

3 May 2024

Listed Projects Team
Ministry for the Environment

SL1 Consortium Fast Track Referral Application Letter

To Whom it May Concern

Please find enclosed the SL1 Consortium Fast Track Referral application package that accompanies our introduction letter. We believe our application will make it easier and faster to start this significant housing and employment project that meets a key part of the Government's plan to rebuild the economy and providing affordable housing options.

The subject site (SL1) is situated within the Waipa District and is contiguous with Hamilton City Council's southern boundary to the south-west. Located approximately 3 - 4 km southwest of Hamilton City Centre, the site stretches from south Frankton to the southwestern edge of the Peacockes Structure Plan area (Plan Change 5). SL1 is partially bound by State Highway 3 (SH3) to the southeast the North Island Main Trunk Rail to the north east and the Hamilton Southern Links designation (HSL) to the west.

The SL1 site is approximately 440 ha in size. It is situated between the established Hamilton suburbs of Dinsdale, Frankton, Deanwell and Glenview to the northeast, and rural land within Waipa to the southwest. The site is currently zoned rural under the Waipa District Plan and comprises of lots in pasture, rural lifestyle, equine industry and peri-industrial use.

SL1 consortium group member for the Stage 1 Fast Track referral application is made up of the following entities being Golden Ridge Farms Limited, Golden Ridge Park Limited, Southern Park Agri Development Limited, Theodoor Bongers Limited and Industrie Property Rua Limited.

SL1 Consortium also have Hamilton City Council support as the landowner of 18 Wickham Street (Lot 1 DPS 59491)

The Stage 1 consortium group has a significant amount of proven property and development experience both regionally and nationally in addition to significant financial resources to deliver the SL1 growth cell, a brief example of this experience includes although is not limited to;

- Industrie Property Rua Limited (Industrie) is a joint venture fund between NZX listed Stride Property and investors managed by JP Morgan. This fund was established in 2019 and has a current portfolio of over \$700m of industrial and logistics properties. The portfolio includes both mature developed assets and future development stock. Future development and investment is proposed to be capitalised through JP Morgan.
- Industrie acquired the initial land holding in the SL1 area in 2019 to develop facilities for Waste Management New Zealand (WM) at 16 Wickham Street. A further acquisition was made in 2021 at 16a Wickham Street which doubled the landholding in the location and allowed for potential future expansion of WM.

- Industre has a consent to develop a Distribution Centre for Wattyl and a future stage at 16a Wickham Street. The distribution Centre for Wattyl sees commercial activity that is currently based on an industrial site in Avondale Auckland moving into the Waikato.
- Stride Property has wider interest in Hamilton City as it is a shareholder and manager of both Chartwell Shopping Centre and NZX listed Investor which owns Countdown supermarkets in Anglesea Street, Bridge Street, Rototuna and Bunnings Te Rapa. This represents a significant commercial rating base and interest in the wider success of Hamilton.
- 20 hectares developed and zoned as Industrial land on Onion Road
- 11 hectares developed and subdivided into Industrial Lots on Te Rapa Road/Karewa Place
- Brymer Heights - 230 residential sections, currently under development, Stages 1, 2, 4 complete
- Developed approx. 70 hectares of land encompassing Arthur Porter Drive into Industrial land.
- Approx 60ha of developed industrial land Te Rapa Gateway Industrial - JV with Chalmers
- PropertiesDevelopment of a \$75m mixed use development in Cambridge – Lakewood Cambridge.

The consortium is aware of existing infrastructure constraints although believe we have provided a well-considered concept and we seek to form a strong enduring partnership with Waipa District Council and Hamilton City Council to enable the urbanisation of SL1 that we feel will be a significant economic enabler and make an important part in addressing housing affordability issue within the city and wider region.

We believe our proposal achieves the Strategic Requirements and goals of the region and central government were the SL1 growth cell is;

- The project is consistent with the Future Proof Strategy and Hamilton Waikato Metropolitan Spatial Plan (MSP).
- The project will assist in supporting Southern Links transport corridor which has also been identified in the draft Government Policy Statement on land transport (GPS 2024) as a Road of National Significance with enablement of housing as provided by SL1.
- The project will give effect to Te Ture Whaimana o Te Awa o Waikato – Vision and Strategy for the Waikato River through integrated stormwater management via Mangakotukutuku ICMP directives.
- SL1 will better enable and support key infrastructure project like the Southern Metro Wastewater Plant and Southern Links.
- Close to neighbourhoods where key services and amenities are close by and easily accessible.
- A compact and accessible development that is very close to Hamilton's CBD
- Aligned with key public transport corridors that provide excellent access to the central city and surrounding employment nodes.
- Will provide real and meaningful affordable housing choices.
- Sustainable land value uplift will benefit the wider community.
- Through development of key infrastructure along with the emerging growth cell of SL1 will enable regeneration of existing lower social economic areas of Glenview, Deanwell, Melville, Fitzroy and Bader.

Through the economic analysis works undertaken with other local landowners we know the entire SL1 growth cell will generate **Billions** of dollars in economic activity (both locally and national) and employment for thousands of works during the total growth cell development period.

Overall, Stage 1 development of SL1 will generate the following one-off construction impacts (including flow on effects):

- Employment for 6,260 FTE-years;
- National GDP benefit of \$825 million; and
- Household wages and salaries of \$440 million.

In addition, once operational, future industrial activity enabled by the development could have the following annual impacts:

- Full time employment for around 1,820 people;
- National GDP of \$360 million; and
- Household wages and salaries of \$150 million.

Further, the proposed development will generate a range of wider economic benefits, such as providing a direct boost in both housing and industrial supply to meet growing demand, meeting the needs of an evolving population, and contributing to the recovery of significant infrastructure costs.

In our view, the proposal will deliver significant regional and national economic benefits.

The SL1 group are aware of the need to provide affordable housing and are committed to delivery of this, the SL1 group collectively will aim to provide a range of differing housing typologies, land tenure opportunities and section sizes across its landholdings. Bringing scale and proven developer and consultant experience to the forefront will ensure HCC's projected housing and industrial shortfall is somewhat addressed.

We would welcome the opportunity to meet and present our application in further detail along with continuing to working collaboratively with Ministry for the Environment and affected parties by the project.

If you have any questions or work like further information, please feel free to touch base.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robt Dol", is written over a faint, light blue circular watermark.

Robert Dol
Project Director