-Confidence	MfE priority:	Urgent

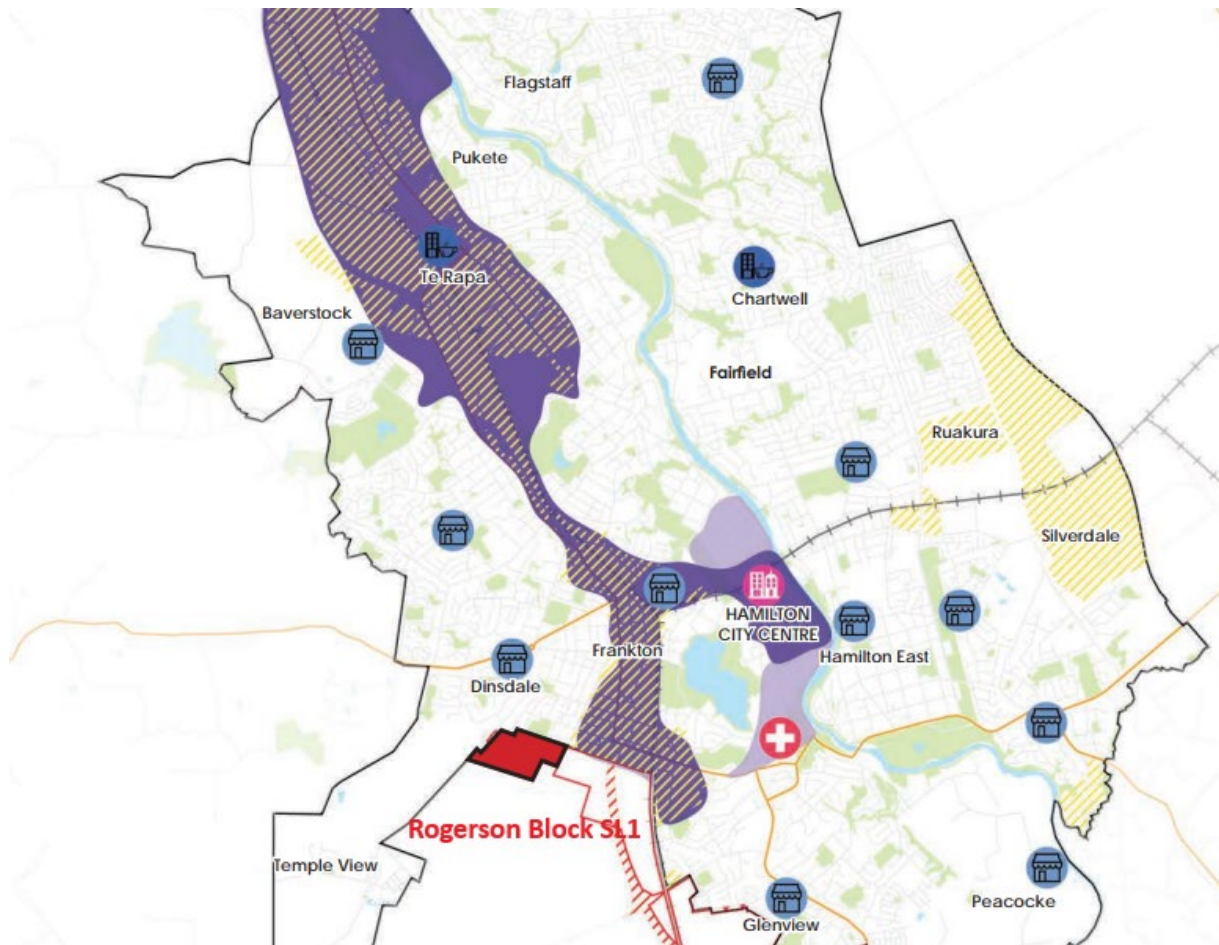
	Action sought:	Response by:
To Hon Chris Bishop, Minister for Infrastructure	Decisions on recommendations in Table A	18 July 2025

Actions for Minister's Office staff	Return the signed briefing to MfE FTArefferrals@mfe.govt.nz Send email to Ministers to invite comment
Number of attachments: 3	Attachments: 1. Statutory framework summary 2. Application documents for Rogerson Block, SL1 (in File Exchange) 3. List of the Māori groups referred to in section 18(2))

Ministry for the Environment contacts:

Position	Name	Cell phone	1 st contact
Principal Author(s)	Antonia Croft and Stephen Church		
Manager	Stephanie Frame	s 9(2)(a)	✓
General Manager	Ilana Miller	s 9(2)(a)	

Project location



Key messages

1. This briefing seeks your initial decisions on an application from Graeme Rogerson to refer the Rogerson Block, SL1 project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. At this stage you can either decline an application for the reasons set out section 21, or provide the application to, and invite comments from, the parties identified in section 18. If you do not decline the application, you will receive a further briefing following receipt of comments, to support your final decision on whether to refer the project.
2. The project is to construct a 43-hectare combined residential and industrial development within the wider Southern Links 1 ('SL1') development area to the south of Dinsdale in the Waipa District, Waikato Region.
3. The project will comprise:
 - a. 200 residential units of varying sizes over 13-hectares.
 - b. 30 industrial allotments of varying sizes over 28-hectares
 - c. a 20-metre-wide green buffer between the residential and industrial components, artificial wetlands, to provide amenity for residents, and a stormwater function.

- d. new infrastructure services.
4. The project will require the proposed approvals:
- a. resource consents under the Resource Management Act 1991
 - b. permits under the Wildlife Act 1953
 - c. authorisations under the Heritage New Zealand Pouhere Taonga Act 2014
5. We have undertaken initial analysis of the referral application, and this is presented along with our considerations and recommendations in Table A.
6. We have decided the application is complete and complies with section 14 of the Act, as the application complies with section 13 requirements, may be capable of satisfying the criteria in section 22 and does not appear to involve an ineligible activity. The applicable fee and levy have been paid.
7. We recommend you progress consideration of the referral application to the next stage of analysis (Stage 2) and invite written comments from the parties prescribed in section 17(1) of the Act being: local authorities, the Minister for the Environment and relevant portfolio Ministers, relevant administering agencies, the owners of Māori land within the project area and identified Māori groups from section 18(2) of the Act. The parties are listed in Attachment 3.
8. We recommend that you invite written comments from the Minister for Regional Development, the Minister for Economic Growth, and the New Zealand Transport Agency as additional parties under section 17(5) of the Act.
9. We recommend that under section 20 you request further information from the applicant, Waikato Regional Council, Waipa District Council, and Hamilton City Council as detailed in Table A.

Action sought

10. Please indicate your decisions on the recommendations in Table A.

Signature

A handwritten signature in black ink, consisting of a large, stylized 'I' followed by a horizontal stroke that tapers to the right.

Ilana Miller
General Manager – Delivery and Operations

Table A: Stage 1 analysis

	Project Name		Applicant		Project Location								
Project details	Rogerson Block, SL1		Graeme Rogerson		The Rogerson Block is approximately 43 hectares of land located on the Waipa District / Hamilton City boundary, immediately southwest of Hamilton City, to the south of Dinsdale. The site consists of 3 land parcels:								
			c/- Authorised Agent Fraser McNutt Barker and Associates Limited		- Part Lot 1 Deposited Plan 13477 (SA2A/154) - Lot 3 Deposited Plan 415839 and Part Lot 1 Deposited Plan South Auckland 10838 (465437) - Lot 2 Deposited Plan South Auckland 86155(SA68B/153)								
Project description	The project is a combined residential and industrial development within the wider Southern Links 1(‘SL1’) development area and total site area of 43 hectares. The project comprises: 200 residential units over 13 hectares of primarily medium density dwellings of varying typologies 30 industrial allotments over 28 hectares of varying sizes - transport corridors providing for the movement of people and vehicles through the site - a proposed 20 metre wide green buffer between the residential and industrial components, artificial wetlands, to provide amenity for residents, and a stormwater function - new infrastructure services. The project will require the following authorisations: - resource consents under the Resource Management Act 1991 - permits under the Wildlife Act 1953 - archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 We note the applicant proposes lots for industrial use. Setting land use would ordinarily be a matter addressed via a plan change, so we recommend you seek further information on the mechanism the applicant proposes to limit the land use on those lots to industrial activities (e.g. consent notices).												
	As required by s11, the applicant has consulted with:												
Consultation undertaken	Relevant local authorities		Relevant iwi authorities, hapu and Treaty settlement entities:		Relevant MACA groups		Ngā hapū o Ngāti Porou]		Relevant administering agencies		Holder of land to be exchanged		
	Waikato Regional Council Waipa District Council Hamilton City Council		Ngāti Wairere Ngāti Māhanga Ngāti Koroki Kahukura Ngāti Tamainupō Ngāti Hauā, Waikato-Tainui		N/A		N/A		Department of Conservation Heritage New Zealand Taonga Pouhere Ministry for the Environment		N/A		
Section 22 assessment criteria													
The project is an infrastructure or development project that would have significant regional or national benefits [section 22(1)(a)]	The Minister may consider any of the following matters, or any other matters the Minister considers relevant. Will deliver new regionally or nationally significant infrastructure or enable the continued functioning of existing regionally or nationally significant infrastructure [s22(2)(a)(ii)] The applicant considers that specific to Section 22(2)(a)(ii)) their application is regionally significant as the project supports the delivery of regionally significant infrastructure through the development of 200 residential units and providing industrial infrastructure to support the demand for housing and industrial space. Will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment [s22(2)(a)(iii)] The applicant has stated that their project will increase the supply of housing, address housing needs by providing within the residential component of the project; the 200 residential units. The applicant further states that the current regional housing market is characterised by high demand and low supply, and this development will contribute to alleviating this with a range of housing typologies and high-quality, safe and warm houses for a significant number of people, now and into the future. The Economic Memorandum reports that an additional 200 residential dwellings enabled by this proposal represents a significant increase in development capacity, noting that recent data for Tier 1 councils in the North Island indicates that only the top 1% of consents created 75 or more lots. Will deliver significant economic benefits [s22(2)(a)(iv)] The applicant has stated that overall, the proposal delivers both significant short-term economic gains and sustained long-term benefits for the region. With the construction phase contributing: - a one-time boost in national GDP of around \$312 million - employment for 2,015 full-time equivalent (FTE)-years (or 404 people employed full-time for 5 years); - additional household incomes of \$179 million; and - indicative GST payments of \$47 million And once completed, the proposal’s industrial area could sustain the following activity: - Full-time employment for 720 people; - Annual GDP of \$130 million; \$58 million paid annually in wages/salaries; and - Indicative GST payments of almost \$20 million												

	In addition, the applicant states that the proposed development will generate the following housing market impacts: - significant boost in housing supply: The proposal enables approximately 200 new dwellings, which will help the market be more responsive to growth in demand, thereby reducing the rate at which local house prices grow over time (relative to the status quo). - land market competition: The proposal will help to foster competition in the local land market, which is a cornerstone of economic efficiency. - providing a variety of dwellings: The proposal caters to a variety of needs and preferences by providing for a range of dwelling typologies. Finally, the proposal will generate a range of wider economic and social benefits, including: - significant boost in industrial supply: The proposal enables approximately 79,500 m² of new industrial floorspace, which will help meet expected future demand in the local area and support a more responsive industrial market. - ongoing local economic support: As new residents move to the area, they will help create critical mass to support the ongoing health and vitality of nearby centres, including the CBD. - highest and best use of and: The proposal enables the subject land to be put to its highest and best use, which is a precondition for economic efficiency to hold in the underlying land market. - investment signal effects: The development will provide a strong signal of confidence in the local economy, which may help spur on, accelerate, or bring forward other developments The applicants' Economic Memorandum notes that as per the latest Business Capacity Assessment prepared for Future Proof, Hamilton City has insufficient industrial land available to meet expected demand across most of its existing industrial areas, including the Frankton industrial node where there is insufficiency over the short, medium and long terms. The site's proximity to Frankton will respond to the need for more industrial land in this location by providing new industrial lots of various sizes and contributing to regional industrial land supply. The Economic Memorandum also highlights the proposal may support the delivery of regionally significant infrastructure, being the Southern Links transport corridor. The locational attributes of the industrial land, proximity to existing infrastructure in Hamilton, and the planned connectivity of the Road of National Significant – Southern Links, and then in turn connectivity to the Waikato Expressway demonstrate how well placed this industrial land is to support wider regional benefit. The potential regional benefits of this project are further acknowledged by Hamilton City and Future Proof Partners (Attachment 14 – Pre-lodgement Referral Future Proof Consultation Letter) who state that; The potential regional benefits of enabling SL1 North (that area defined as the northern portion of the existing SL1 approved Fast Track area (Application FTA352- Southern Links 1 ('SL1'), plus the Rogerson block) for urban development – most particularly industrial, alongside the existing approved Fast-track candidate to the east; in particular it's contiguous nature with the City, proximity to the City's reticulated networks and genuine commitment to establish industry in the first instance is welcomed by Hamilton City Council and Future Proof Partners. <i>Will support climate change mitigation, including the reduction or removal of greenhouse gas emissions [s22(2)(a)(vii)]</i> The applicant states the proposal directly responds to the national risk of climate change and natural hazards through the management of flooding hazards, via the stormwater management provided by the stormwater basins, and the incorporation of measures to support the reduction of greenhouse gas emissions, such as promotion of walking and cycling. <i>Will support climate change adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards [s22(2)(a)(viii)]</i> The applicant has stated that the development proposal directly responds to the national risk of climate change and natural hazards through the management of flooding hazards, via the stormwater management provided by the stormwater basins, and the incorporation of measures to support the reduction of greenhouse gas emissions, such as promotion of walking and cycling. <i>Will address significant environmental issues [s22(2)(a)(ix)]</i> The applicant has stated that the project will have the following environmental outcomes as it: - incorporates stormwater detention devices with native plantings, contributing to a positive ecological outcome. This will support the environmental outcomes within the immediate locality, but also on a regional scale due to its relationship with the Waitawhiriwhiri Stream and catchment back into Hamilton. - includes riparian and wetland restoration where possible, the project will support biodiversity, and safeguards natural water filtration processes to benefit the region. The inclusion of stormwater management features helps mitigate runoff, capture sediment, and facilitate bioremediation, improving water quality. Additionally, native planting enhances regional ecosystems by creating wildlife corridors, improving air quality, and moderating urban temperatures. <i>Is consistent with local or regional planning documents, including spatial strategies [s22(2)(a)(x)]</i> The applicant states that the project is consistent with local/regional planning documents and spatial strategies as the project aligns with the Future Proof Strategy and wider regional planning documents. The Future Proof Strategy explicitly recognises the SL1 growth cell as a strategically significant area for urban expansion. This planning document identifies SL1 as part of Hamilton's urban enablement area under the NPS-UD, with planned intensification supported by future public transport. Its inclusion in Future Proof, and the support it has from the development community, signals a high level of planning certainty and infrastructure readiness. This reduces delivery risk, increases investor confidence, and helps attract earlier and more sustained private sector investment. In this way, strategic recognition not only supports alignment with planning documents but also contributes to more efficient and timely economic outcomes. <i>Any other matters that may be relevant [s22(b)]</i> While outside the FTAA process we note that the following property parcels have Building Line Restriction (BLR) (S135726) on the title: - Lot 3 Deposited Plan 415839 and Part Lot 1 Deposited Plan South Auckland 10838 (465437) - Lot 2 Deposited Plan South Auckland 86155(SA68B/153) Included with the application is a statement from the applicant on removal of this, who advises that this should be a relatively straightforward matter, and in additional we recommend Hamilton City Council should be asked to comment on the potential removal of the BLR.
referring the project to the fast-track approvals process [section 22(1)(b)]	<i>Would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes [s22(1)(b)(i)]</i> The applicant notes that using the fast-track process the consolidated timeframes for engagement with interested stakeholders and parties, wider consultation requirements to support substantive applications, and the overall detail required support a more timely and efficient consideration of the project. <i>Is unlikely to materially affect the efficient operation of the fast-track approvals process [s22(1)(b)(ii)]</i>

	The applicant notes that the project is unlikely to materially affect the efficient operation of the fast-track approval processes. That the FTAA process is considered the right instrument for this scale of project, and the Rogerson Block project is not considered to materially impact on the intent of the FTAA process, more so it would reinforce the value and opportunity that the FTAA presents for regionally and nationally significant projects, and reinforces the strategic significance and contiguous nature of the land holding from the existing SL1 Stage 1 Industrial and Stage 2 Residential project.		
Minister invites comments	<i>You must copy the application to, and invite written comments from [s17(1)]:</i> a. Waikato Regional Council, Hamilton City Council and Waipa District Council as relevant local authorities b. Minister for the Environment c. Relevant portfolio Ministers: - The Minister of Conservation – as the project seeks wildlife approvals under the Wildlife Act 1953. - The Minister for Arts, Culture and Heritage – as the project seeks an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014. - The Associate Minister for Housing, As the project involves additional housing supply in the form of a housing development and urban development associated with the industrial development. d. Relevant administering agencies: - Ministry for the Environment - Department of Conservation - Heritage New Zealand Pouhere Taonga e. The Māori groups identified in Attachment 2	<i>The Minister may also copy the application to, and invite written comments from, any other person[s17(5)].</i> We recommend that you invite comments from the following additional parties: a. The Minister for Regional Development b. The Minister for Economic Growth - We recommend that the Minister for Regional Development, and the Minister for Economic Growth be invited to comment on whether the benefits of the project are regionally or nationally significant. c. New Zealand Transport Agency - We recommend that NZTA is invited to comment because the project will be adjacent to the Southern Links Road of National Significance	<i>The Minister may request further information about a referral application from the applicant, the relevant local authorities, or the relevant administering agencies to be provided within the time frame specified in the request.</i> - Waikato Regional Council - on whether it considers the project would have significant regional or national benefits, along with any comments on alignment with the relevant district plans, policies, and/or strategies in that context - Waipa District Council - on whether it considers the project would have significant regional or national benefits, along with any comments on alignment with the relevant district plans, policies, and/or strategies in that context - Hamilton City Council - on whether it considers the project would have significant regional or national benefits, along with any comments on alignment with the relevant district plans, policies, and/or strategies in that context - Hamilton City Council - on whether there are any challenges to the removal of the removal of the building line restriction (S135726) being removed from the proposed project land (Lot 3 Deposited Plan 415839 and Part Lot 1 Deposited Plan South Auckland 10838 (465437)) - The applicant - to provide additional details regarding the mechanism that will be implemented to restrict land use on the industrial lots to industrial activities
Recommendations			Minister's decision
a. Note that section 25 of the Act permits you to decline the referral application without inviting comments from the relevant local authorities and any relevant Ministers.			Noted
b. Note that you have not yet provided the application to, nor sought any comments on it from, the parties listed in section 17(1) but that you are required to do so if you do not decline the application under section 21 of the Act.			Noted
c. Note that section 17(5) of the Act permits you to forward an application to, and invite written comments from, any other person.			Noted
d. Note that if comments have been sought and provided within the required time frame you are required to consider it, along with the referral application, before deciding to decline the application.			Noted
e. Note that section 20 of the Act permits you to request further information from the applicant or relevant local authorities or relevant administering agencies at any time before you decide whether to accept or decline an application.			Noted
f. Agree to progress the Rogerson Block, SL1 Project to our Stage 2 analysis (invitation to comment and s 18 report stage).			Yes / No

g. Agree to provide the application to, and invite comments from: • Relevant Local Authorities under section 17(1)(a): Waikato Regional Council, Hamilton City Council and Waipa District Council • Relevant portfolio Ministers under section 17(1)(b): The Minister for the Environment, the Minister of Conservation, the Minister for Arts, Culture and Heritage, the Associate Minister for Housing • Relevant Administering Agencies under section 17(1)(c): The Ministry for the Environment, Department of Conservation, and Heritage New Zealand Pouhere Taonga • The Māori groups identified in Attachment 2	Yes / No Yes / No Yes / No Yes / No
h. Agree to provide the application to and invite comments from the following additional entities/persons under section 17(5): • The Minister for Regional Development • The Minister for Economic Growth • New Zealand Transport Agency	Yes / No Yes / No Yes / No
i. Agree to seek further information from the applicant and the relevant local authorities on: • Waikato Regional Council - on whether it considers the project would have significant regional or national benefits, along with any comments on alignment with the relevant district plans, policies, and/or strategies in that context • Waipa District Council - on whether it considers the project would have significant regional or national benefits, along with any comments on alignment with the relevant district plans, policies, and/or strategies in that context • Hamilton City Council - on whether it considers the project would have significant regional or national benefits, along with any comments on alignment with the relevant district plans, policies, and/or strategies in that context • Hamilton City Council - on whether there are any challenges to the removal of the removal of the building line restriction (S135726) being removed on the proposed project land project land (Lot 3 Deposited Plan 415839 and Part Lot 1 Deposited Plan South Auckland 10838 (465437)) • The applicant - to provide additional details regarding the mechanism that will be implemented to restrict land use on the industrial lots to industrial activities	Yes / No Yes / No Yes / No Yes / No Yes / No
j. Note that you have agreed to delegate to the Secretary for the Environment your responsibility to send all correspondence other than to Ministers	Noted
k. Send email inviting Ministers to comment	Yes / No

Signed:

Hon Chris Bishop
Minister for Infrastructure

Date:

Attachment 1: Statutory framework summary

1. You are the sole decision maker for referral applications. If you accept a referral application then the whole or part of the project will be referred to the fast-track approvals process.
2. If a Treaty settlement, the Marine and Coastal Area (Takutai Moana) Act 2011, the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, a Mana Whakahono ā Rohe or a joint management agreement provides for consideration of any document or procedural requirements, you must, where relevant:
 - a. Give the document the same or equivalent effect through this process as it would have under any specified Act; and
 - b. Comply with any applicable procedural requirements.
3. You must decline a referral application if:
 - a. you are satisfied the project does not meet the referral criteria in s22
 - b. you are satisfied the project involves an ineligible activity (s5)
 - c. you consider you do not have adequate information to inform your decision.
4. You may decline an application for any other reason, including those set out in s21(5) and even if the application meets the s22 referral criteria.
5. You can decline an application before or after inviting comments under s 17(1). However, if comments have been sought and provided within the required time frame, you must consider them, along with the referral application, before deciding to decline the application.
6. If you do not decline a referral application at this initial stage you must copy the application to, and invite written comments from:
 - a. the relevant local authorities,
 - b. the Minister for the Environment and relevant portfolio Ministers
 - c. the relevant administering agencies
 - d. the Māori groups identified by the responsible agency
 - e. the owners of Māori land in the project area:
 - f. you may provide the application to and invite comments from any other person.
7. You can request further information from an applicant, any relevant local authority or any relevant administering agency at any time before you decide to decline or accept a referral application (see section 20 of the Act).
8. However, if further information has been sought and provided within the required time frame you must consider it, along with the referral application, before deciding to decline the application.

Attachment 2: Application documents for Rogerson Block SL1 Project: (in File Exchange)

Attachment 3: List of the Māori groups referred to in section 18(2)

Name of group	Type of group (section of Act)	Contact person	Contact email
Te Whakakitenga o Waikato	Iwi authority (s18(2)(a)); Treaty settlement entity – Waikato Raupatu Claims Settlement Act 1995 and the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 (s18(2)(a)); negotiating mandate (s18(2)(d))	Jaedyn Falwasser	s 9(2)(a) TeMakarini.Mapu@tainui.co.nz
Ngāti Hauā Iwi Trust	Iwi authority (s18(2)(a)); Treaty settlement entity – Ngāti Hauā Claims Settlement Act 2014 (s18(2)(a))	Mokoro Gillett, Chair	admin@ngatihauaiwitrust.co.nz s 9(2)(a)
Waikato Raupatu River Trust	Treaty settlement entity – Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 (s18(2)(a))	See Te Whakakitenga above	
Waikato River Authority	Treaty settlement entity – Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 (s18(2)(a))	Justine Young, Senior Policy Advisor	s 9(2)(a)
Ngaati Maahanga	Any other Māori groups with relevant interests (s18(2)(k))	Jo Kukutai	s 9(2)(a)
Ngaati Hourua	Any other Māori groups with relevant interests (s18(2)(k))		papaorotumarae@outlook.co.nz
Ngāti Tamainupō	Any other Māori groups with relevant interests (s18(2)(k))		trust@tamainupo.iwi.nz
Ngāti Wairere	Any other Māori groups with relevant interests (s18(2)(k))	Carolyn Hopa	s 9(2)(a) s 9(2)(a) teamokarahau@gmail.com
Ngāti Koroki Kahukura	Any other Māori groups with relevant interests (s18(2)(k))	Karaitiana Tamatea, co-chair	admin@korokikahukura.co.nz
Te Haa o te Whenua o Kirikiriroa	Any other Māori groups with relevant interests (s18(2)(k))	Harry Wilson	s 9(2)(a)
Tōku Māpihi Maurea Kohanga Reo	Any other Māori groups with relevant interests (s18(2)(k))		tari@tmmkkm.school.nz
Te Runanga o Kirikiriroa	Any other Māori groups with relevant interests (s18(2)(k))		reception@terunanga.org.nz

Te Rauawaawa Kaumatua Charitable Trust	Any other Māori groups with relevant interests (s18(2)(k))		reception@rauawaawa.co.nz
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