

FTAA-2602-1174

27 May 2026

Chinamans Hill Limited and Ohaupo Land Limited Partnership

C/- Fraser McNutt

Barker and Associates Limited

By email: s 9(2)(a)

Dear Fraser

Notice of Decisions on application for referral of the SL1 Houchens Development project under the Fast-track Approvals Act 2024

This notice of decisions is for an application received from Chinamans Hill Limited and Ohaupo Land Limited Partnership for referral of the SL1 Houchens Development 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 description is to construct an approximately 145 hectare combined residential, retirement/aged care, and industrial development located on the southwestern fringe of Hamilton City (in the Waipa District), bounded by State Highway 3 (Ohaupo Road) and Houchens Road, within the Southern Links 1 growth area in the Waikato Region.

The project will include:

- approximately 1,300 residential lots
- approximately 400-unit retirement village, including aged care facilities
- two neighbourhood centres
- approximately 25 hectares of light industrial land, comprising around 24-47 industrial lots; and
- supporting green infrastructure, three waters, and transport connections, including provision for a future Houchens Road connection and a future water reservoir.

Project delivery is proposed to occur in the following phases:

- short term (1–3 years): approximately 500–545 residential lots, 400 retirement and aged care units, and 11–22 industrial lots;
- medium term (3–10 years): approximately 460 residential lots, with no additional industrial land; and
- long term (10–30 years): approximately 100 residential lots and 13–25 industrial lots (noting that the applicant anticipates the SL1 Houchens development itself could be completed within approximately 10–15 years, subject to staging and infrastructure phasing).

The project will require the proposed approvals:

- resource consents under the Resource Management Act 1991
- wildlife approvals under the Wildlife Act 1953
- archaeological authority 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 and 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:

1. is an infrastructure or development project that would have significant regional or national benefits; and
2. referring the project to the fast-track approvals process:
 - a. would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
 - b. 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:

1. a development project to subdivide and develop land for residential and industrial use
2. will increase the supply of housing, address housing needs, or 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)): by providing:
 - a. approximately 1,300 residential lots, and
 - b. 400-unit retirement village, including aged care facilities
3. will deliver significant economic benefits (s22(2)(a)(ix))by:
 - a. generating a one-off boost of approximately \$741 million in Gross Domestic Product (GDP)
 - b. supporting around 5,100 full-time equivalent years of employment during development, and

- c. sustaining at full build-out approximately 953 full-time positions, contributing around \$128 million annually to GDP, and generating approximately \$75 million in annual wages and salaries through the operation of industrial activities.

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

Specified matters for accepted referral application

Chinamans Hill Limited and Ohaupo Land Limited Partnership (who lodged the referral application are specified as the persons authorised to lodge a substantive application for the project under section 27(2).

In relation to a substantive application for the project:

1. a deadline for lodging the application applies under section 27(3)(b)(i), the application must be lodged by two years from the date of issue of this letter.
2. the following information must be submitted with the application lodged for the project – s27(3)(b)(ii):
 - a. an assessment of the relevant infrastructure for wastewater and water 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 development staging; and
 - iii. identifies any funding required to carry out those upgrades (including who will provide that funding); and
 - iv. provides details of ongoing ownership and maintenance responsibilities; and
 - v. contains information on any discussions held, and any agreements made, between the authorised person and the relevant infrastructure provider about the relevant infrastructure.
 - b. an integrated transport assessment that:
 - i. assesses the effects on the surrounding transport network of both the project while it is carried out and the resulting development stages; and
 - ii. contains modelling showing the effects on traffic flows and key intersections along the project area, and
 - iii. identifies any upgrades/interventions to transport infrastructure that are required in connection with the subdivision and development; and
 - iv. identifies any funding required to carry out those upgrades/interventions (including who will provide that funding); and
 - v. contains information on any discussions held, and any agreements made, between the authorised person and NZ Transport Agency about integrated transport (including discussions and agreements about the matters referred to in subparagraphs (iii) and (iv))

3. The persons or groups from whom a panel must invite comments from in addition to any specified in section 53 – s27(3)(b)(iii):
 - a. The Chief Executive of Hamilton City Council, and
 - b. The Chief Executive of the NZ Transport Agency.
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 including:
 - i. timely provision of application information to Waikato-Tainui (via the Waikato Raupatu River Trust);
 - ii. enabling Waikato-Tainui to request further information and provide views on the application (including adequacy of information and notification);
 - iii. early engagement processes, including participation in pre-application discussions where appropriate;
 - iv. consideration of Waikato-Tainui advice in decisions on notification and further information requests; and
 - v. to address outstanding matters and recognise potential effects on the health and wellbeing of the Waikato River.

If you have any queries about this notice of decisions, please email referral@fasttrack.govt.nz and include the name of the lead contact – Antonia Croft or phone 0800 FASTRK (0800 225 537).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S Frame', with a stylized flourish at the end.

Stephanie Frame

Manager – Fast-track Operations

cc: Written notice of decisions – s28(1):

the applicants – Chinamans Hill Limited and Ohaupo Land Limited Partnership

anyone invited to comment – s17(1):

- relevant local authorities – Waikato Regional Council and Waipa District Council
- Minister for the Environment and relevant portfolio Ministers: the Associate Minister for Housing, Minister for Economic Growth, the Minister for Regional Development
- relevant administering agencies – Ministry for the Environment, Department of Conservation, Heritage New Zealand Pouhere Taonga
- Māori groups identified in the s18(2) list provided to the Minister – Te Whakakitenga o Waikato, Ngāti Hauā Iwi Trust, Waikato Raupatu River Trust, the Waikato River Authority (a statutory body established by a settlement), Ngaati Maahanga, Ngāti Tamainupō, Ngāti Wairere, Ngāti Koroki Kahukura, Te Haa o te Whenua o Kirikiriroa, Ngaati Apakura, and Raukawa Settlement Trust
- any other person – Hamilton City Council and NZ Transport Agency

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

- the Panel Convener (including all the information received by the Minister – s28(4))
- the EPA (including all the information received by the Minister – s28(4))
- the relevant administering agencies – Ministry for the Environment, Department of Conservation, Heritage New Zealand Pouhere Taonga