

File ref: FTAA-2506-1073 / BRF-6826

16 October 2025

Graeme Rogerson
C/- Fraser McNutt
Barker and Associates Limited

Email: s 9(2)(a)

Dear Graeme

Notice of Decisions on application for referral of the Rogerson Block, SL1 project under the Fast-track Approvals Act 2024

This notice of decisions is for an application received from Graeme Rogerson for referral of the Rogerson Block, SL1 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 being to subdivide land and develop a residential and industrial development on approximately 43 hectares of land at 183 and 293 Tuhikaramea Road. The land is located within the Southern Links 1 ('SL1') development area to the south of Dinsdale in the Waipa District, Waikato Region. The project may include works within the Tuhikaramea Road, Higgins Road and Karen Crescent road reserves.

The project will include:

- subdivision to create approximately 200 allotments and enable construction of approximately 200 residential units (which may be constructed by a person or persons other than the applicant)
- subdivision to create approximately 30 allotments and enable construction of industrial buildings and operation of industrial activities (which may include small-scale manufacturing, warehouses and other light industrial activities) (which may be constructed by a person or persons other than the applicant)
- an open space network, including green buffer, artificial wetlands and regenerative planting
- three waters services infrastructure
- transport infrastructure (including external access site works)

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Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Ministry for the Environment | PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

The project will require the proposed approvals:

- resource consents under the Resource Management Act 1991
- approvals under the Wildlife Act 1953
- authorisations under the Heritage New Zealand Pouhere Taonga Act 2014

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 he is satisfied it 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).

Reasons for accepting 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, 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 a development project that would have significant regional benefits as it:

- (a) will deliver significant economic benefits by:
 - (i) providing approximately 75 full-time equivalent (FTE) jobs and contributing approximately \$57 million to GDP over a 5-year design and infrastructure construction period
 - (ii) providing or enabling approximately 329 FTE jobs and contributing approximately \$255 million to GDP over a 5-year residential and industrial building construction period
 - (iii) enabling approximately 720 ongoing FTE jobs and approximately \$130 million annually to GDP through the operation of industrial activities.

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

Specified matters for accepted referral application

The following person who lodged the referral application is the person authorised to lodge a substantive application for the project under section 27(2): Graeme Rogerson.

In relation to a substantive application for the project:

1. The deadline for lodging the application under section 28(3)(d)(ii) is two years from the date of issue of this letter. The substantive application must be lodged by **16 October 2027**.
2. The following information must be submitted with the application lodged for the project under section 27(3)(b)(ii):
 - a) an assessment of the relevant infrastructure for three waters services that—
 - i. identifies the existing condition and capacity of that infrastructure; and
 - ii. identifies any upgrades to that infrastructure that are required in connection with the subdivision and the proposed development; and
 - iii. identifies any funding required to carry out those upgrades (including who will provide that funding);
 - iv. contains information on any discussions held, and any agreements made, between the authorised person and Hamilton City Council about the relevant infrastructure (including discussions and agreements about the matters referred to in subparagraphs (i) to (iii)).
3. Under section 27(3)(b)(iii), the persons or groups from whom a panel must invite comments from in addition to any specified in section 53:
 - a) The Chief Executive of the New Zealand Transport Agency Waka Kotahi.
4. 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 – Max Gander-Cooper or phone 0800 FASTRK (0800 225 537).

Yours sincerely



Ilana Miller

General Manager, Investment Strategy and Operations

cc: Written notice (s28(1)) for accepted projects:

the applicant – Graeme Rogerson

any person invited to comment (s17(1)):

- relevant local authorities: Waikato Regional Council, Waipā District Council, Hamilton City Council
- Minister for the Environment, the Associate Minister for Housing, Minister for Economic Growth, the Minister for Regional Development
- relevant administering agencies – Ministry for the Environment, Department of Conservation and Heritage New Zealand Pouhere Taonga
- Māori groups identified in the list provided to the Minister – Te Whakakitenga o Waikato, Ngāti Hauā Iwi Trust, Waikato Raupatu River Trust, the Waikato River Authority, Ngaati Maahanga/Ngaa Uri o Maahanga, Ngaati Hourua, Ngāti Tamainupō, Ngāti Wairere, Ngāti Koroki Kahukura, Te Haa o te Whenua o Kirikiriroa, Tōku Māpihi Maurea Kohanga Reo, Te Runanga o Kirikiriroa, Te Rauawaawa Kaumatua Charitable Trust
- any other person – New Zealand Transport Agency Waka Kotahi

cc: Written notice where the Minister accepts the application and refers the project (s28(2)):

the Panel Convener (including all the related information received by the Minister)

the EPA (including all the related information received by the Minister)

the relevant administering agencies – Ministry for the Environment, Department of Conservation and Heritage New Zealand Pouhere Taonga