



Future Proof – *Te Tau Tītoki* Planning for Growth

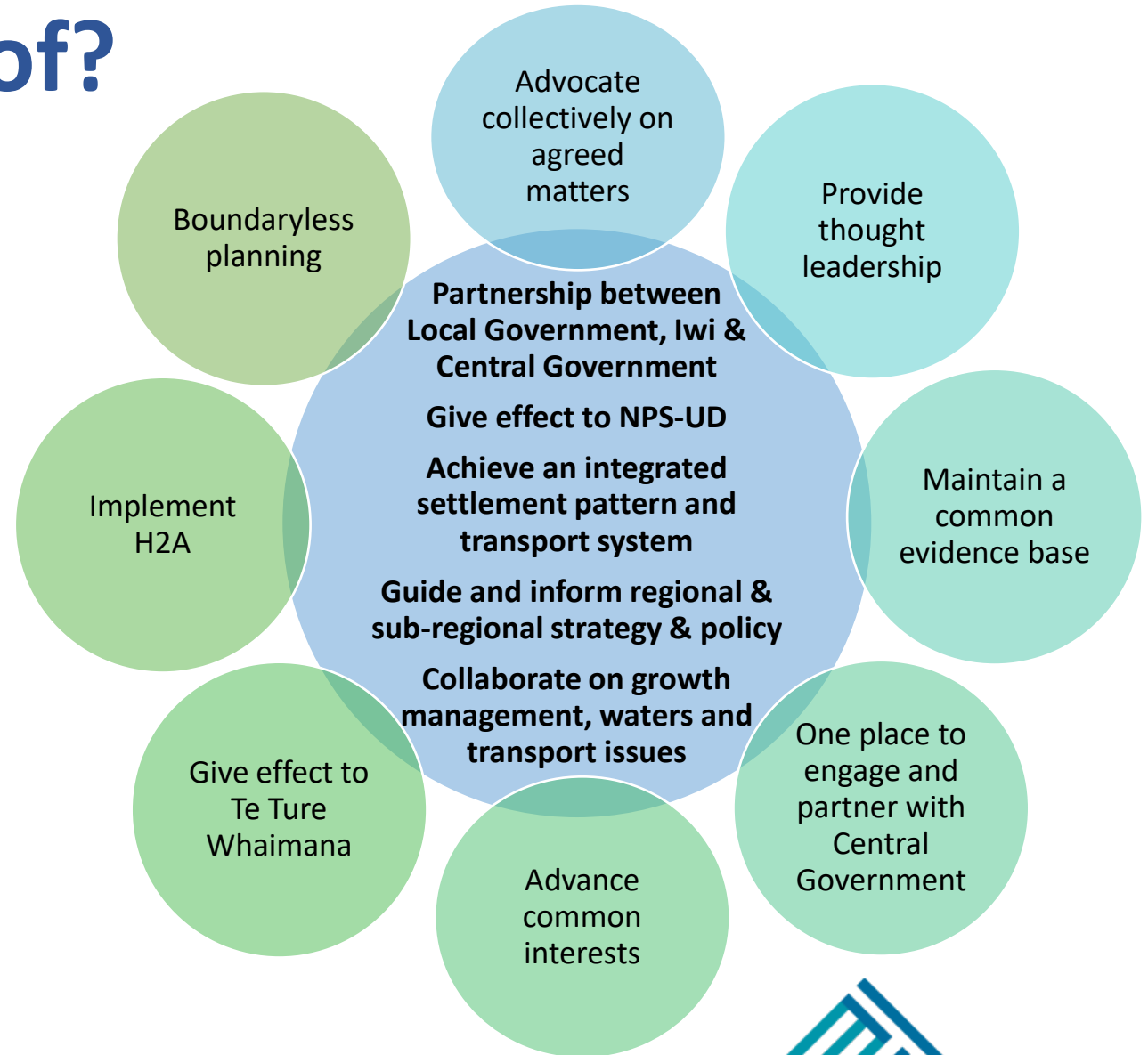


Future Proof
Te Tau Tītoki

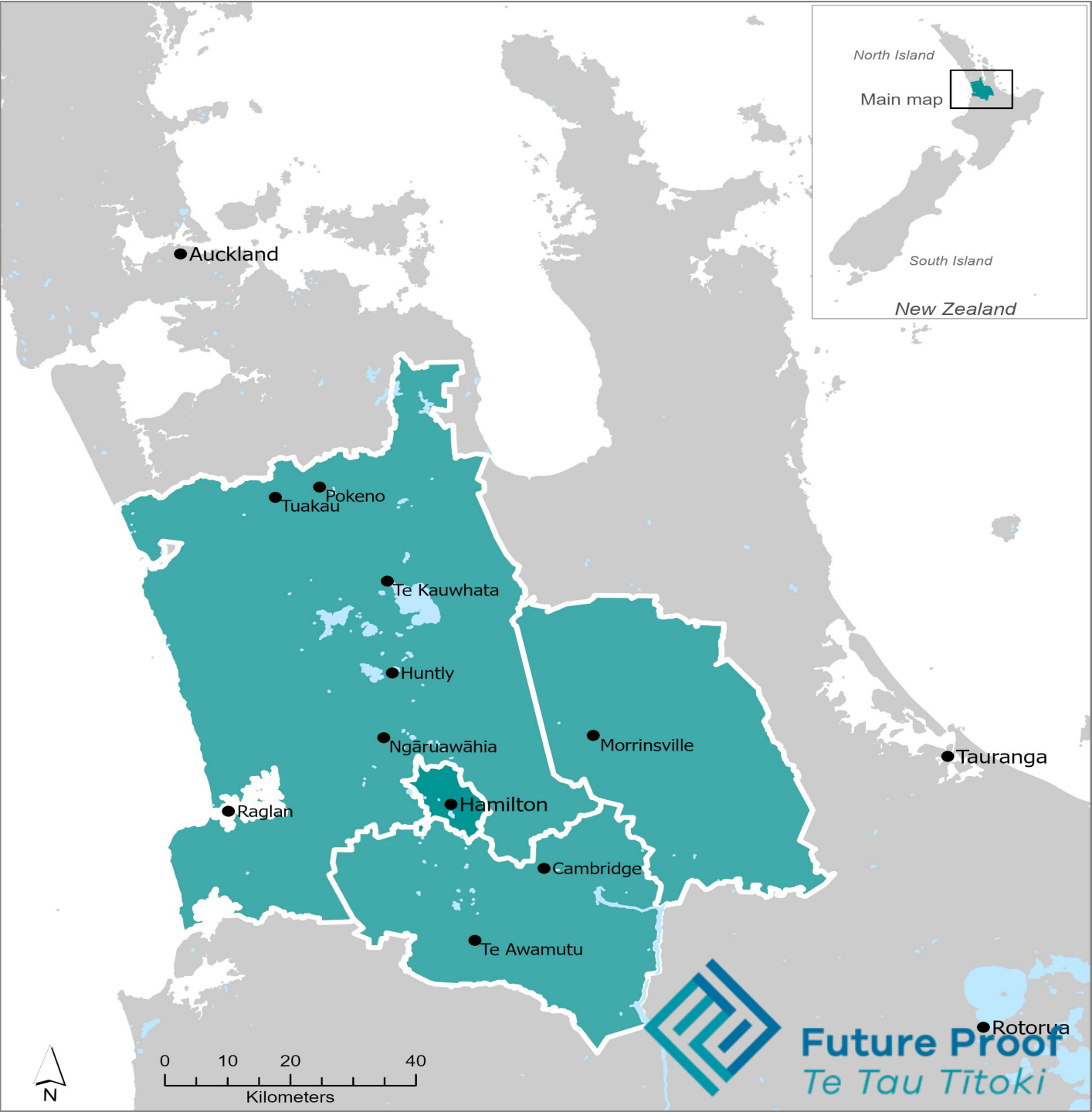
What is Future Proof?

*One sub-regional voice
since 2008*

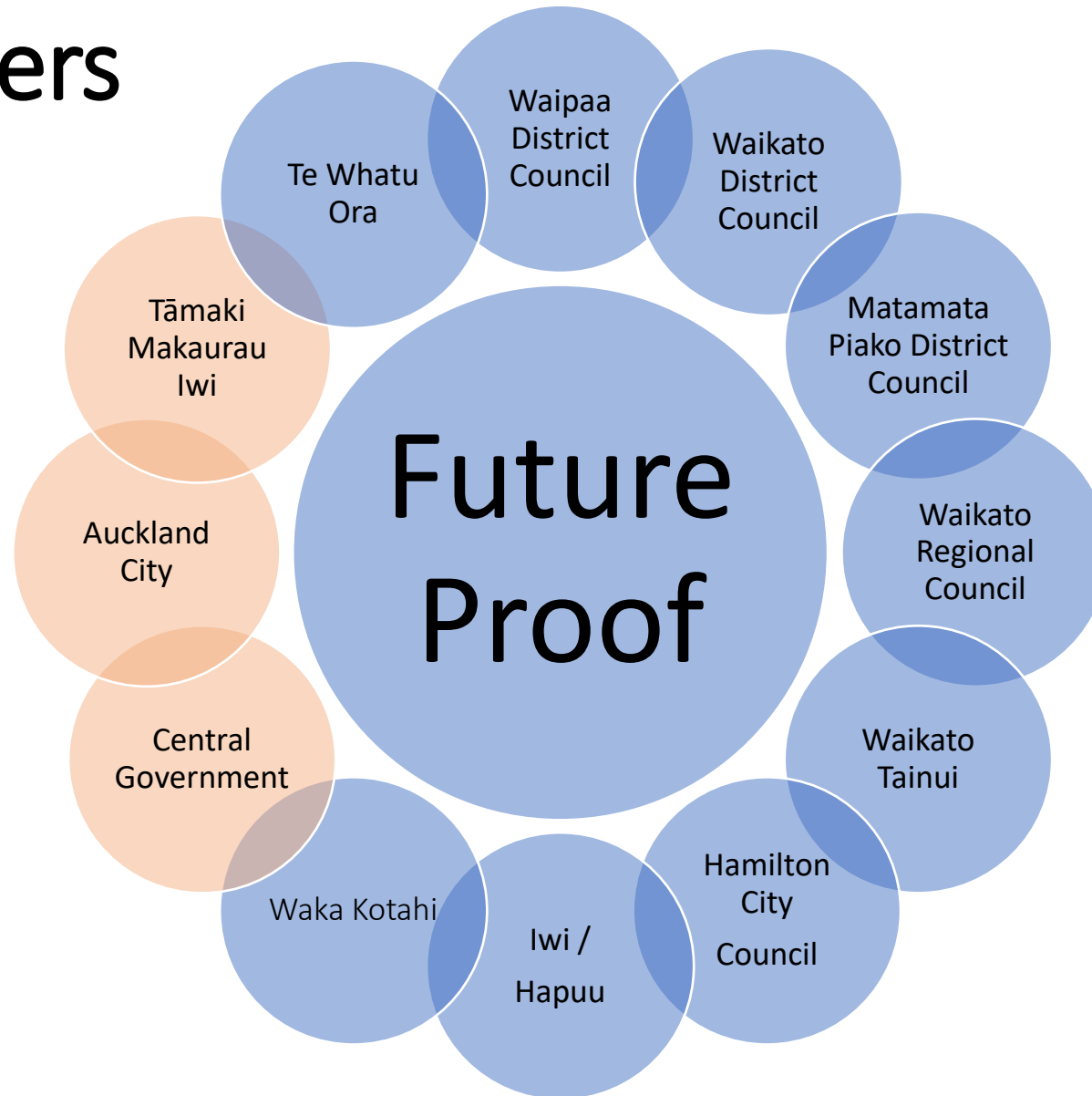
www.futureproof.org.nz



Future Proof Sub Region



Our Partners



Tāngata Whenua and Future Proof

- Tangata whenua have been partners since the inception in 2009. The King launched the initial strategy with the then Prime Minister, Rt Hon John Key in 2009.
- Future Proof preceded Te Ture Whaimana o te Awa o Waikato, Vision and Strategy for the Waikato River, which has subsequently been incorporated into the Strategy.

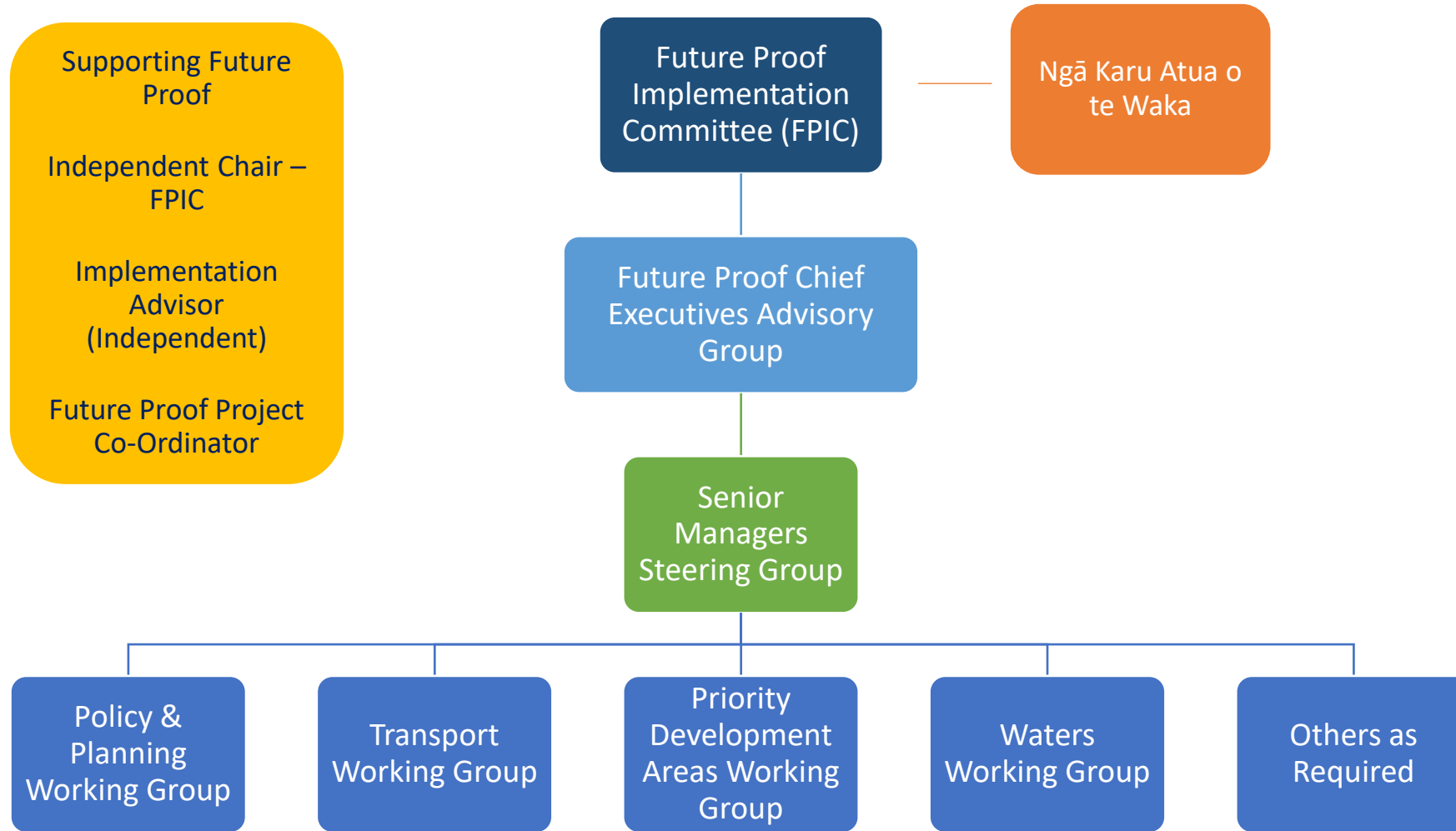
"Future Proof has a strong vision for its communities and this has remained unchanged in the updated Strategy. What has changed is the way in which the strategy recognises and seeks to give effect to Te Ture Whaimana. Putting Te Ture Whaimana at the centre of decisions rightfully puts the health and vitality of the awa and its people at the heart of Future Proof and the joint work of the partners."

Kiingi Tuheitia Pootatau Te Wherowhero VII

Ngā Karu Atua o te Waka

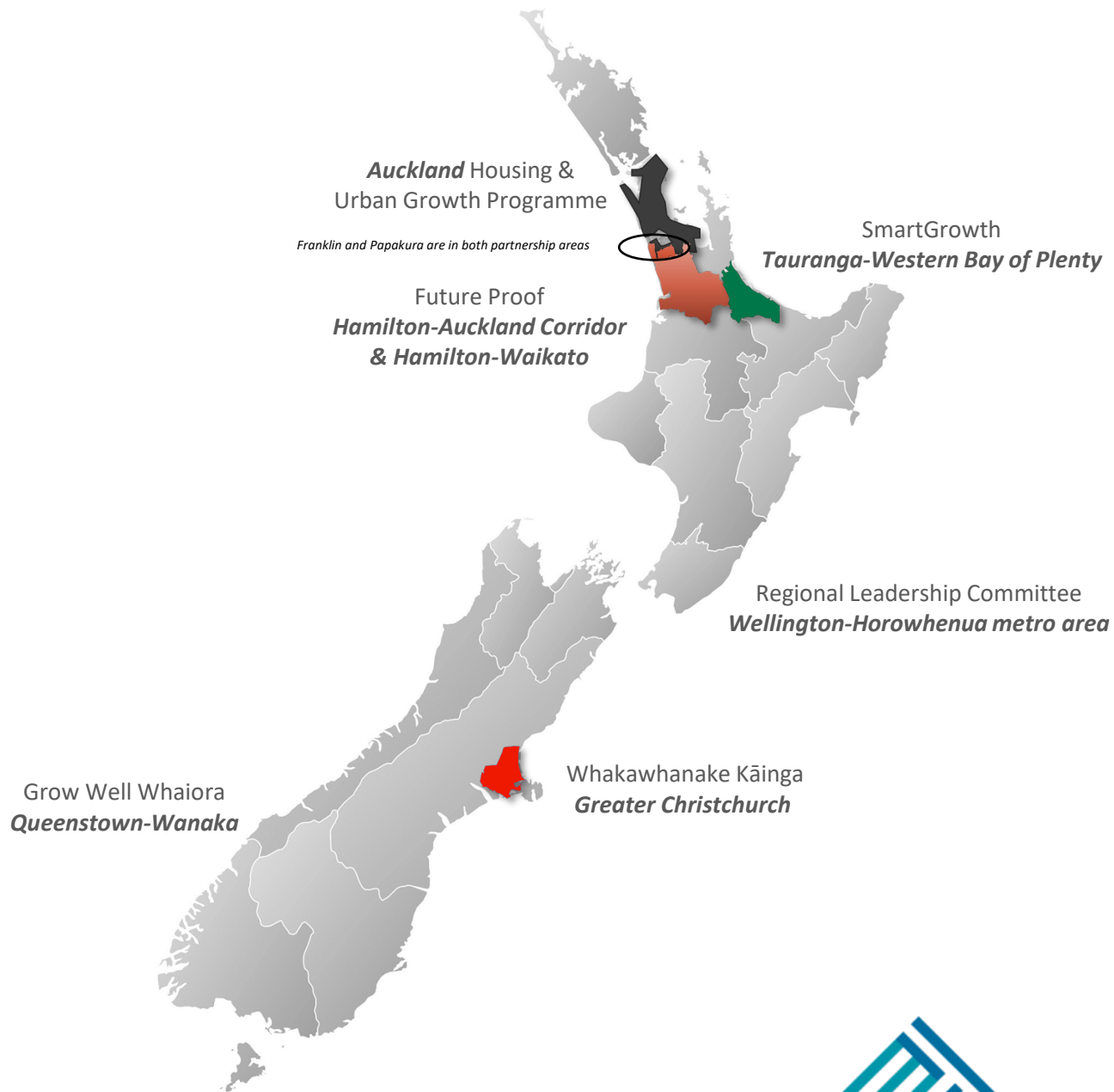
- Ngā Karu Atua o te Waka ('NKAOTW'), is a forum for tāngata whenua groups' representatives to meet and discuss Future Proof matters. Tāngata Whenua groups typically appoint one member to NKAOTW and can appoint an alternative member.
- As partners, Tāngata Whenua worked with Council partners to develop Future Proof and participated in Future Proof reviews. As well as general input into the strategy and its implementation, tāngata whenua provided input on matters important to tāngata whenua.
- The current chair of NKAOTW is Nanaia Rawiri (Ngaati Aamaru).
- In appointing tāngata whenua members to Future Proof partnership, the following 'groups' appoint members to represent their interests, similar to those representatives from partner councils.
 - NKAOTW
 - Tainui Waka Alliance ('TWA') (composed of Waikato-Tainui, Hauraki, Raukawa and Maniapoto). Additionally, TWA appoints the representative to the Chief Executive Advisory Group, which has been the Waikato-Tainui CEO to date.
 - Waikato-Tainui, as an investing partner in Future Proof

Current Future Proof Structure



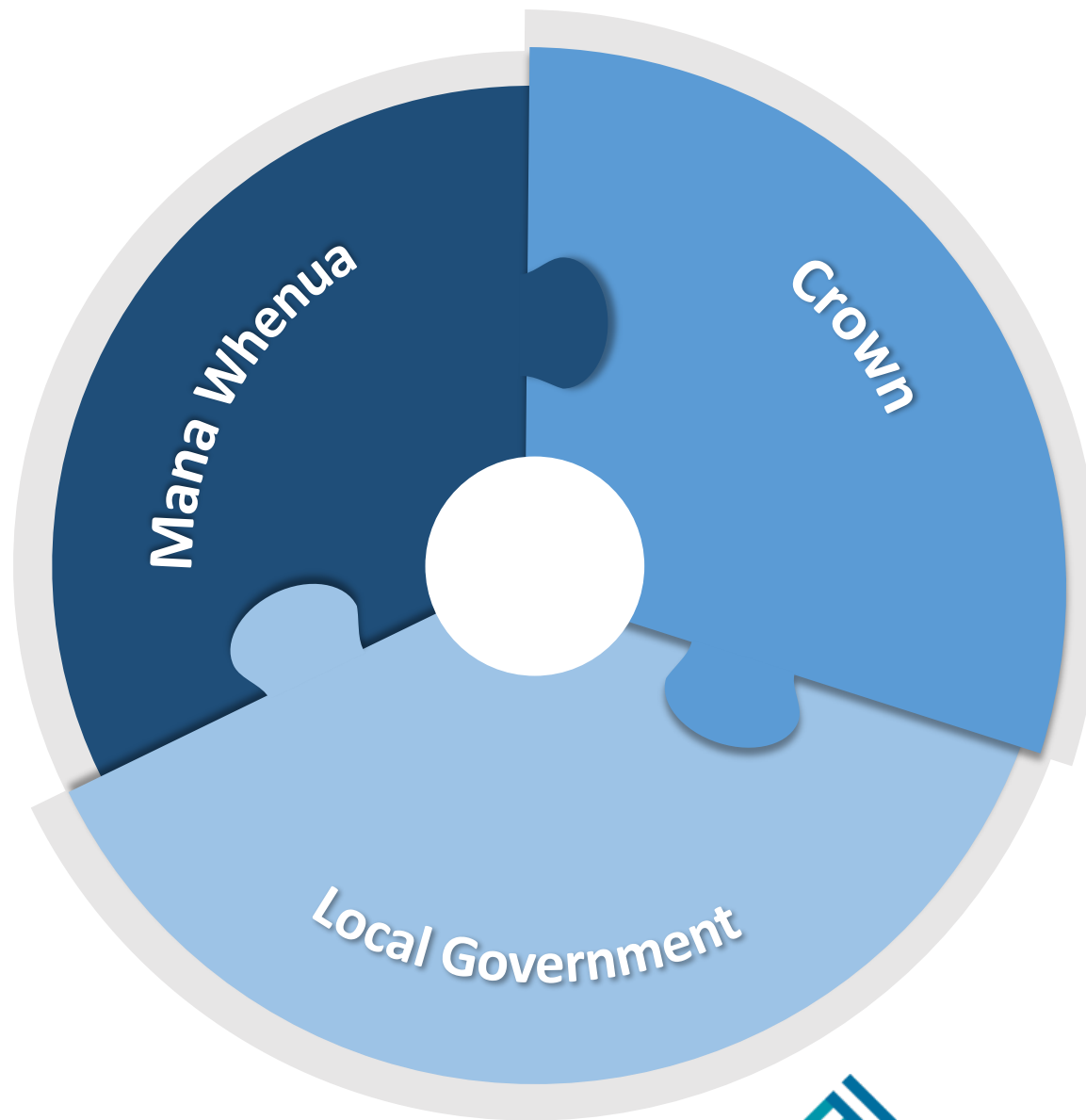
6

URBAN GROWTH PARTNERSHIPS



3

WAY PARTNERSHIP



Future Proof
Te Tau Titoki

3

CORE ASPECTS TO EACH PARTNERSHIP



Future Proof
Te Tau Tītoki

Key Implementation Focus Areas

- Finalising a draft Future Development Strategy (to comply with NPS-UD) for consultation in March 2024
 - Challenges with regards with infrastructure provision - Areas signalled for growth within the 3 – 10-year timeframe, and in some cases the 10 – 30-year timeframe, will need to have the necessary supporting infrastructure
 - Industrial land shortages are emerging
 - Update evidence base including Housing and Business Land Assessment, population projections, and industrial land supply.
- Tracking our Priority Development Areas and removing roadblocks
- Getting traction on the next stage of delivering the Transport Programme (including enhancing programme governance)
- Ensure that the National Adaptation Plan, the Emissions Reduction Plan and the GPS Transport actions are addressed in the Strategy.
- Developing a comprehensive work programme for 3 Waters in the region to achieve Te Ture Whaimana
- Influencing government reform where possible through insight and practical experience.



Future Proof Strategy Update

The Future Proof Strategy is currently being updated to comply with the legislative requirements of the National Policy Statement on Urban Development (NPS-UD).

This includes meeting the requirements of a Future Development Strategy (FDS)

Timeline

- Draft Strategy adopted in **December 2023**
- Hearings in **March 2023**
- Final adoption of the Strategy in **June 2024**.
- Implementation Plan completed in **June 2024**.





Requirements of an FDS

In summary, an FDS must:

- Assist the integration of planning decisions under the RMA with infrastructure planning and funding decisions
- Spatially identify the broad locations in which development capacity will be provided over the long term
- Spatially identify the development infrastructure and additional infrastructure required to support or service that development capacity, along with the general location of the corridors and other sites required to provide it
- Identify any constraints on development.





Requirements of an FDS

In summary, an FDS must:

- Assist the integration of planning decisions under the RMA with infrastructure planning and funding decisions
- Spatially identify the broad locations in which development capacity will be provided over the long term
- Spatially identify the development infrastructure and additional infrastructure required to support or service that development capacity, along with the general location of the corridors and other sites required to provide it
- Identify any constraints on development.



Strategy Updates

The general approach taken is to retain the majority of text within the Strategy, with updates made only to reflect or include the following:

1. Matamata Piako

References to Matamata-Piako and information on growth and development in this District; noting that this District was not part of the previous Future Proof Strategy

2. Legislation

Changes to legislation or government direction, including e.g. the Natural and Built Environment Act & Spatial Planning Act and the introduction of the National Policy Statement on Highly Productive Land

3. Climate Change

The Emissions Reduction Plan and National Adaptation Plan, and any regional and/or subregional work that has been undertaken in the climate change space

4. Vehicle Kilometres Travelled Targets

Inclusion of Emissions Reduction Plan targets to reduce vehicle kilometres travelled in the subregion.

5. Three Waters Work

The work that has been undertaken by Future Proof on three waters, including the Wastewater Detailed Business Cases and the Three Waters Study.

6. Transportation Work

Embedding the Transport Programme Business Case in the Strategy

7. Housing and Business Assessment

The outcomes of the updated HBAs once these are received and analysed

8. Key Infrastructure

Identification of key infrastructure needed in identified growth areas over the next 30 years to meet the requirements of the NPS-UD



What does this mean for the Strategy?



- No major changes in settlement pattern at this time
- Focus Implementation Plan on more detailed investigations and work with developers over next 2 years to inform next strategy
- Out of Sequence and Unanticipated Development Policy in the WRPS allows us to bring additional land into the settlement pattern subject to meeting specific tests.



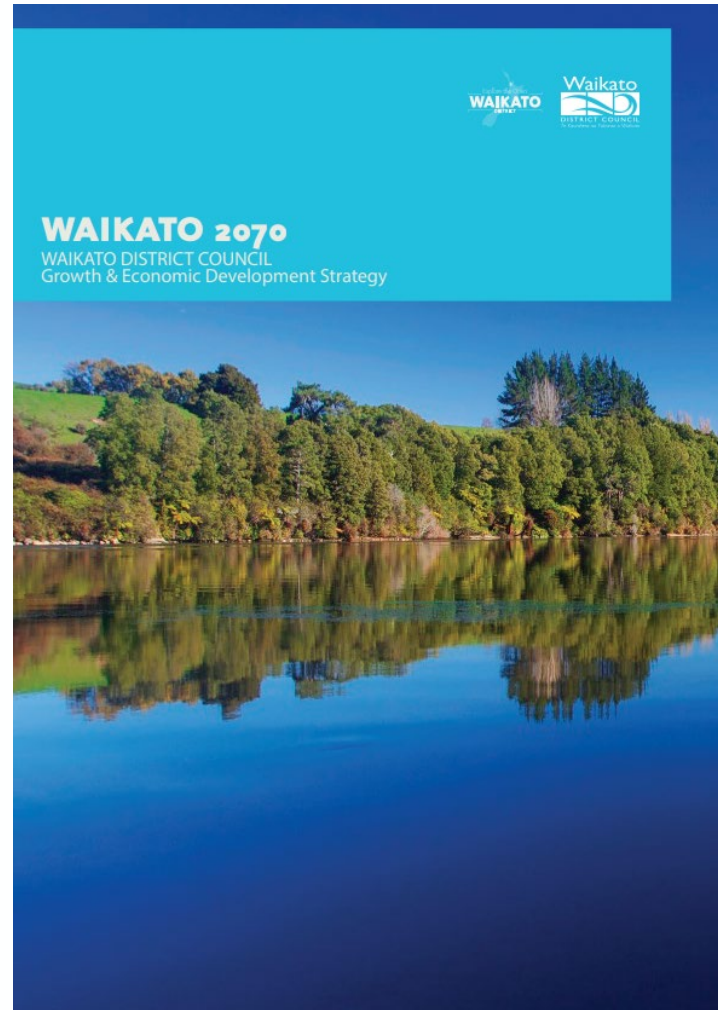
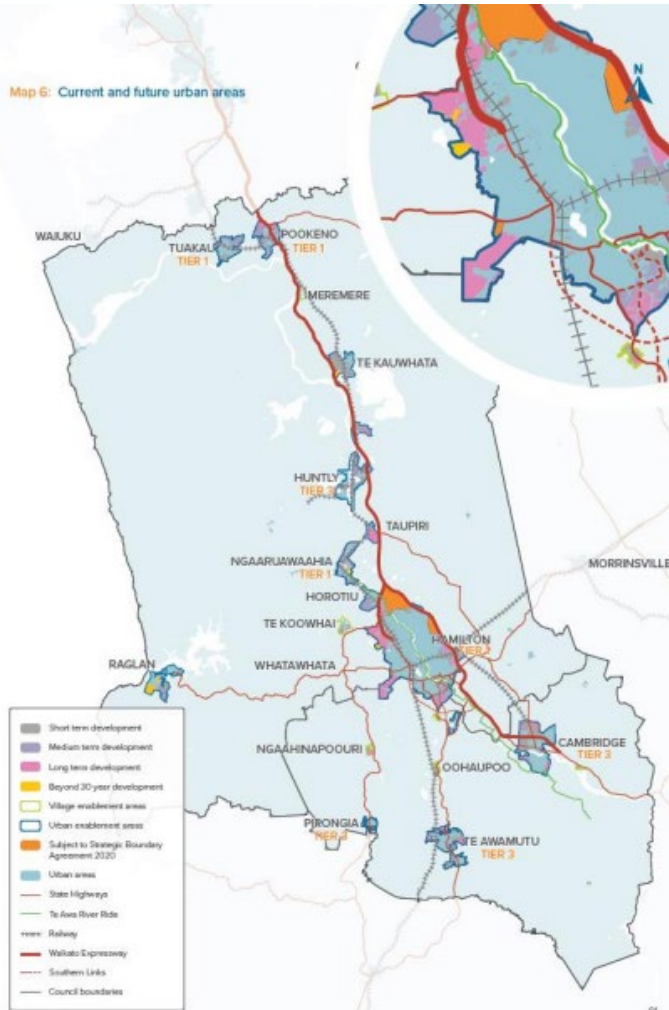


Approach to Key Infrastructure

- An FDS is required to identify key infrastructure needed to support growth areas over the next 30 years.
- Strategy will include a Critical Infrastructure table that highlights key items required for growth.
- The table is currently being prepared and reviewed. It will be accompanied by the appropriate caveats regarding confirmation of funding, as the LTPs have not been finalised.
- More information on funding will be available at the time of hearings/adoption of the Strategy.



FP Settlement Pattern and how it fits with WDC



Key differences to our Waikato 2070 Strategy

- Tuakau Buckland residential
- Pokeno East commercial cluster
- Mangatawhiri and Mangatangi future employment area
- Ohinewai north beyond Sleepyhead
- Taupiri East industrial cluster

Scenario 1

Development within an Urban Enablement Area or Village Enablement Area (includes Tier 1 and Tier 3 Urban Environments, and other towns/villages that do not meet tier 3 criteria), but out of sequence. For example: bringing forward development as planned for in a strategic document/District Plan.



Out of Sequence

Scenario 2

Development within an Urban Enablement Area or Village Enablement Area (includes Tier 1 and Tier 3 Urban Environments, and other towns/villages that do not meet tier 3 criteria), but unanticipated. For example: increasing density of planned development to add more development capacity, or changing another type of land use to residential land use.



Unanticipated: eg, increasing density, flipping from industrial to residential.

Scenario 1a

Development within an Urban Enablement Area or Village Enablement Area (includes Tier 1 and Tier 3 Urban Environments, and other towns/villages that do not meet tier 3 criteria), but an out-of-sequence scenario that brings forward growth that is planned for 30+ years away into the short (0-3 years), medium (0-10 years) or long term (0-30 years).



Out of Sequence: bringing forward growth that is identified as being 30+ years away.

Scenario 3

Development outside of an Urban Enablement Area or Village Enablement Area (includes Tier 1 and Tier 3 Urban Environments, and other towns/villages that do not meet tier 3 criteria). This development could be continuous or non-contiguous with an Urban Enablement Area or Village Enablement Area. This type of development is considered unanticipated.



Unanticipated: may be contiguous or non-contiguous with an existing urban enablement area.

Waikato Regional Policy Statement Responsive Planning Criteria

Out-of-sequence and Unanticipated Developments

Applies to Future Proof local authorities

For any change in land use development that is not consistent with the Waikato Regional Policy Statement and Future Proof an assessment criteria for the development will apply.

There are different scenarios that development can fall under. Depending on which scenario the development is will determine which criteria the development will need to be assessed against.

Example of some of the assessment criteria

Criteria A

A. That the development would add significantly to meeting a demonstrated need or shortfall for housing or business floor space, as identified in a Housing and Business Development Capacity Assessment or in council monitoring.

B. That the development contributes to a well-functioning urban environment. Proposals are considered to contribute to a well-functioning urban environment if they:

- i. have or enable a variety of homes that: meet the needs, in terms of type, price, and location, of different households; and/or enable Māori to express their cultural traditions and norms; and/or have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and
- ii. support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets.

D. That the development has good accessibility for all people between housing, jobs, educational facilities, community services, natural spaces, and open spaces, including by way of public or active transport.

E. In cases where development is being brought forward, whether it can be demonstrated that there is commitment to and capacity available for delivering the development within the advanced timeframe.

Criteria B

A. That the development demonstrates that it would not affect the feasibility, affordability and deliverability of planned growth within urban enablement areas and/or village enablement areas over the short, medium and long term. In the interest of clarity, proposals in areas currently identified for development beyond long term on Map 43 and which are proposed to be brought forward into an earlier timeframe must demonstrate that they do not affect the feasibility, affordability and deliverability of planned growth in the earlier time periods.

B. That the development demonstrates that value capture can be implemented and that cost neutrality for public finance can be achieved.

C. That the proposed development would not adversely affect the function and vitality of existing rural settlements and/or urban areas.

D. That the development would address an identified housing type/tenure/price point need.

Variations / Plan Changes Requested by Private Sector



Process Issues

- Private plan changes only possible after PDP becomes ODP
- Changing PDP requires variation
- Variations must be Council led, not private
- We have a list of proposed variations (forward work programme), after top priority of resolving appeals and Variation 3
- Private funding of public variation has limitations and perception issues
- Impact on timing of PDP becoming operative



Options

1. Reject private plan change, do not pick up as council variation
2. Adopt as council variation
3. Wait until PDP is operative and accept as private plan change then





Pressure points / requests

- Property developers, and others, are coming to us with proposed variations
- Some do not currently fit with Future Proof settlement pattern
- Examples:
 - Enable retirement villages / housing outside of residential zone
 - Enable industry in rural zone

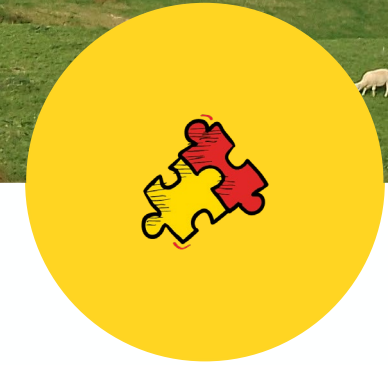
Potential Assessment Criteria



**Waikato 2070 and/or
Future Proof identified
growth area (assessment
criteria may apply)**



**Addressing new priorities
– at significant scale to
justify effort**



**The real cost –
community support,
environmental effects.**





Summary

- The Waikato Proposed District Plan is not yet operative therefore a Private Plan Change can be rejected.
- The Council can consider adopting the change as a variation if there is merit in the proposal. Option for private funding.
- Merit suggested to be judged on the following criteria:
 - Alignment with Growth and development outlined in 2070.
 - Consistent with urban areas, densities or timing set out in the Future Proof Strategy
 - Consideration of the environmental effects (think stormwater ponding, wetlands, infrastructure)
 - Community Support including issues relevant to mana whenua, Heritage New Zealand, and other parties.

Discussion / Questions

What is your appetite for considering private proposals (such as examples given) as public variations?

What would you have the team delay or take off the forward work programme to accommodate this?



NPS-UD Housing and Business Development Capacity Assessments (HBAs 2023)

National Policy statement on Urban Development (NPS-UD)- HBAs

- NPS-UD requirements - provide at least sufficient development capacity for housing and business land, to ensure there is sufficient developable land to meet demand, plus a competitiveness margin for tier 1 and 2 local authorities (clause 3.22).
- Waikato District – part of Tiers 1 urban environment
- Prepare and update HBAs (Residential & Business) every 3 years - help inform long-term plans, future development strategies and RMA planning documents
- Joint reports for Future Proof councils (i.e. HCC, WDC & Waipa)
- Purpose of this workshop- help you understand the latest results from HBA 2023

Residential assessment - Scope

- Urban environment only – Pokeno, Tuakau, Te Kauwhata, Ohinewai, Huntly, Taupiri, Ngaruawahia, Horotiu, Raglan
- The spatial extent is defined by current and future District Plan zoning. (i.e. Zones with minimum site sizes of up to 1,000m², served by main infrastructure)
- Planning zone structure
 - Short-term (2022-2025): Operative District Plan (ODP)
 - Medium-term (2022-2032): Proposed District Plan (PDP) Decisions Version
 - Long-term (2022-2052): PDP (Decision)+Waikato 2070 Strategy growth area

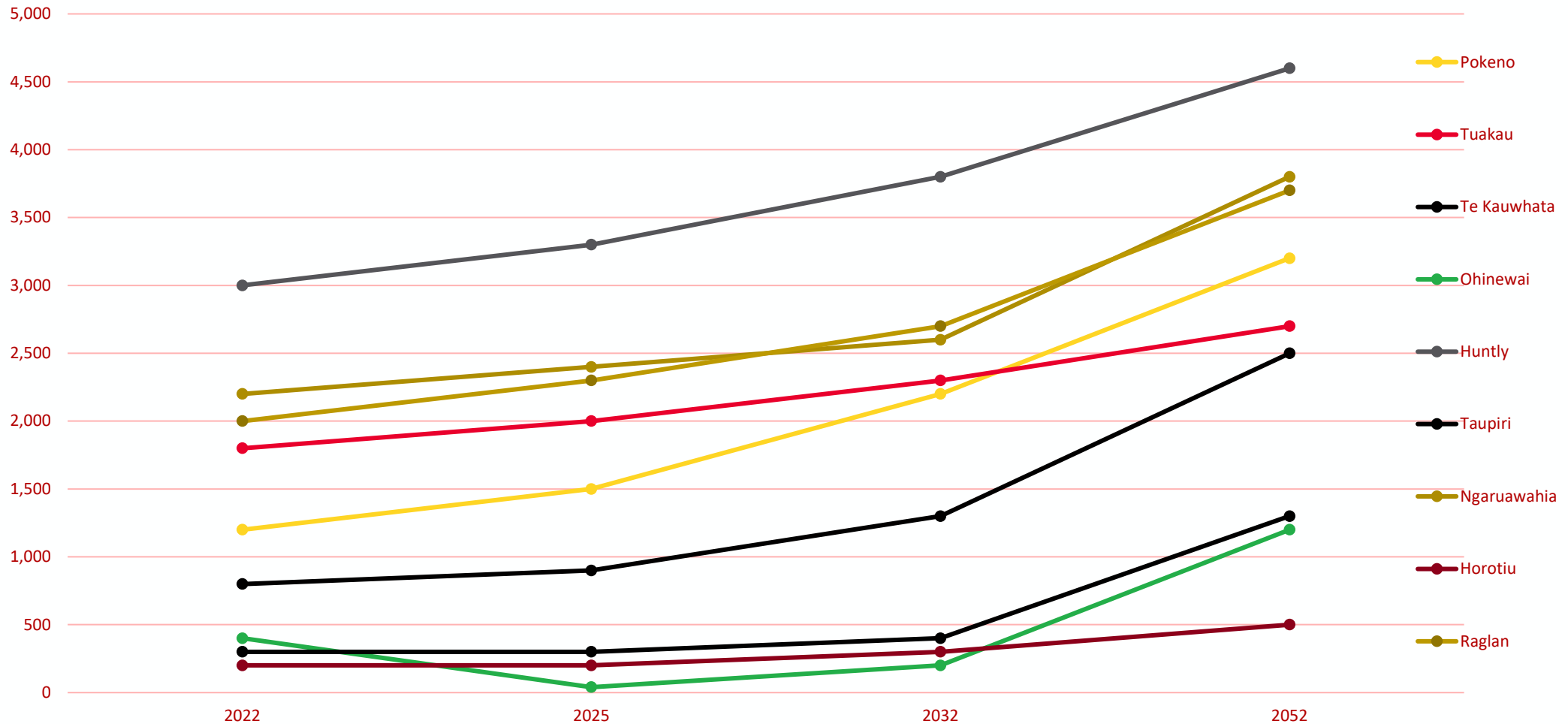
Dwelling demand model

- The model converts the household growth projections (UoW 2021) within each spatial area to dwelling demand by typology, assuming non-urban component will grow at a slower rate.
- The typologies modelled include Detached dwellings, Attached dwellings, and Apartment dwellings.
- Household composition and income
 - Around half (52%) of Waikato District's urban households are 1-2 person households. This is projected to increase to over half (57%) of household by 2050, accounting for nearly two-thirds 63% of the growth in households.
 - Higher relative proportions of the lower income households are smaller (1 person) households or single parent families. Larger family households and couples tend to be over-represented in the mid to higher household income bands.

Dwelling demand- trend

- WDC's existing dwelling demand in 2022- 28,950 dwellings- 41%
Urban dwelling demand 11,800 dwellings
- 53% increase in the long-term demand – additional 15,200 dwellings
- Fastest rate of urban growth within FP area across all three periods,
81% of growth is for urban dwellings, urban share up to 55%

Dwelling demand by main urban area



Dwelling Demand by Dwelling Type

- A shift to higher density dwellings reflects the trade-off's that households make between location, space and price.
- Currently: detached dwellings – 91%; attached dwellings- 9%; apartment- 1%
- Long term: detached dwellings – 86%; attached dwellings- 14%; apartment- 2%

Dwelling capacity

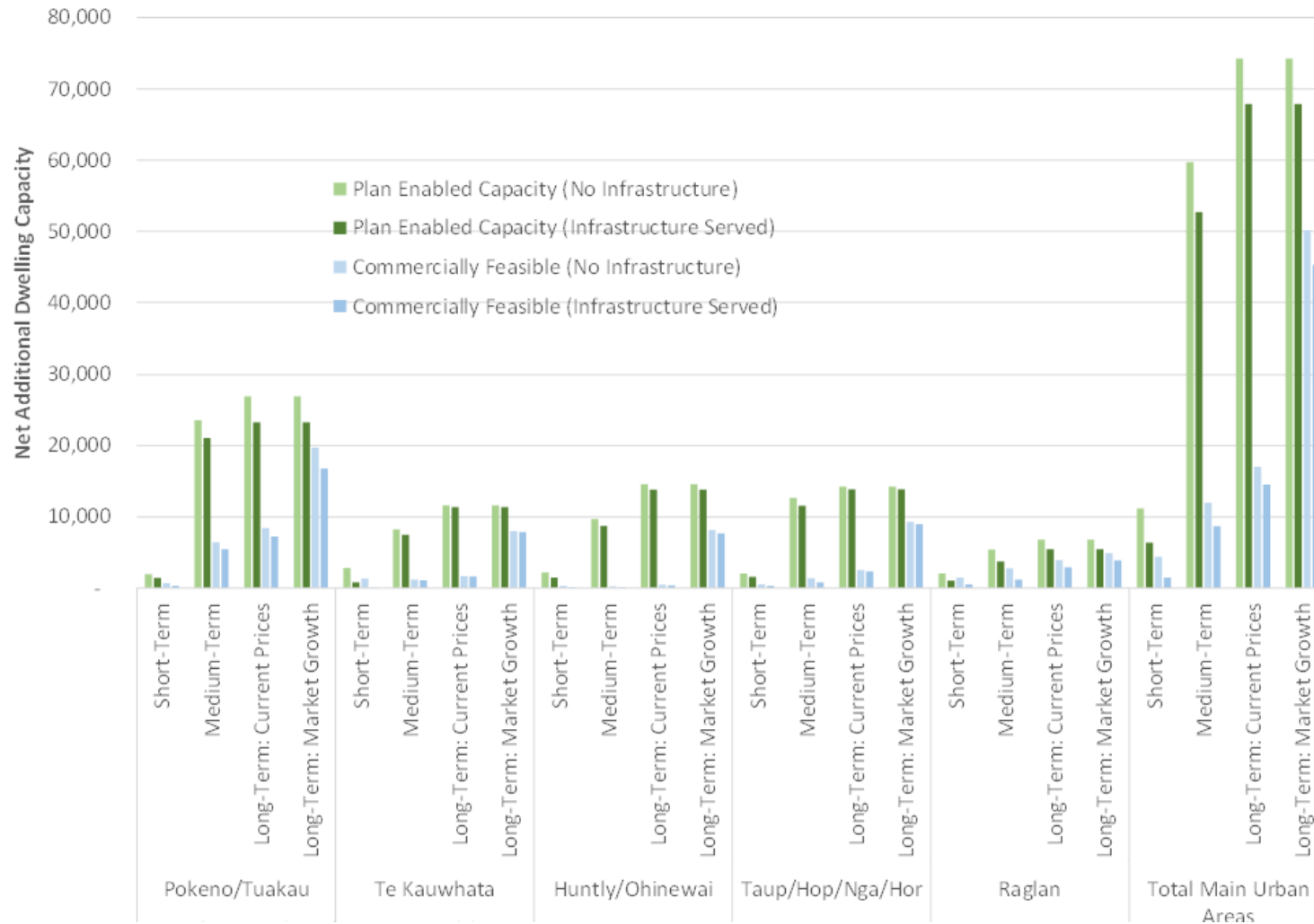
Key factors influencing capacity: planning provision, infrastructure provision, and ability for the development market to respond.

- i. Plan enabled capacity – the dwelling capacity that is enabled by land zoning within the relevant district plan or spatial plan.
- ii. Infrastructure serviced capacity – the dwelling capacity that is served by infrastructure at each assessment point in time.
- ii. Commercially feasible capacity – the infrastructure served, plan enabled capacity where it is feasible for a commercial developer to construct a dwelling.
- iii. Reasonably expected to be realised (RER) capacity – this is measured as a sub-set of the commercially feasible capacity that could reasonably be realised to accommodate future dwellings.

Types of development

- Infill capacity – No. of additional dwellings that can be constructed within the existing urban area without the removal or demolition of any existing dwellings. (e.g. constructing an additional dwelling in a large back yard area of an already developed property parcel).
- Redevelopment capacity – No. of additional dwellings that can be constructed within the existing urban area through the redevelopment of sites. It involves the demolition or removal of existing dwellings on a site and the subsequent construction of a greater number of dwellings on the same site.
- Greenfield capacity –the outward expansion of the urban edge to form new areas of urban residential development. It typically occurs on areas that are zoned for future urban use and requires the geographic extension of infrastructure at different points in time to enable the urbanisation of these areas.
- The market growth scenario assumes an annual average growth rate of 1.5% in costs and 2.5% in prices (including the price of land).

Capacity results



- Plan enabled Capacity increases overtime as a result of PDP intensification provisions and 2070 growth cells
- Limited change in commercially feasible capacity in some locations with lower market values
- Market for more intensive dwellings becomes more established in the medium to long-term

Capacity results – RER Capacity

- Only 100 dwellings in the short-term due to the absence of any capacity within the greenfield areas - actual growth will most likely exceed this level
- Most medium-term growth is projected to occur in Pokeno and Tuakau due to the concentration of infrastructure-served- greenfield capacity
- In the long-term, RER capacity is about 18%-37% of plan enabled capacity, and 55%-84% of commercially feasible capacity.

LOCATION	Short-Term			Medium-Term			Long-Term: Current Prices			Long-Term: Market Growth		
	Existing Urban	Greenfield	Total	Existing Urban	Greenfield	Total	Existing Urban	Greenfield Id	Total	Existing Urban	Greenfield Id	Total
Pokeno/Tuakau	30	-	30	300	3,700	3,900	500	5,500	6,000	900	8,700	9,600
Te Kauwhata	10	-	10	40	900	900	80	1,400	1,500	500	3,000	3,500
Huntly/Ohinewai	20	-	20	-	20	20	50	300	300	400	4,800	5,200
Taup/Hop/Nga/Hor	30	-	30	30	200	200	300	1,700	2,000	800	3,200	4,100
Raglan	40	-	40	80	400	500	200	2,200	2,400	200	2,200	2,500
TOTAL	100	-	100	400	5,100	5,600	1,200	11,000	12,200	2,900	22,000	24,800

Sufficiency results – District Level

- The sufficiency assessment compares the demand plus a margin with the RER capacity within each time period.

Short term

- Infrastructure constraints have resulted in a projected shortfall in the short term.
- The estimated capacity figures (2022-2025) are very conservative with respect to policy settings:
- The Operative District Plan (ODP) was used as the sole source of zoning provisions. The Proposed District Plan (PDP) already holds some weight in consenting decisions and will come into full effect once appeals are resolved.
- Only permitted activities are included in the capacity modelling, but people can and have been accessing additional capacity via consenting process for discretionary and non-complying activities.

Medium to Long term

- Medium term - a small projected surplus of 500 dwellings
- Long term - a sizeable projected surplus between 10,600 and 12,300 dwellings under the growth scenario
- The effect of Variation 3 Enabling Housing Supply has not been considered except the existing Medium Density provisions within PDP, but this will enable additional capacity
- Higher levels of affordability, in the long-term, compared with other parts of the FPP area.

Sufficiency results by location

Location	Current price			Market growth
	Short	Medium	Long	long
Pokeno/Tuakau	-600	2200	2600	6200
Te Kauwhata	-150	300	-500	1500
Huntly/Ohinewai	-300	-1100	-2900	2000
Taup/Hop/Nga/Hor	-300	-600	-1400	700
Raglan	-300	-300	500	800
Total	-1600	500	-1700	11200

Sufficiency results by value band

Dwelling value Band	Short term					Medium term				
	Pokeno/Tuakau	Te Kauwhata	Huntly/Ohinewai	Taup/Hop/Nga/Hor	Raglan	Pokeno/Tuakau	Te Kauwhata	Huntly/Ohinewai	Taup/Hop/Nga/Hor	Raglan
<\$100k	0	0	0	0	0	0	0	-10	0	0
\$100K to \$200K	0	0	-10	0	0	-10	0	-20	-10	-10
\$200K to \$300K	0	0	-10	-10	0	-10	0	-40	-20	0
\$300K to \$400K	-10	-10	-80	-20	0	-40	-20	-300	-50	-10
\$400K to \$500K	-20	-10	-100	-40	-10	-60	-30	-400	-100	-20
\$500K to \$600K	-50	-30	-60	-100	-10	500	40	-200	-200	-20
\$600K to \$700K	-90	-40	-20	-60	-20	70	-100	-100	-100	-10
\$700K to \$800K	-90	-30	-10	-20	-40	600	600	-40	-70	-50
\$800K to \$900K	-100	-20	0	10	-50	1600	-50	-10	20	-100
\$900K to \$1.0M	-200	-10	0	-10	-10	-400	-50	0	-40	200
\$1.0M to \$1.25M	-30	0	0	-10	-70	-50	-10	0	-20	-100
\$1.25M to \$1.5M	0	0	0	0	-30	-10	0	0	0	-60
\$1.5M to \$1.75M	0	0	0	0	-10	0	0	0	0	-30
\$1.75M to \$2.0M	0	0	0	0	-10	0	0	0	0	-10
\$2.0M to \$2.25M	0	0	0	0	0	0	0	0	0	-10
\$2.25M to \$2.5M	0	0	0	0	0	0	0	0	0	0
>\$2.5M	0	0	0	0	0	0	0	0	0	0
Total	-600	-200	-300	-300	-300	2200	300	-1100	-600	-300

Sufficiency results by value band (cont.)

Dwelling value Band		Long term					Long term (market growth)				
		Pokeno/Tuakau	Te Kauwhata	Huntly/Ohinewai	Taup/Hop/Nga/Hor	Raglan	Pokeno/Tuakau	Te Kauwhata	Huntly/Ohinewai	Taup/Hop/Nga/Hor	Raglan
<\$100k		0	0	-20	0	0	0	0	0	0	-10
\$100K	to \$200K	-10	0	-60	-20	-10	0	0	-20	0	0
\$200K	to \$300K	-10	-20	-100	-80	0	0	0	-20	-10	0
\$300K	to \$400K	-70	-70	-900	-200	-10	-10	0	-30	-10	-20
\$400K	to \$500K	-100	-90	-800	-500	-40	0	0	-20	-20	0
\$500K	to \$600K	500	200	-600	-600	-50	-10	0	-90	-40	0
\$600K	to \$700K	-100	-500	-200	-600	-20	-10	-50	-100	-60	0
\$700K	to \$800K	500	400	-100	300	-200	200	100	-500	100	40
\$800K	to \$900K	2900	-200	-30	600	-300	800	-50	-500	-100	-30
\$900K	to \$1.0M	-900	-200	-10	-200	1800	-40	-40	800	-200	-30
\$1.0M	to \$1.25M	-100	-30	0	-70	-300	300	100	900	-800	-90
\$1.25M	to \$1.5M	-10	0	0	-10	-200	1200	1500	1700	1100	-40
\$1.5M	to \$1.75M	-10	0	0	0	-90	3900	200	-70	800	100
\$1.75M	to \$2.0M	0	0	0	-10	-40	300	-300	-20	80	700
\$2.0M	to \$2.25M	0	0	0	0	-20	-400	-30	0	-90	-50
\$2.25M	to \$2.5M	0	0	0	0	0	-50	-10	0	-30	-300
>\$2.5M		0	0	0	-10	-10	-30	-10	0	-40	-600
Total		2600	-500	-2900	-1400	500	6200	1500	2000	700	800

Business Assessment- terminology

- Demand- Initially defined in terms of additional employment or turnover, translated into GFA and ultimately appropriately zoned land.
- Growth- Employment or GDP growth
- Spatial framework: Pokenō, Tuakau, Te Kauwhata, Huntly, Ngāruawāhia, Raglan, and Rest of Waikato.

Land Demand (ha)

Commercial

Name	Short Term	Medium Term	Long Term
Pokeno	0.3	0.9	2.8
Tuakau	0.5	1.9	4.9
Te Kauwhata	0.4	1.5	3.0
Huntly	0.3	1.3	3.1
Ngaruawahia	0.3	1.1	2.9
Raglan	0.5	1.4	3.7
Rest of Waikato	1.1	4.2	12.1
Total	3.5	12.3	32.4

Retail

Name	Short Term	Medium Term	Long Term
Pokeno	0.1	0.2	0.4
Tuakau	0.6	1.3	1.8
Te Kauwhata	0.0	0.2	0.5
Huntly	0.0	0.2	0.4
Ngaruawahia	0.0	0.1	0.8
Raglan	0.2	0.4	1.0
Rest of Waikato	0.2	0.6	2.1
Total	1.1	3.1	6.8

Industrial

Name	Short Term	Medium Term	Long Term
Pokeno	2.5	7.2	21.0
Tuakau	3.2	7.9	14.3
Te Kauwhata	2.0	7.8	14.0
Huntly	1.1	3.6	8.5
Ngaruawahia	0.8	2.7	8.5
Raglan	2.7	6.4	15.9
Rest of Waikato	9.6	27.4	70.8
Total	21.9	63.1	153.0

Industrial – wet industries

Name	Short Term	Medium Term	Long Term
Pokeno	0.6	2.0	5.3
Tuakau	0.2	0.4	0.7
Te Kauwhata	0.0	0.0	0.0
Huntly	0.0	0.1	0.0
Ngaruawahia	0.0	0.0	0.1
Raglan	0.1	0.1	0.3
Rest of Waikato	1.5	4.1	7.4
Total	2.4	6.7	13.9

Floor space demand (sqm)

Commercial

Name	Short Term	Medium Term	Long Term
Pokeno	1,772	5,458	15,734
Tuakau	3,154	11,646	28,832
Te Kauwhata	2,332	8,930	17,874
Huntly	1,889	7,457	17,542
Ngaruawahia	1,906	6,287	17,303
Raglan	3,315	8,430	22,168
Rest of Waikato	7,132	25,580	74,108
Total	21,501	73,788	193,562

Retail

Name	Short Term	Medium Term	Long Term
Pokeno	554	1,084	2,240
Tuakau	3,368	7,799	10,744
Te Kauwhata	171	1,447	2,850
Huntly	247	1,229	2,236
Ngaruawahia	220	766	4,764
Raglan	1,184	2,500	5,836
Rest of Waikato	995	3,769	12,305
Total	6,740	18,594	40,974

Industrial

Name	Short Term	Medium Term	Long Term
Pokeno	10,403	29,686	87,414
Tuakau	13,291	32,491	58,790
Te Kauwhata	8,284	32,233	58,071
Huntly	4,689	15,124	35,396
Ngaruawahia	3,158	11,184	35,522
Raglan	10,880	26,361	64,908
Rest of Waikato	39,604	113,416	293,907
Total	90,309	260,495	634,008

Industrial – wet industries

Name	Short Term	Medium Term	Long Term
Pokeno	2,796	9,221	24,896
Tuakau	830	1,798	3,030
Te Kauwhata	15	44	75
Huntly	156	241	-199
Ngaruawahia	56	188	567
Raglan	279	616	1,565
Rest of Waikato	7,047	18,583	33,564
Total	11,178	30,691	63,498

Vacant business land capacity

- Parcels with a building up to 50sqm or 2.5% site cover are considered vacant.
- WDC enabled significant areas of land south of Auckland in W2070 strategy

Long term vacant business land by broad sector

Ha	Broad Sector	Hamilton City	Waikato District	Waipa District	Total FPP Area
	Commercial	27	26	39	91
Retail	34	21	3	59	
Industrial	370	1,250	178	1,798	
Total Vacant Bus. Land	431	1,297	219	1,947	

'000 sqm	Broad Sector	Hamilton City	Waikato District	Waipa District	Total FPP Area
	Commercial	1,039	160	2,587	3,786
Retail	502	134	233	869	
Industrial	2,746	4,788	914	8,448	
Total Capacity (GFA)	4,286	5,083	3,734	13,103	

Sufficiency results- Commercial

Land in Ha

Name	Short Term Demand	Medium Term Demand	Long Term Demand	ODP Total Vacant Land	PDP Total Vacant Land	2070 Total Vacant Land	Short Term Sufficiency	Medium Term Sufficiency	Long Term Sufficiency
Pokeno	0.3	0.9	2.8	6.1	6.6	6.6			
Tuakau	0.5	1.9	4.9	11.0	2.3	2.3			Insufficient
Te Kauwhata	0.4	1.5	3.0	4.9	4.3	5.9			
Huntly	0.3	1.3	3.1	1.3	0.8	0.7		Insufficient	Insufficient
Ngaruawahia	0.3	1.1	2.9	4.5	0.9	1.1		Insufficient	Insufficient
Raglan	0.5	1.4	3.7	1.5	1.6	1.0			Insufficient
Rest of Waikato	1.1	4.2	12.1	7.0	8.7	8.3			Insufficient
Total	3.5	12.3	32.4	36.1	25.2	25.9			Insufficient

GFA in sqm

Name	Short Term Demand	Medium Term Demand	Long Term Demand	ODP Total GFA Capacity	PDP Total GFA Capacity	2070 Total GFA Capacity	Short Term Sufficiency	Medium Term Sufficiency	Long Term Sufficiency
Pokeno	1,772	5,458	15,734	97,623	114,777	60,329			
Tuakau	3,154	11,646	28,832	489,702	40,159	4,719			Insufficient
Te Kauwhata	2,332	8,930	17,874	71,732	76,057	79,136			
Huntly	1,889	7,457	17,542	17,866	13,180	8,123			Insufficient
Ngaruawahia	1,906	6,287	17,303	149,654	16,370	5,055			Insufficient
Raglan	3,315	8,430	22,168	21,481	27,648	3,135			Insufficient
Rest of Waikato	7,132	25,580	74,108	97,697	72,077	0			Insufficient
Total	21,501	73,788	193,562	945,756	360,267	160,496			Insufficient

Sufficiency results- Retail

Land in Ha

Name	Short Term Demand	Medium Term Demand	Long Term Demand	ODP Total Vacant Land	PDP Total Vacant Land	2070 Total Vacant Land	Short Term Sufficiency	Medium Term Sufficiency	Long Term Sufficiency
Pokeno	0.1	0.2	0.4	3.9	4.9	4.9			
Tuakau	0.6	1.3	1.8	4.6	1.7	1.7			Insufficient
Te Kauwhata	0.0	0.2	0.5	3.3	3.3	4.4			
Huntly	0.0	0.2	0.4	0.9	0.6	0.5			
Ngaruawahia	0.0	0.1	0.8	0.1	0.7	0.8			
Raglan	0.2	0.4	1.0	1.0	1.2	0.7			Insufficient
Rest of Waikato	0.2	0.6	2.1	1.4	8.3	8.0			
Total	1.1	3.1	6.8	15.2	20.7	21.2			

GFA in sqm

Name	Short Term Demand	Medium Term Demand	Long Term Demand	ODP Total Vacant Land	PDP Total Vacant Land	2070 Total Vacant Land	Short Term Sufficiency	Medium Term Sufficiency	Long Term Sufficiency
Pokeno	554	1,084	2,240	36,182	39,352	39,330			
Tuakau	3,368	7,799	10,744	43,000	13,769	13,785			
Te Kauwhata	171	1,447	2,850	60,845	26,077	35,461			
Huntly	247	1,229	2,236	17,241	4,519	4,312			
Ngaruawahia	220	766	4,764	2,767	5,613	6,654			
Raglan	1,184	2,500	5,836	17,843	9,479	5,842			
Rest of Waikato	995	3,769	12,305	19,418	31,341	28,852			
Total	6,740	18,594	40,974	197,297	130,149	134,236			

Sufficiency results- Industrial

Land in Ha

Name	Short Term Demand	Medium Term Demand	Long Term Demand	ODP Total GFA Capacity	PDP Total GFA Capacity	2070 Total GFA Capacity	Short Term Sufficiency	Medium Term Sufficiency	Long Term Sufficiency
Pokeno	2.5	7.2	21.0	6.3	25.4	42.6			
Tuakau	3.2	7.9	14.3	44.2	60.3	55.3			
Te Kauwhata	2.0	7.8	14.0	3.8	2.8	1.9		Insufficient	Insufficient
Huntly	1.1	3.6	8.5	0.2	0.3	0.2	Insufficient	Insufficient	Insufficient
Ngaruawahia	0.8	2.7	8.5	30.1	54.8	209.3			
Raglan	2.7	6.4	15.9	1.3	1.5	1.5	Insufficient	Insufficient	Insufficient
Rest of Waikato	9.6	27.4	70.8	35.5	52.2	939.5			
Total	21.9	63.1	153.0	121.3	197.3	1,250.2			

GFA in sqm

Name	Short Term Demand	Medium Term Demand	Long Term Demand	ODP Total GFA Capacity	PDP Total GFA Capacity	2070 Total GFA Capacity	Short Term Sufficiency	Medium Term Sufficiency	Long Term Sufficiency
Pokeno	10,403	29,686	87,414	23,938	97,334	163,105			
Tuakau	13,291	32,491	58,790	169,204	231,082	211,981			
Te Kauwhata	8,284	32,233	58,071	14,719	10,688	7,122		Insufficient	Insufficient
Huntly	4,689	15,124	35,396	845	966	707	Insufficient	Insufficient	Insufficient
Ngaruawahia	3,158	11,184	35,522	115,114	194,165	801,464			
Raglan	10,880	26,361	64,908	4,919	5,622	5,622	Insufficient	Insufficient	Insufficient
Rest of Waikato	39,604	113,416	293,907	135,912	200,104	3,598,275			
Total	90,309	260,495	634,008	464,651	739,960	4,788,277			

MCF for assessing development suitability

- Multi Criteria Framework Analysis is used to identify key metrics that are important in the selection and development process for the land.

Retail

Access to major Road / transport routes; good transport access, especially road/motorway	Proximity to market - households within 5km	Co-location or clustering with associated business activities - Retail Centre	Parking availability	Proximity to market - households within 5km - 10km	Proximity to labour	Proximity to market - tourist accommodation within 1km	Low level of traffic congestion in vicinity	Exposure / profile / visibility	Existing or proposed public transport	Access to complementary / supporting business services
--	---	---	----------------------	--	---------------------	--	---	---------------------------------	---------------------------------------	--

Industrial

Access to major Road / transport routes; good transport access, especially road/motorway	Flat land, large land parcel (minimum size??) contiguous site	Service Infrastructure in place or proposed	Area has potential for co-location or clustering with associated business activities or is contiguous with existing business land zoned for industrial activities	Proximity to labour	Ability to buffer adverse effects from residential and sensitive activities, distance from sensitive land uses	Low level of traffic congestion in vicinity	Exposure / profile / visibility	Existing or proposed public transport	Access to complementary / supporting business services	Ability to Freehold Land
--	---	---	---	---------------------	--	---	---------------------------------	---------------------------------------	--	--------------------------

Commercial

Access to major Road / transport routes; good transport access, especially road/motorway	Proximity to market - households within 5km	Exposure / profile / visibility	Co-location or clustering with associated business activities - Retail Centre	Parking availability	Proximity to labour	Low level of traffic congestion in vicinity	Existing or proposed public transport	Access to complementary / supporting business services	Secure infrastructure - high speed fibre, power etc.	Diversity of Space types
--	---	---------------------------------	---	----------------------	---------------------	---	---------------------------------------	--	--	--------------------------

MCA Score by location

	Commercial		Retail		Industrial	
	Vacant land	MCA Score	Vacant land	MCA Score	Vacant land	MCA Score
Pokeno	6.6	44	4.9	52	42.6	69
Tuakau	2.3	45	1.7	47	55.3	62
Te Kauwhata	5.9	31	4.4	32	1.9	46
Huntly	0.7	51	0.5	61	0.2	76
Ngaruawahia	1.1	44	0.8	49	209.3	71
Raglan	1	34	0.7	39	1.5	39

Questions?

The background features several overlapping, wavy, light-yellow lines that create a sense of movement and depth. These lines are positioned below the text and extend across the width of the slide.