

4 April 2025

To: SL1 Landowner Consortium

CC: Quentin Budd, Waipa District Council

Bill Wasley, Chair, Future Proof

Re: Extension of Fast-track development area to include the “Rogerson Block”

Dear Fraser

Hamilton City Council supports the inclusion of the Rogerson Block legally described as Part Lot 1 DP13477 & Lot 2 DPS 86155 to your existing Fast-track application detailed in Schedule 2A of the Fast Track Approvals Act.

Hamilton City Council and Future Proof Partners acknowledge the ongoing consultation that has taken place over the past 12-18 months, in relation to the wider SL1 Consortium area that incorporates the Rogerson Block and its corresponding proposal.

We understand, that to include the Rogerson Block a separate referral process may need to be undertaken by the applicant. Hamilton City Council and Future Proof Partners are supportive of the applicant engaging in this process should they choose too. We also agree with the applicant that as a separate or combined development the Rogerson Block would constitute a regionally significant development. Hamilton City Council supports the inclusion of this land area on the basis that it is for predominantly industrial purposes. By including this land area in the fast-track application has number of benefits:

1. Allows greater economic benefits to be realised from the fast-track application by increasing the supply of industrial land in this locality
2. Enables more cost-efficient infrastructure solutions to be delivered as the serviceable area increases and therefore the spread of costs among more beneficiaries
3. Allows better integrated planning to occur across this wider site, aligning to the area already identified in the Strategic Boundary Agreement for land to be transferred from Waipa District Council to Hamilton City Council and.
4. Supports the need for Hamilton Southern Links and the adds to the employment land use that this RON would support unlocking.
5. Enables better transport connectivity – including the Rogerson Block will enable an east-west spine road to connect from Tuhikaramea Road through to a future connection point in Hamilton Southern Links. This will help ensure industrial trips do not use local residential streets such as Higgins Road and Kahikatea Drive. Heavy traffic movements on these local roads would create adverse effects for residents and traffic safety impacts, including rat-running.
6. By providing this new transport linkage through including the Rogerson Block would help relieve transport effects on the Dinsdale Roundabout which is part of the State Highway Network and currently has poor levels of network performance.

We note that this area is outside of the HCC territorial control and sits in Waipa District Council, as per the Fast Track Approvals Act Waipa District Council is the “relevant authority”.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Mark Davey', with a stylized flourish at the end.

Dr Mark Davey PhD, MNZPI, BPlan(Hons)
Urban and Spatial Planning Unit Manager