Questions relating to Proposed PC14

Lesley Dredge

3 April 2025

I wish to ask the following questions regarding:

- Appendix D - Market Economics, Economic Statement in response to Hearing Panel Direction #2 and #4 (26 March 2025).
- The Reporting Officer Right of Reply of Hayley Marie Thomas on behalf of Waipā District Council (31 March 2025).

Questions regarding Appendix D, Market Economics, Economic Statement in response to Hearing Panel Direction #2 and #4 (26 March 2025).

1. **Is the PC14 area included in the BDCA 2023?**
   Figure 2-4 and Figure 2-11 do not capture the C10/PC14 area in the Business Development Capacity Assessment 2023 (provided below). This implies the land is not factored into the calculations regarding Industrial Land Sufficiency.

   ME states "*Currently, the C10 Growth Cell (2) is designated as a key area for industrial expansion in Cambridge beyond 2035. In the 2023 BDCA, this growth cell has been included as part of industrial land capacity for the Waipā District.*" (Council - Right of Reply – Appendix 3, p7, 31 March 2025).
   Can this be clarified?

2. **Why has no commentary been provided regarding the Hamilton Airport Strategic Node?**
   This industrial node is within the Waipa District, in close proximity to PC14 and SH1, and will have future connectivity to the Southern Links project – a Road of National Significance – fast tracked for completion within the next 10 years.

3. **Why are MECs, based on NZ Stats employment counts, used to show growth in industrial land demand at the SA2 level?**
   Data obtained at the SA2 level (eg Hautapu, Fencourt) from Stats NZ Business Demography Statistics is to be used with caution, as set out in the Stats NZ guidance: LINK - Coverage for Business Demography Statistics 2000-2024: *"We recommend caution when using fine-level regional and industry business demography data. The Statistical Business Register (SBR) supports quality national-level and aggregate industry-level statistics but is not designed to provide quality fine-level regional or industry statistics."*
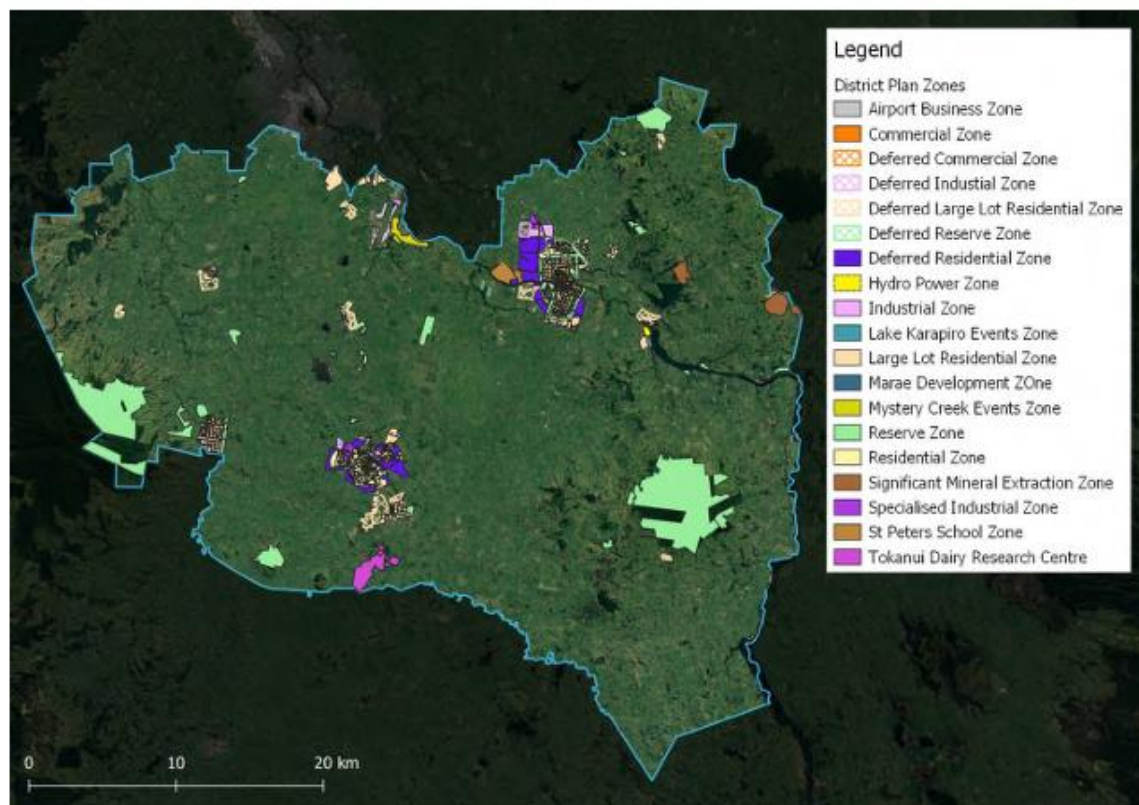
4. **Why is there no commentary around other key indicators for assessing growth in industrial land demand, as per BDCA model?**
   "*Demand for industrial land is a function of individual economic sector growth paths (driven often by international demand forces), the type and nature of industrial activity present in any given location, and the business cycle (capital formation rates, interest rates etc) as well as (to a lesser extent) local demand parameters which will be population growth driven*"
   (Council - Right of Reply – Appendix 3, p11 31 March 2025)
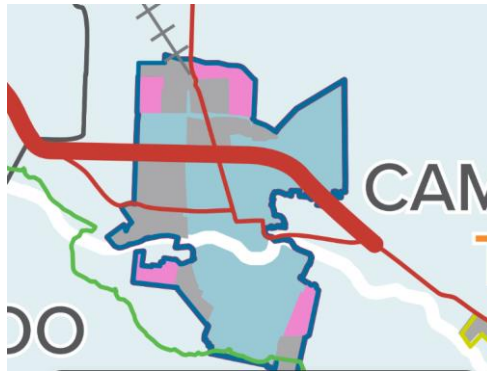
Figure 2-4: Waipā District Spatial Framework

Figure 2-11: Land Use Zones in Waipā

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Questions regarding the Reporting Officer Right of Reply of Hayley Marie Thomas on behalf of Waipā District Council – in regard to NPS-HPL.

1. **How are the future urban development land boundaries in Map 6, Future Proof Strategy 2022, identified to the parcel/property level scale? i.e. mapping that is "specific enough to identify the boundaries of the future urban area and to know with certainty whether a particular land parcel is included or excluded" – (**NPS -HPL Guide to Implementation p15)**.**

2. **How reliable is the depiction in Map 6. Future Proof Strategy 2022?** Given that:

   - it has no scale
   - SH1 position in incorrectly depicted (the intersection of the enablement area and SH1 motorway in Cambridge is far too south)
   - Multiple areas of the enablement area don't spatially match other detailed WDC planning maps ie St Kilda (much larger) and Hautapu Growth Cell C9(much smaller)

   Map 6

3. The NPS -HPL Guide to Implementation (p15) states "*The intent is to ensure future urban development areas are only excluded from HPL (transitional definition and mapping) when there is a high level of certainty the land will be developed for urban use in the next 10 years.*" **- How was it determined that the C10 area was suitable for commencing urban development (with a high level of certainty) over the next 10 years – i.e. within the first 2 years of the 2031-2050 long term timeframe?**