



Final Report: 10 November 2025

Economic Assessment of Proposed Orchard Grove Development for Fast-track Referral

Prepared for:
Gordon Litt Farms Limited

Authorship

This document was written by Fraser Colegrave, Danielle Chaumeil, and Nic Keith.

Contact Details

For further information about this document, please contact us at the details below:

Phone: s 9(2)(a)

Email: s 9(2)(a)

Disclaimer

Although every effort has been made to ensure the accuracy and integrity of the information and analysis presented in this document, Insight Economics Limited and this document's authors accept no liability for any actions, or inactions, arising from its contents and conclusions.

Cover Photo Credit

<https://woodforesteearthworks.com/>

Copyright

© Insight Economics Ltd, 2025. All rights reserved.

Contents

1. Executive Summary.....	1
2. Introduction	3
2.1. Context.....	3
2.2. Criteria for Assessing Referral Applications	3
2.3. Scope and Structure of this Document	3
3. About the Proposal	4
3.1. Site Location and Description	4
3.2. About the Proposal	6
3.3. Anticipated Development Yields.....	6
4. One-Time Impacts of Development.....	8
4.1. Introduction	8
4.2. Methodology.....	8
4.3. Development Assumptions	9
4.4. Summary of Development Costs	9
4.5. Estimated Impacts on GDP, Jobs, and Wages	10
4.6. Top 10 Industries by FTEs Employed	11
4.7. Ongoing Onsite Employment	11
5. Housing Market Context	12
5.1. Population Growth.....	12
5.2. Housing Affordability	12
5.3. Need for the Proposal.....	13
6. Housing Market Impacts	15
6.1. Significant Boost in Housing Supply	15
6.2. Land Market Competition	15
6.3. Providing for a Range of Dwelling Types	16
6.4. Helping Foster Well-Functioning Urban Environments	17
7. Wider Economic Impacts	19
7.1. Project Acceleration.....	19
7.2. Critical Mass and Support for Local Retail/Service Provision	19
7.3. Spatial Match with Employment Opportunities	20
7.4. Highest and Best Use of Land	21
7.5. Infrastructure Servicing Cost, Risk, and Public Benefits	21
7.6. Investment Signal Effects.....	22
8. Conclusion and Checklist	23
8.1. Conclusion.....	23
8.2. FTAA Criteria Checklist.....	23
APPENDIX A: HCA Sufficiency Tables	24
APPENDIX B: Study Area	30

1. Executive Summary

Context

Gordon Litt Farms Limited (the **applicant**) wishes to develop 72 hectares of land in Flagstaff, in the Waikato District. The proposed Orchard Grove development comprises circa 814 dwellings, and a small neighbourhood centre (the **proposal**). To expedite development, the applicant is seeking consent for the proposal under the Fast-track Approvals Act 2024 (**FTAA**).

To assist, this report provides a high-level assessment of the proposal against Criteria 22(2)(a)(iii) and 22(2)(a)(iv) of the FTAA from an economic perspective.

Key Findings

The proposal will create significant one-time boosts in GDP, jobs, and incomes, particularly during construction. Over a 10-year period, including flow-on effects, we estimate that the development could have the following **regional impacts**:

- A one-time boost in GDP of around \$290 million;
- Employment for 2,060 FTE-years (or 206 people employed full-time for 10 years); and
- Additional household incomes of \$175 million.

The proposed development will also generate the following housing market impacts:

- **Significant Increase in Housing Supply:** The proposal enables approximately 814 new dwellings in a strategic location on Hamilton's northern periphery, directly assisting in addressing the city's identified housing shortfall and improving the market's capacity to respond to growth in demand, thereby moderating the rate at which local house prices grow over time (relative to the status quo).
- **Land Market Competition:** The proposal will help to foster competition in the local land market, which is a cornerstone of economic efficiency.
- **Providing a Variety of Dwellings:** The proposal caters to a variety of needs and preferences by providing for a range of dwelling typologies, including standalone homes of various sizes and configurations as well as terraces / duplexes.
- **Fostering Well-Functioning Urban Environments:** Master-planned communities like the proposal provide a strategic and coordinated approach to urban growth, delivering superior economic and social benefits compared to fragmented development.

Finally, the proposal will generate a range of wider economic and social benefits, including:

- **Improved Local Retail / Service Provision:** As future development enabled by the proposal occurs and new residents move to the area, they will help create critical mass to support greater local retail / service provision.

- **Ongoing Local Economic Support:** In addition, once operational, the proposed neighbourhood centre will generate steady, on-site employment.
- **Highest and Best Use of Land:** The proposal enables the subject land to be put to its highest and best use, which is a precondition for economic efficiency to hold in the underlying land market.
- **Investment Signal Effects:** The development will provide a strong signal of confidence in the local economy, which may help spur on, accelerate, or bring forward other developments.

Conclusion

The Future-Proof sub-region's population is growing rapidly, and a steady supply of new homes is needed to accommodate this growth. This proposal addresses that need directly and:

- Makes a **significant contribution to regional housing supply**; and
- Generates **significant regional economic benefits**.

The fast-track process ensures these benefits are realised sooner than traditional development pathways would otherwise normally allow. On that basis, we consider the proposal meets criteria 22(2)(a)(iii) and 22(2)(a)(iv) of the FTAA and we support it on economic grounds.

2. Introduction

2.1. Context

Gordon Litt Farms Limited (the **applicant**) wishes to develop 72 hectares of land in Flagstaff, in the Waikato District. The proposed Orchard Grove development comprises circa 814 dwellings, and a small neighbourhood centre (the **proposal**). To expedite development, the applicant is seeking consent for the proposal under the Fast-track Approvals Act 2024 (**FTAA**).

2.2. Criteria for Assessing Referral Applications

The FTAA is a new, permanent fast-track approvals regime. The purpose of the Act is to facilitate the delivery of infrastructure or development projects with significant regional or national benefits. Under section 22 of the Act, proposals may be referred to an expert panel for fast-track consenting where the Minister is satisfied that the project meets the purpose of the Act.

In considering whether to refer a project, the Minister may consider a range of factors set out in Section 22(2)(a). To assist decision makers, this report provides an assessment of the proposal against two of those criteria from an economic perspective. Specifically, it considers whether the project:

- iii. 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).
- iv. Will deliver significant economic benefits.

2.3. Scope and Structure of this Document

This report provides a high-level assessment of the proposal against the criteria above from an economic perspective. The remainder of this document is structured as follows:

- **Section 3** identifies the subject site and provides indicative development yields.
- **Section 4** estimates the one-time impacts of the proposal's future development.
- **Section 5** provides context on the local housing market.
- **Section 6** assesses the likely impacts of the proposal on the local housing market.
- **Section 7** considers a range of wider economic impacts of the proposal.
- **Section 8** provides a checklist against the FTAA referral criteria.

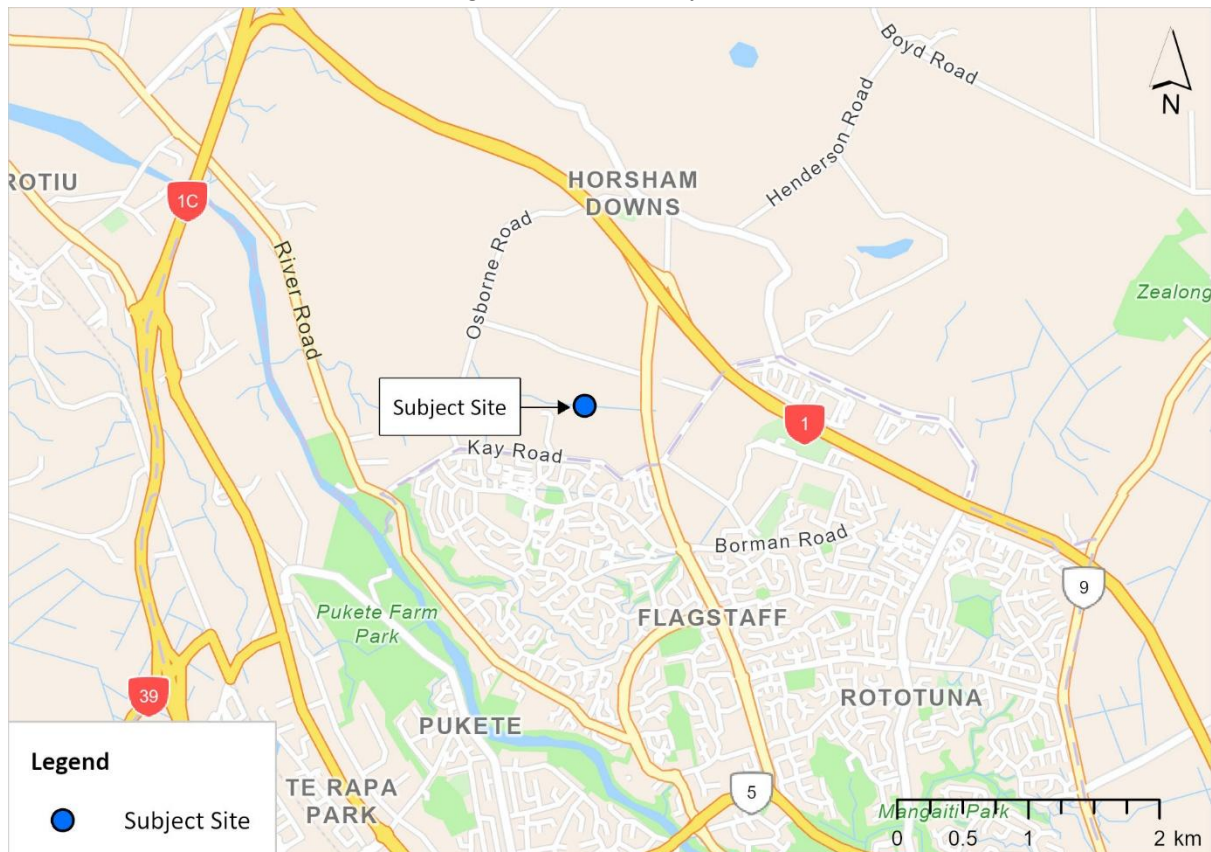
3. About the Proposal

This section identifies the subject site and provides indicative development yields.

3.1. Site Location and Description

Orchard Grove (the **site**) is located in Flagstaff, in the Waikato District. It is bound by Reynolds Road to the north, Resolution Drive to the east, Kay Road to the south and Osborne Road to the west. Its location is denoted by the blue dot in Figure 1 below.

Figure 1: Location of Subject Site



The site is of irregular shape and is approximately 71.9 hectares, and is currently used for dairying to the west and Fruitdale Orchards to the east. It directly adjoins the territorial boundary of Hamilton City to the south, and is located immediately north of the existing Flagstaff urban area, as illustrated in Figure 2 below, which shows a satellite view of the site in its immediate receiving environment.

The site consists of five parcels held in four Records of Title as identified in the Planning Memorandum prepared by Barker & Associates. The site can be accessed by Reynolds Road to the north, Resolution Drive to the east, Kay Road to the south, and Osborne Road to the west. Kay Road lies within the shared jurisdiction of Waikato District and Hamilton City Councils.

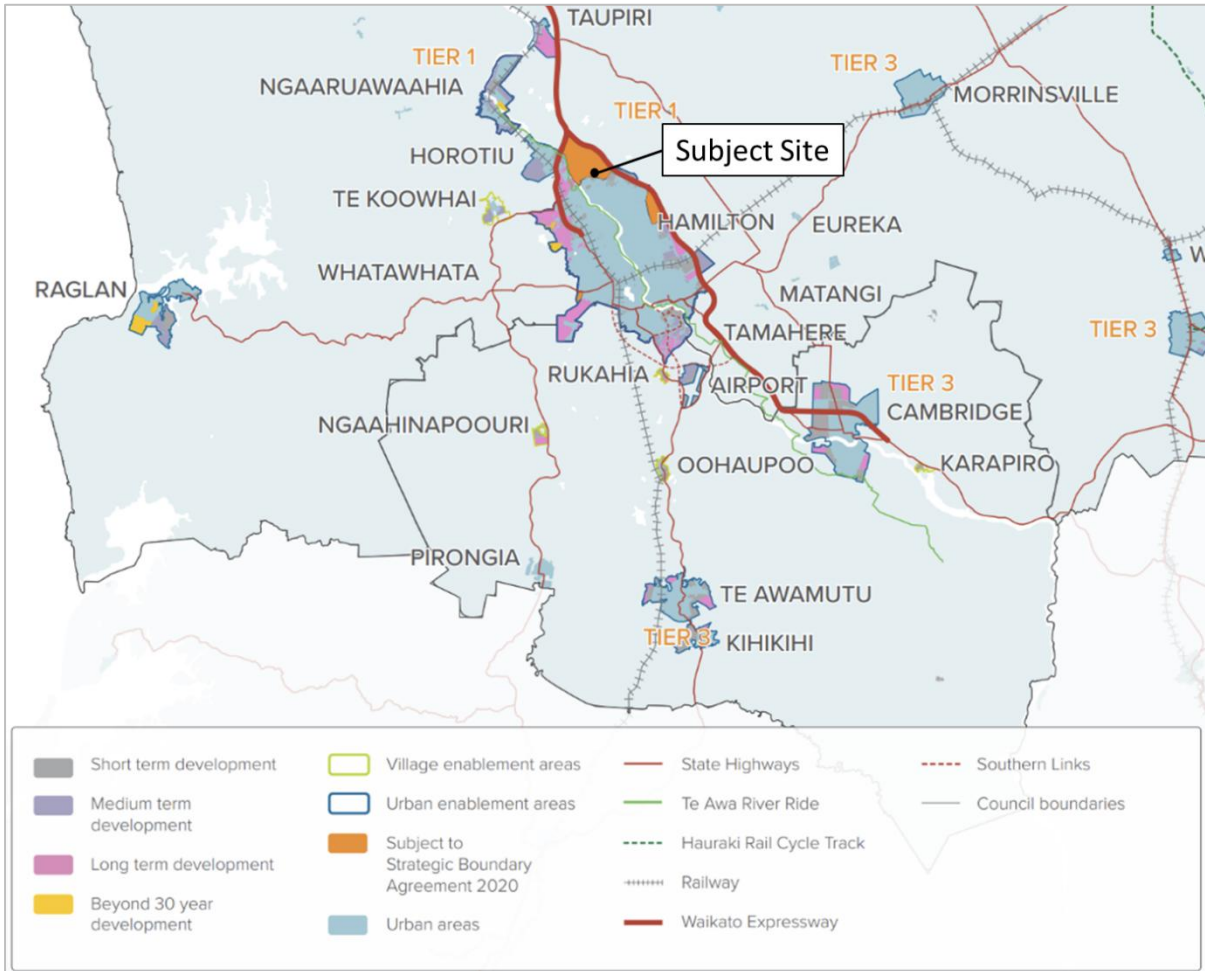
Figure 2: Receiving Environment



The site is zoned General Rural Zone (**GRUZ**) under the Waikato District Plan - Operative in Part (**WDP-OiP**). Importantly, it is situated within an urban expansion area known as the HT1 growth cell¹, as illustrated in Figure 3.

¹ Defined in the Hamilton-Waikato Metropolitan Spatial Plan as an area of land to the north-west of the existing city boundary - roughly triangular in shape - between the Waikato River, the existing City boundary along Kay Road/Horsham Downs Road, and the Waikato Expressway, as defined in the 2005 Strategic Agreement on Future Urban Boundaries.

Figure 3: Location of Subject Site within HT1 Growth Cell²



3.2. About the Proposal

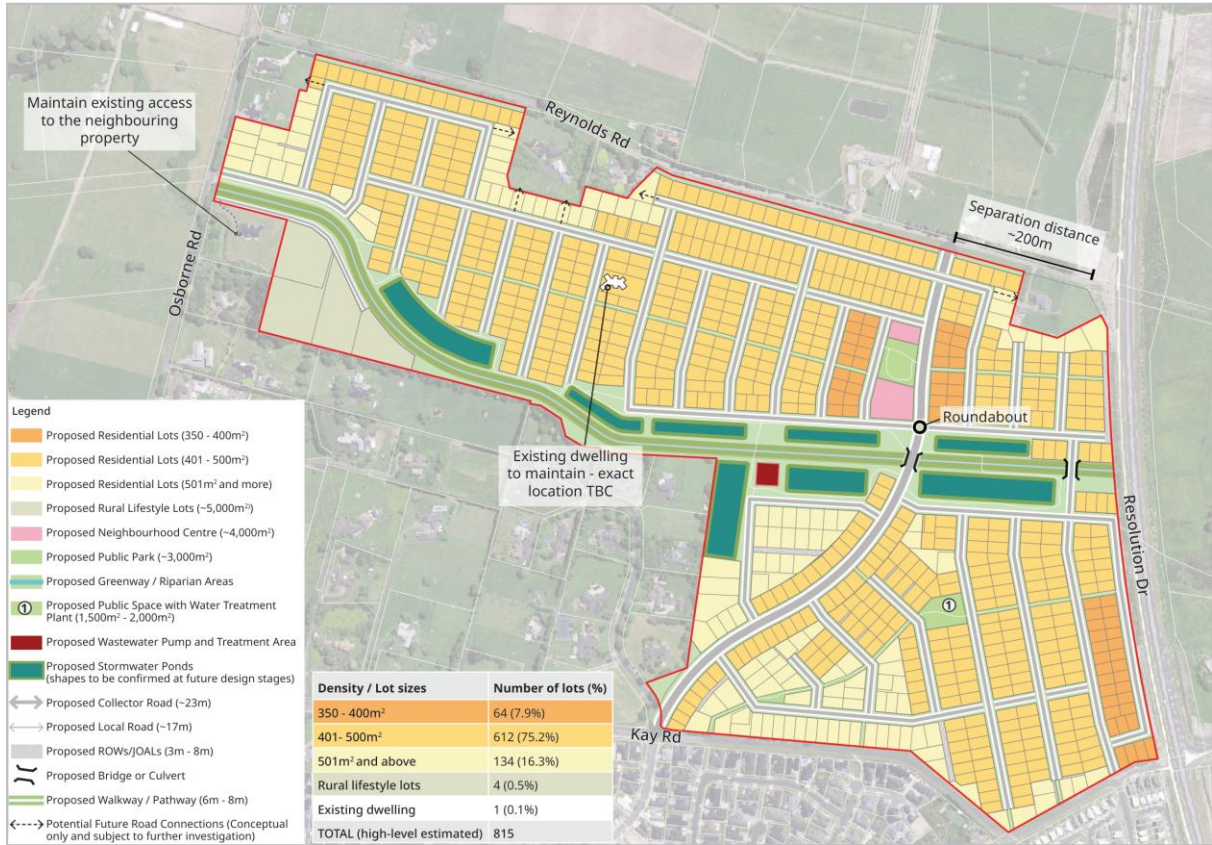
The Orchard Grove proposal is for a staged and comprehensively designed residential development (including subdivision, earthworks and land use). The proposal includes subdivision to create residential lots, a small neighbourhood centre, open space and recreation areas, roading and walking and cycling facilities, three waters infrastructure, and all associated site and civil works.

3.3. Anticipated Development Yields

Figure 4 below shows an indicative masterplan for the proposed development, which is expected to yield approximately 814 new dwellings across a range of section sizes and housing types. Most lots (75%) will be 401-500 m², intended for stand-alone homes, while a smaller share of 350-400 m² lots will accommodate attached or smaller detached dwellings to provide additional housing choice and density. Lots greater than 500 m² will provide lower-density detached housing. Four rural lifestyle lots are also proposed. In addition, the development includes a small neighbourhood centre to cater to the day-to-day needs of the local community.

² Map available here: [2024 Future Proof Strategy - Part B](#)

Figure 4: Indicative Masterplan



4. One-Time Impacts of Development

This section estimates the one-time impacts of future development enabled by the proposal.

4.1. Introduction

In the previous section we showed that the proposal could deliver approximately 814 new homes. For modelling purposes, the four rural lifestyle lots have been excluded, leaving 810 dwellings. The results are therefore likely to be conservative, as they slightly understate the total development yield. Constructing these new buildings, and preparing the land for development (not to mention installing all necessary infrastructure and obtaining all necessary consents) will have significant one-time economic impacts on GDP, jobs, and wages.

4.2. Methodology

We quantified these one-time economic impacts using a special technique called multiplier analysis, which traces the impacts of additional economic activity in one sector – such as construction – through its supply chain to estimate the overall impacts, including flow-on effects. These comprise two parts:

- **Direct impacts** – which capture all on-site and off-site activities directly related to the proposal’s development, e.g., home builders and their various subcontractors and suppliers, some of which will be on-site, and some of which will be off-site.
- **Indirect effects** – which capture additional (supply-chain) impacts arising when businesses working directly on the project source goods and services from their suppliers, who in turn may need to source goods and services from their own suppliers, and so on.

These economic impacts are measured in various ways, including:

- **Contributions to GDP (or value-added)** – GDP measures the difference between a business’ inputs (excluding wages and salaries) and the value of its outputs. It captures the value that a business adds to its inputs to create its own outputs, hence the term “value-added.”
- **Total FTEs** – which equals the total number of full-time equivalent (**FTE**) workers employed.
- **Total Jobs** – which is the total number of people employed, i.e., including both part-time and full-time workers.
- **Total wages and salaries** – which equals the total amount paid in wages and salaries.

For example, when a construction firm wins a new project, they will subcontract various parts of the build to other companies, such as glaziers, tilers, plumbers, electricians, etc. Those subcontractors, in turn, will then usually need to source additional materials and services from their suppliers, who may then need to source materials and services from their suppliers, and so on. Multiplier analysis enables the impacts of these supply chain interactions to be captured to estimate the overall impact of the new building project, including its direct and flow-on (supply chain) effects.

4.3. Development Assumptions

Based on the location and nature of the proposal, we assume that 75% of the national one-time impacts accrue to the Waikato region.³

In addition, our analysis incorporates various assumptions about the likely scale and cost of future development. Because reliable information was available on the likely residential yields, we started with those. Specifically, we first estimated the costs of all residential and non-residential construction. Then, we estimated planning/consenting and earthworks/infrastructure costs as percentages of those. Specifically, we estimated planning and consenting costs equal to 2% of total construction costs, and earthworks/infrastructure equal to 20% of construction costs (based on our experience with similar developments elsewhere in New Zealand).

Table 1 displays our residential development assumptions, which include average dwelling sizes by type and associated build costs⁴, for the 810 new dwellings enabled. For modelling purposes, we have assumed that two-thirds of the smaller lots (350-400 m²) will accommodate duplexes (43 dwellings), with the remaining third (21 dwellings) allocated small standalone homes. This reflects the flexibility indicated in the masterplan, which notes that these lots can accommodate either detached or attached dwellings. All 612 lots sized 401-500 m² have been allocated to medium standalone homes, while the 134 lots sized 501 m² and above have been assigned to large standalone homes.

Table 1: Residential Development Assumptions

Dwelling Types	# of New Dwellings	Average Size GFA m ²	Build Cost \$/m ² GFA	Total Build Cost \$m
Standalone (Small)	21	150	\$3,220	\$10
Standalone (Medium)	612	165	\$3,220	\$325
Standalone (Large)	134	180	\$3,220	\$78
Duplexes	43	110	\$2,900	\$14
Totals	810	n/a	n/a	\$427

Overall, total construction costs are estimated at \$427 million in today's dollars, from which we then derived:

- \$9 million for planning, designing, and consenting costs (i.e., 2% of build costs); and
- \$85 million for infrastructure and civil works costs (i.e., 20% of build costs).

4.4. Summary of Development Costs

Table 2 summarises the estimated total cost of the proposal across the three key activities based on the assumptions set out above, which equal \$521 million in today's dollars.

³ In some countries, regional I-O tables are commonly used to estimate subnational economic impacts. However, in New Zealand, the regions are generally too small and economically interlinked to produce reliable standalone I-O tables. Regional data is often sparse, outdated, or lacks the industry granularity required for robust modelling. Accordingly, we have used national multipliers and attributed a share of national impacts to the Waikato region.

⁴ Build costs were based on average values over the year to September 2025 in the Waikato Region, as reported in building consent data.

Table 2: Summary of Estimated Development Costs (\$ millions)

Development Activity	\$ millions
Planning/design/consent	\$9
Earthworks & infrastructure	\$85
Residential construction	\$427
Total Development Cost	\$521

Finally, we mapped these costs⁵ to sectors of the regional/national economy, then overlaid the latest economic multipliers to derive the one-off impacts of the proposal, as set out below.

4.5. Estimated Impacts on GDP, Jobs, and Wages

Table 3 presents the one-time impacts of the proposal's development based on the methodology, inputs, and assumptions described above.⁶ All activities are assumed to occur over a 10-year period.

Table 3: One-Time Economic Impacts of the Proposal by Activity (spread over 10 years)

	Planning & Design	Infrastructure & Civil Works	Residential Construction	Development Totals
Annual Jobs				
Direct	3	16	47	66
Indirect	2	20	131	153
Total	5	36	178	219
Annual FTEs				
Direct	3	15	45	63
Indirect	2	19	122	143
Total	5	34	167	206
Total Wages \$m				
Direct	\$3	\$15	\$34	\$52
Indirect	\$2	\$17	\$104	\$123
Total	\$5	\$32	\$138	\$175
Total GDP \$m				
Direct	\$4	\$21	\$53	\$78
Indirect	\$3	\$30	\$179	\$212
Total	\$7	\$51	\$232	\$290

In summary, we estimate that:

- Future planning/design/consenting will create full-time employment for 5 people over the 10-year development period, generating total wages/salaries of \$5 million;

⁵ This exercise is straightforward for property development projects like this because two of the three key activities identified map directly to sectors in the economic multipliers dataset. Only the third activity – planning, design, and consenting – required a more detailed mapping. It was allocated to three sectors: scientific, architectural, and engineering services; legal and accounting services; and advertising, market research, and management services.

⁶ The estimated one-off economic impacts presented here do not account for the proposed neighbourhood centre indicatively included as part of the development. As a result, the estimates are conservative and likely understate the full benefits of the proposal.

- Land development (including infrastructure provision and all other civil works) will create full-time work for 34 people, with \$32 million paid in wages/salaries; and
- Residential construction will provide full-time work for 167 people, with \$138 million paid in wages and salaries.

Overall, the proposal’s development is estimated to provide full-time work for 206 people for 10 years, generating approximately \$175 million in wages/salaries, and boosting GDP by \$290 million.

4.6. Top 10 Industries by FTEs Employed

To better understand the likely impacts of the proposal’s future development, Table 4 reveals the 10 industries likely to experience the greatest employment boosts. Those top 10 industries account for three-quarters of all full-time employment generated by the proposal’s development, with the balance spread across numerous other sectors.

Table 4: Top 10 Industries by Annual FTEs Generated during Development

Industries	Annual FTEs	Shares
Residential building construction	53	26%
Construction services	40	20%
Heavy and civil engineering construction	18	9%
Scientific, architectural, and engineering services	10	5%
Public order, safety, and regulatory services	8	4%
Wood product manufacturing	7	3%
Fabricated metal product manufacturing	6	3%
Legal and accounting services	4	2%
Employment and other administrative services	4	2%
Non-metallic mineral product manufacturing	3	2%
Top 10 Subtotal	155	75%
All Other Industries	51	25%
Total FTE-years (all industries)	206	100%

4.7. Ongoing Onsite Employment

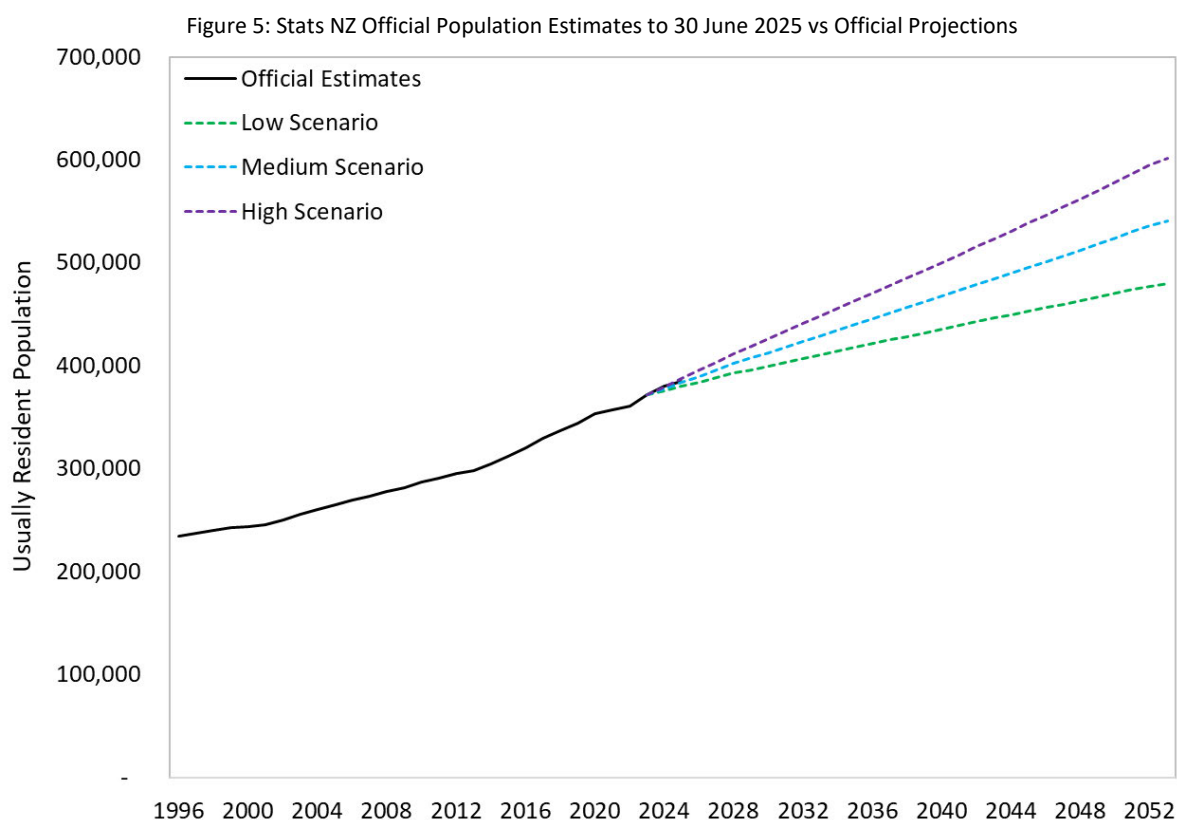
The proposal provides for a small neighbourhood centre, spanning around 4,000 m² of GFA. While future tenancies will be determined by the market, they may include, for example, a dairy, a small café, or takeaway food outlets. Once operational, this future onsite activity will provide ongoing employment for an estimated 41 FTE employees.

5. Housing Market Context

This section provides context on the sub-region’s housing market to inform the remainder of the report.

5.1. Population Growth

The Future Proof sub-region⁷ is a fast-growing and attractive place to live. Its resident population has increased by 43 percent over the last 20 years, rising from just under 270,000 to nearly 385,000. Although growth stalled temporarily during the Covid-19 pandemic, it has since rebounded strongly. As a result, the latest Stats NZ population estimates are now tracking the high-growth population scenario, as illustrated in Figure 5 below.



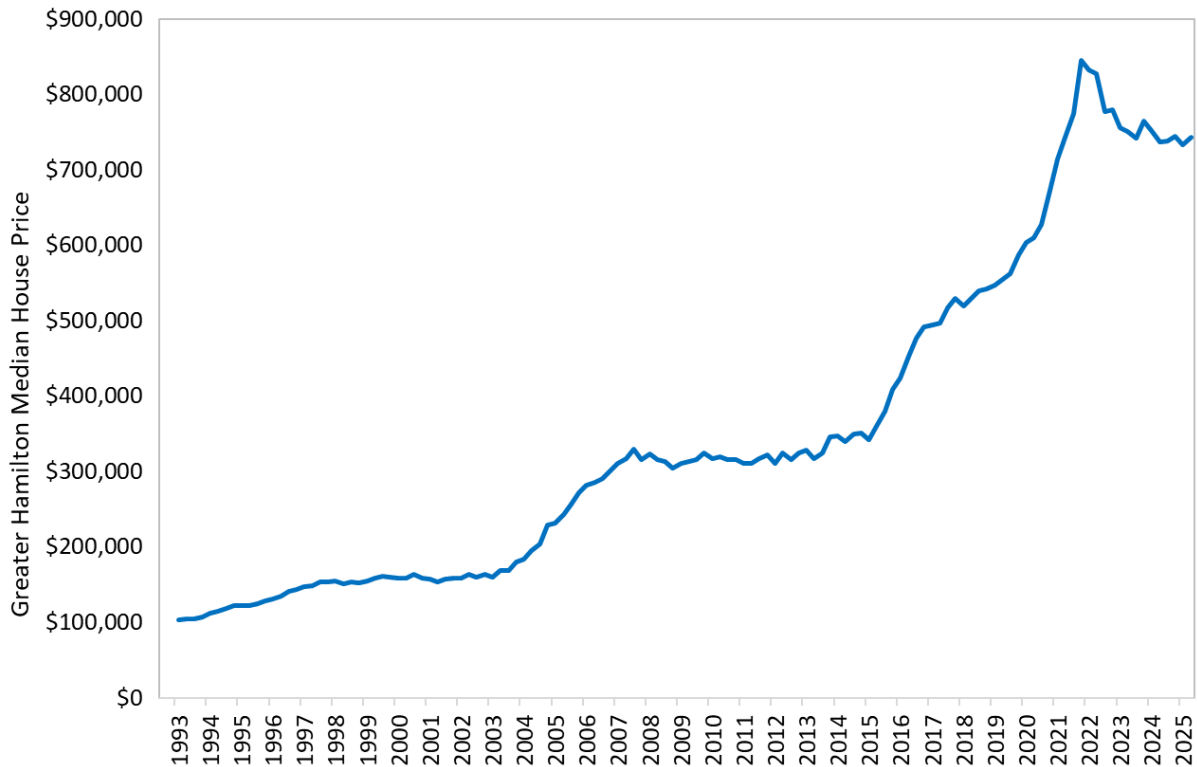
5.2. Housing Affordability

Hamilton City’s population is the fourth largest of New Zealand’s 67 territorial authorities, but it has the smallest land area, so its population density is the highest by far. Accordingly, there are limits on the extent to which the city’s future growth can readily be contained within its borders.

At the same time, sub-regional residential land and house prices have risen significantly, which has led to significant affordability issues. In fact, despite a recent downturn, the median dwelling price in Greater Hamilton has more than doubled over the past decade, from \$362,500 in June 2015 to \$743,000 in June 2025, a compound annual growth rate of 7.4 percent. See Figure 6 below.

⁷ Comprising Hamilton City, Matamata-Piako District, Waikato District and Waipa District.

Figure 6: Greater Hamilton Median Dwelling Sales Prices⁸



According to Core Logic’s latest affordability report, it now takes nearly ten years just to save the deposit on an average valued home in Hamilton, with 44% of gross earnings required thereafter to service the mortgage.⁹

5.3. Need for the Proposal

The sub-region is a fast-growing and attractive place to live, and housing capacity is struggling to keep pace with this demand.

The latest Housing Capacity Assessment (HCA) prepared for the Tier 1 Future Proof partners¹⁰ under the National Policy Statement on Urban Development (NPS-UD) identifies significant shortfalls in dwelling capacity to meet expected demand across most locations in the short term.

For Hamilton City, depending on the growth scenario applied, a shortfall of between 2,000 and 3,000 dwellings is projected in the short term, with around half of this deficit concentrated in the city’s north-east catchment – immediately adjacent to the subject site. When assessed by typology, around 1,000 of the 2,000-dwelling deficit under the HCC growth model scenario is projected to be for detached housing.

⁸ Available here: <https://huddashboards.shinyapps.io/urban-development/>

⁹ Available here: <https://www.cotality.com/nz/resources/downloads/housing-affordability-report>

¹⁰ Hamilton City, Waikato District and Waipa District.

In Waikato District, the HCA identifies shortfalls across all assessed scenarios and dwelling typologies, with deficits observed in all locations. The Waipa District similarly records shortfalls across all scenarios and all typologies except for apartments.

In the medium term, the HCA indicates a deficit of up to 4,500 dwellings in Hamilton City. While Waipa District and Waikato District appears to have sufficient capacity overall, shortfalls are identified in most locations assessed. Not only that, but medium-term capacity in Hamilton, Waipa, and Waikato is concentrated within a limited set of price bands, with shortfalls recorded across most other value ranges. See **Appendix A** for further details.

While the HT1 growth cell identified in Figure 3 is located within the Waikato District, it is situated at the northern periphery of Hamilton City and has been identified as being necessary to provide for the long-term growth needs of Hamilton City.

6. Housing Market Impacts

This section assesses the likely impacts of the proposal on the local housing market.

6.1. Significant Boost in Housing Supply

The proposal acknowledges and directly responds to the need for more residential land to meet growth in demand over time in the region. It caters to growth consolidating around the northern periphery of Hamilton City by enabling the development of approximately 814 new homes there. All other things being equal, this supply boost will directly assist in addressing Hamilton's identified housing shortfall and help the market to be more responsive to growth in demand, thereby reducing the rate at which house prices grow over time (relative to the status quo).

To assess whether this supply boost satisfies the definition of "significant" in Objective 6(c) of the National Policy Statement of Urban Development (**NPS-UD**), we used data from a Tier 1 city Council in the North Island, which details the nature and scale of all residential subdivision consents granted there over the past six or seven years. The data covered 1,666 consents and enabled the creation of nearly 13,000 new residential lots.

Of those 1,666 consents:

- The median number of new lots created was only 4;
- Only the top 10% provided 10 lots or more;
- Only the top 3% provided 30 lots or more; and
- Only the top 1% provided 75 lots or more.

Based on these data, and drawing on our vast experience with more than 80 residential subdivisions across New Zealand over the past 20 years, we have derived the following rules of thumb for assessing the significance of development proposals:

- 15 to 30 lots represent a significant increase in capacity;
- 30 to 100 lots represent a highly significant increase; and
- More than 100 lots represent an extremely significant increase.

Applying these rules of thumb to the proposal, it follows that the 814 additional residential dwellings enabled by the proposal represent an extremely significant increase in development capacity.

6.2. Land Market Competition

In addition to directly boosting dwelling capacity, the proposal will also help to foster competition in the local land market. This is important because, as recognised through Objective 2 of the NPS-UD, competition is the cornerstone of economic efficiency. When the land market becomes more competitive, land developers have a greater incentive to bring their product to the market in a more timely and cost-effective manner, thus further helping to keep city housing as affordable as possible.

Absent competition, landowners experience “market power”, which enables them to charge more for land and be slower in releasing it to the market. Both outcomes conspire against affordability and reduce the overall efficiency of the housing market.

6.3. Providing for a Range of Dwelling Types

The proposal will enable a broad mix of dwelling types and sizes to be constructed on the land over time, including terraced, duplex, and detached dwellings. This diversity of end use helps the proposal give effect to Policy 1(a)(i) of the NPS-UD, which requires planning decisions to contribute to well-functioning urban environments that provide a variety of homes to meet the needs of a diverse population.

Importantly, the proposal includes a significant share of mid-sized lots suited to detached dwellings - a product that is becoming increasingly scarce. As the remainder of this section shows, housing delivery in the surrounding area has shifted sharply toward higher-density formats, with standalone houses becoming less common. The latest HCA identifies projected capacity shortfalls in the detached dwelling typology across the short, medium, and long term. These shortfalls are particularly pronounced in the city’s north-east catchment, which the subject site adjoins. By enabling mid-sized detached housing, the proposal helps fill a growing gap in the market - meeting the needs of households who value more space, outdoor areas, and flexibility, but who are priced out of traditional large-lot housing.

To demonstrate this trend, we analysed building consent data over the last 35 years to assess trends in the volume and types of new dwellings constructed near the site over time. Figure 7 shows the number of new dwellings consented each year by type for Hamilton’s East General Ward¹¹, as delineated in **Appendix B**.

¹¹ The East General Ward, in turn, conveniently aligns with several statistical areas, which allowed us to readily summarise key statistical information, as set out in subsequent sections of this report.

Figure 7: East General Ward New Dwellings Consented

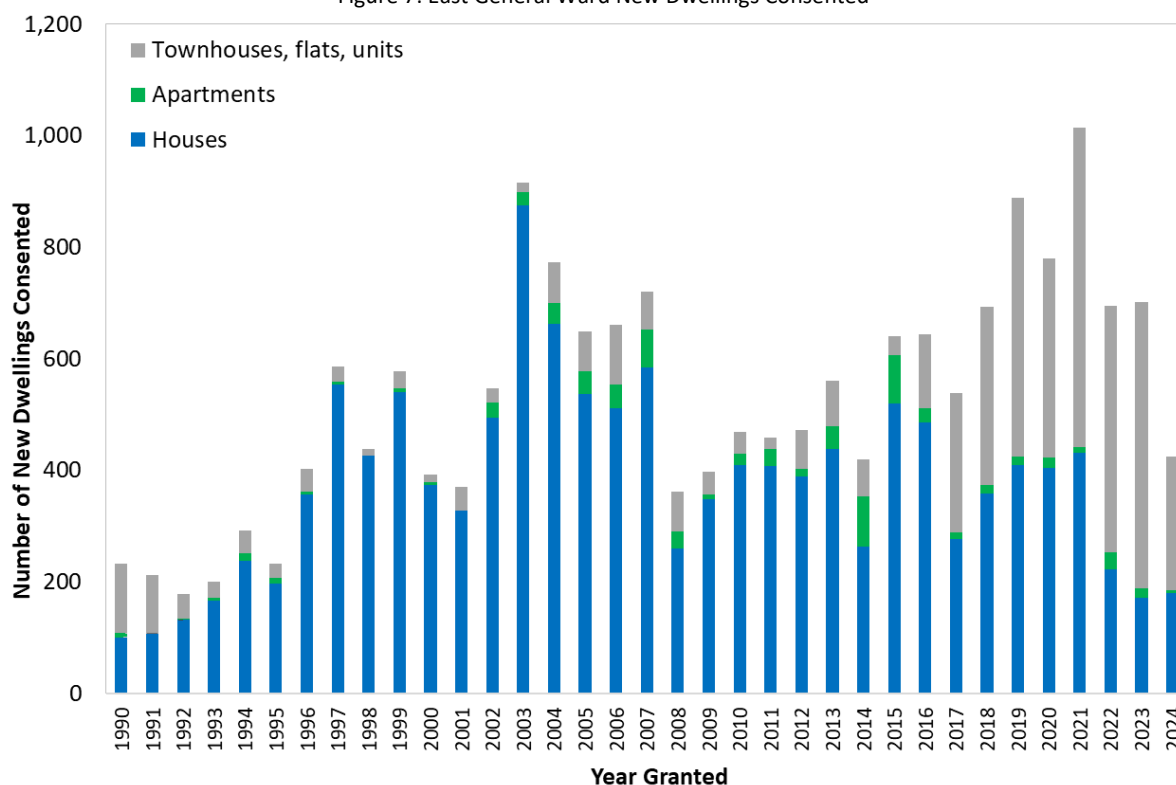


Figure 7 shows that consent volumes have moved in cycles over the past 35 years, with stand-alone houses historically the dominant typology. Over the past decade, however, there has been a noticeable shift in the mix. While detached houses account for more than 70% of total consents over the full 35-year period, the number of townhouses has grown rapidly in recent years, making up more than 50% of all new consents granted since 2016.

Against this backdrop, the proposal offers a point of difference by reintroducing residential typologies more typical of the 2000s and early 2010s, with most lot sizes over 400 m² and therefore suited to standalone homes. As shown in the figure above, this product is becoming increasingly scarce in the current market, where recent supply has been dominated by higher-density townhouse development.

By broadening the mix of available housing, the proposal helps address a growing mismatch between what is being delivered and the preferences of households seeking more space, greater privacy, outdoor living areas, and the ability to accommodate extended family or work from home.

6.4. Helping Foster Well-Functioning Urban Environments

Master-planned communities like the proposal provide a strategic and coordinated approach to urban growth, delivering superior economic and social benefits compared to the alternative (fragmented development). For example, these developments:

- **Achieve economies of scale** – Large-scale development lowers per-unit costs through efficient planning and resource allocation.

- **Optimise infrastructure investment** – Coordinated delivery of roads, utilities, and public services reduces inefficiencies and ensures infrastructure is right-sized and cost-effective.
- **Generate employment** – Provide steady employment for local contractors and tradespeople.

Further, master-planned developments like the proposal create well-connected, vibrant neighbourhoods by:

- **Prioritising walkability and accessibility** – Integrated transport networks encourage active transport, reducing car dependency and promoting healthier lifestyles.
- **Providing essential amenities on-site** – Such as the convenience retail and services (indicatively) anticipated in the proposed neighbourhood centre.
- **Enhancing safety through CPTED principles** – Thoughtful urban design improves visibility, deters crime, and promotes secure public spaces.

Finally, unlike fragmented growth, which often leads to inefficiencies, master-planned communities:

- **Prevent inconsistent urban form** – Coordinated development ensures a seamless integration of infrastructure, housing, and amenities.
- **Avoid land banking** – Large-scale projects encourage timely development, addressing housing and infrastructure needs efficiently.
- **Reduce reliance on external infrastructure** – Self-sufficient communities alleviate pressure on existing networks, supporting sustainable urban expansion.

In short, master-planned communities like the proposal not only enhance day-to-day life for residents but also establish a foundation for sustainable, long-term growth that supports a well-functioning urban environment.

7. Wider Economic Impacts

This section considers a range of wider economic impacts of the proposal.

7.1. Project Acceleration

Not only will the proposal provide meaningful employment for a wide range of local workers, as illustrated above, but it will likely progress considerably faster via the FTAA process than would otherwise be the case.

Absent Fast-track approval, the proposal is likely to be subjected to a protracted resource consent process that would invariably take significantly longer. Accordingly, the proposal enables the project to commence sooner, thereby allowing the associated economic benefits to be realised sooner too.

7.2. Critical Mass and Support for Local Retail/Service Provision

As future development enabled by the proposal occurs and new residents move to the area, they will help create critical mass to support a small amount of onsite commercial provision to meet daily needs (potentially) without the need for private motor vehicle travel. In addition, spending by future residents will provide support for the ongoing health and vitality of nearby centres, including The Base and the Hamilton CBD, located less than 5 kilometres and 10 kilometres south of the subject site, respectively.

To put this in context, we estimated likely future spending originating on the subject site at full build-out by applying average spending from the latest Household Economic Survey.¹² To be conservative, these estimates ignore ongoing growth in annual household income over time. The results are tabulated below and reflect total annual spending by 814 new households.

¹² For the North Island (excluding Auckland and Wellington).

Table 5: Projected Future Spending Originating On-site

Expenditure Group	Adjusted Annual Spend per Household	Total Annual Spend (\$ millions)
Food	\$14,250	\$11.6
Alcoholic beverages and tobacco	\$1,550	\$1.3
Clothing and footwear	\$1,800	\$1.5
Housing and household utilities	\$17,600	\$14.3
Household contents and services	\$2,750	\$2.2
Health	\$2,450	\$2.0
Transport	\$10,950	\$8.9
Communication	\$1,950	\$1.6
Recreation and culture	\$5,900	\$4.8
Education	\$650	\$0.5
Miscellaneous goods and services	\$6,950	\$5.7
Other expenditure	\$7,600	\$6.2
Total Household Expenditure	\$74,400	\$60.6

Table 5 shows that future residents of the proposal will spend an estimated \$60.6 million per annum on a wide range of household goods and services.

7.3. Spatial Match with Employment Opportunities

The proposal is located near two key industrial growth areas.

First, PC17 seeks to live zone 91 hectares of deferred industrial land surrounding Fonterra’s Te Rapa dairy manufacturing site. In our economic assessment of PC17 prepared for Fonterra,¹³ we estimate that this could sustain ongoing employment for approximately 1,450 people at full build out.

Second, Greenhill Industrial Park is a proposed development at 133 Greenhill Road, Puketaha, currently progressing through the Fast-track approvals process. The 196-hectare site is intended for urban development, including industrial activities and large-format retail. It is located approximately 7 kilometres southeast of the proposal, or about a 10-minute drive via SH1. At full build-out, we estimate the park could support employment for approximately 3,400 people, based on a high-level calculation using typical land use assumptions and observed employment densities.¹⁴

The proposal is well-located to support and benefit from employment opportunities across these two growing industrial areas. Together, PC17 and Greenhill Industrial Park have the potential to accommodate nearly 4,900 jobs, providing future residents with diverse local employment options within a short commute. This spatial alignment between housing and jobs supports efficient urban form and contributes to a well-functioning urban environment as sought under the NPS-UD.

¹³ Available here: <https://storage.googleapis.com/hccproduction-web-assets/public/Uploads/Documents/Content-Documents/Property-Rates-and-Building/PC-17-Te-Rapa-North-Industrial-Private-Plan-Change/Planning-documentation/Appendix-15-Economic-Assessment.pdf>

¹⁴ Estimate based on the following assumptions: 30% of the 196-hectare site allocated to infrastructure (net developable area of 137.2 ha), and an average land area per employee of 400 m², consistent with the latest Business Development Capacity Assessment (Future Proof Partners, 3 April 2024). Available here: www.futureproof.org.nz/assets/FutureProof/Future-Proof-Business-HBA-2023_WR.pdf

7.4. Highest and Best Use of Land

The proposal will also enable the land to be put to its highest and best use, which is a precondition for economic efficiency to hold in the underlying land market.

The subject site is uniquely located at the periphery of the Hamilton City urban area, immediately adjacent to existing infrastructure and services. Retaining this land in its current rural zoning would forgo the opportunity to meet identified urban growth needs in a location that can support efficient service provision, reduce per-dwelling infrastructure costs, and enable more sustainable travel patterns.

Compared with the status quo, the proposal offers greater benefits by:

- Supporting the compact urban form objectives of the Hamilton Urban Growth Strategy¹⁵ through contiguous urban expansion;
- Maximising the value of existing and planned infrastructure investments by increasing the number of households and businesses they serve; and
- Avoiding inefficient land use patterns that result from leap-frogging development further from the urban boundary.

7.5. Infrastructure Servicing Cost, Risk, and Public Benefits

All works within the boundary of the development are the sole responsibility of the applicant, with the cost and risk of works beyond the subject site also able to be (mainly or largely) transferred to them via development contributions levied on future development.

At the same time, the proposal will deliver publicly vested infrastructure that generates wider benefits above and beyond those directly associated with enabling new homes. These include new reserves and open spaces, walking and cycling links, and local roading upgrades that will be available for use by the wider community. Importantly, these amenities are only enabled because the proposal is a large-scale, master-planned community. Through piecemeal subdivision, redevelopment, or infill development, such public amenities typically do not occur, as individual projects are too small to support their delivery.

Evidence shows that these types of amenities create measurable value. In Auckland, for example, apartments located next to a park sell for about 14%-16% more than comparable units 500 metres away, reflecting the premium households place on immediate access to open space.¹⁶ International studies likewise find that single-family homes near greenway trails attract typical premiums of 3%-5%.¹⁷ Waka Kotahi's transport appraisal guidance also quantifies health and accessibility benefits of

¹⁵ Available here: <https://hamilton.govt.nz/strategies-plans-and-projects/strategies/hamilton-urban-growth-strategy>

¹⁶ Maritz, A. (2016). *How Do Aucklanders Value Their Parks? A hedonic analysis of the impact of proximity to open space on residential property values*. Auckland Council Technical Report 2016/031.

¹⁷ Crompton, J. & Nicholls, S. (2019). *The Impact of Greenways and Trails on Proximate Property Values: An Updated Review*. *Journal of Park and Recreation Administration*, 37(3), 89–109.

walking and cycling infrastructure at around \$9.90 per pedestrian kilometre (capped at \$3,100 per user annually) and \$4.90 per cyclist kilometre (capped at \$6,200 per user annually).¹⁸

While difficult to quantify in the context of this proposal, the evidence above demonstrates that such benefits are likely to be significant and enduring. The studies highlight the measurable uplift in property values and user benefits from proximity to parks, trails, and active transport links, while in parallel the proposal will generate qualitative improvements in accessibility, amenity, recreational opportunities, and enhanced connectivity as new local roads and paths integrate with the existing network. Taken together, these factors demonstrate that the proposal will deliver a package of public benefits that would not otherwise arise if the same number of homes were supplied through fragmented development elsewhere. As such, they constitute a genuine net benefit to the community.

7.6. Investment Signal Effects

Finally, the development will provide a strong signal of confidence in the district economy, which may help spur on, accelerate, or bring forward other developments.

¹⁸ Waka Kotahi NZ Transport Agency (2025). *Monetised Benefits and Costs Manual (MBCM)*, version 1.7.4.

8. Conclusion and Checklist

8.1. Conclusion

The Future-Proof sub-region’s population is growing rapidly, and a steady supply of new homes is needed to accommodate this growth. This proposal addresses that need directly and:

- Makes a **regionally significant** contribution to housing supply; and
- Generates **significant regional economic benefits**.

The fast-track process ensures these benefits are realised sooner than traditional development pathways would otherwise normally allow. On that basis, we consider the proposal meets criteria 22(2)(a)(iii) and 22(2)(a)(iv) of the FTAA and we support it on economic grounds.

8.2. FTAA Criteria Checklist

The following table provides a signpost to where each of the relevant criteria listed in Section 22(2)(a) of the FTAA are addressed in this report.

Table 6: Assessment Against Section 22(2)(a) Criteria of FTAA

Ref	Criterion	Signpost
(i)	Identified as a priority project in government plans or strategies	n/a
(ii)	Delivers new or supports existing regionally/nationally significant infrastructure	n/a
(iii)	Increases housing supply, addresses housing needs, or contributes to a well-functioning urban environment	Sections 6 & 7
(iv)	Delivers significant economic benefits	Sections 4, 6 & 7
(v)	Supports primary industries, including aquaculture	n/a
(vi)	Supports development of natural resources, including minerals and petroleum	n/a
(vii)	Supports climate change mitigation (e.g. reducing greenhouse gas emissions)	n/a
(viii)	Supports climate change adaptation, reduces risk from natural hazards	n/a
(ix)	Addresses significant environmental issues	n/a
(x)	Consistent with local/regional planning documents and spatial strategies	n/a

APPENDIX A: HCA Sufficiency Tables

The National Policy Statement on Urban Development (**NPS-UD**) came into effect in August 2020. It requires Councils in high growth areas to provide “at least” sufficient development capacity “at all times” to meet expected future demand for additional dwellings well into the long term.

The NPS-UD also imposes strict monitoring and reporting requirements, which vary depending on the extent of growth pressures experienced. The strictest requirements are imposed on Councils in Tier 1 urban environments, where capacity shortfalls have historically been the most acute. Waikato District comprises part of the Greater Hamilton Tier 1 urban environment and must therefore complete a detailed Housing Capacity Assessment (**HCA**) every three years. This brings together a raft of information about dwelling supply and demand to ensure that enough capacity is provided.

The latest HCA was prepared by Market Economics in December 2023 for the Tier 1 Future Proof partners. It identifies significant shortfalls in dwelling capacity to meet expected demand across most locations in the short term. In the medium term, Hamilton City is deemed to have insufficient capacity at the aggregate level. While Waipa and Waikato Districts appear to have sufficient capacity overall, shortfalls are identified in most locations assessed, including those nearest the subject site. This is illustrated in Table 1 below.

Table 7: Future Proof Area Summary of Demand, Capacity and Sufficiency Assessment: Medium-Term

MEDIUM-TERM (2022-2032)				Current Prices Scenario				
AREA	Additional Demand + Margin ¹	Plan Enabled Capacity ²	Infrastructure Served Capacity ³	Commercially Feasible Capacity ⁴	Reasonably Realised Capacity ⁵		Net Sufficiency ⁶	
					Conservative Allocation/Baseline	HCC Growth Model	Conservative Allocation/Base	HCC Growth Model
WAIKATO DISTRICT								
Pokeno/Tuakau	1,700	23,600	21,100	5,500	3,900		2,200	
Te Kauwhata	600	8,300	7,500	1,100	900		300	
Huntly/Ohinewai	1,100	9,700	8,700	200	20		-1,100	
Taupiri/Hopuhopu/Ngaruawahia/Horotiu	800	12,700	11,600	800	200		-600	
Raglan	800	5,400	3,700	1,200	500		-260	
Total⁷	5,100	59,700	52,700	8,700	5,600		500	
HAMILTON CITY								
Greenfield	15,200	46,700	24,600	9,000	6,000	5,500	-2,800	-4,500
Infill/Intensification		195,700	65,200	29,700	6,400	5,200		
Total⁷	15,200	242,500	89,800	38,700	12,400	10,700	-2,800	-4,500
WAIPA DISTRICT								
Cambridge	2,300	21,700	21,700	4,800	2,100		-170	
Te Awamutu	1,300	20,300	20,300	2,200	2,100		800	
Total⁷	3,500	42,000	42,000	7,000	4,100		600	
TOTAL FUTURE PROOF⁷	23,700	344,200	184,500	54,500	22,100		-1,700	-3,300

Source: M.E NPS-UD Housing Demand and Capacity Assessment: Future Proof Area, 2023.

While the headline capacity figures may suggest medium-term sufficiency in some locations, the HCA provides a more detailed analysis revealing that capacity is heavily skewed toward a limited range of dwelling price bands. This price-based mismatch is important because enabling capacity in the wrong part of the market fails to respond to actual demand, undermining affordability and housing choice.

This pattern is most evident in Hamilton City, where the majority of feasible capacity sits within the \$700k to \$900k price range. All other value bands show shortfalls, including both lower-priced and higher-priced dwellings. This concentration of supply makes it harder for lower-income households and first-home buyers to enter the market.

Table 8: Sufficiency by Dwelling Value Band: Hamilton City Medium-Term (Current Prices)

Dwelling Value Band	2032 Demand (Current Prices)	CAPACITY					Total Current + Potential	Net Sufficiency
		Existing Dwelling Stock	RER Capacity		Apartment Units	Total RER		
Under \$100k	300	200	-	-	-	-	200	-60
\$100k to \$200k	300	200	-	-	-	-	200	-60
\$200k to \$300k	600	500	-	-	-	-	500	-100
\$300k to \$400k	2,600	2,100	-	-	-	-	2,100	-500
\$400k to \$500k	6,400	5,100	-	-	-	-	5,100	-1,200
\$500k to \$600k	14,700	11,800	-	-	-	-	11,800	-2,900
\$600k to \$700k	16,600	13,300	-	400	200	600	13,900	-2,600
\$700k to \$800k	11,000	8,800	400	2,100	500	3,000	11,800	900
\$800k to \$900k	10,200	8,200	3,000	800	3,700	7,500	15,700	5,500
\$900k to \$1m	7,200	5,800	100	100	700	900	6,700	-500
\$1m to \$1.25m	5,800	4,700	50	40	300	400	5,000	-800
\$1.25m to \$1.5m	1,400	1,100	-	-	10	10	1,100	-300
\$1.5m to \$1.75m	400	400	-	-	-	-	400	-90
\$1.75m to \$2m	200	200	-	-	-	-	200	-50
\$2m to \$2.25m	70	60	-	-	-	-	60	-10
\$2.25m to \$2.5m	40	30	-	-	-	-	30	-10
\$2.5m +	90	70	-	-	-	-	70	-20
TOTAL	77,900	62,700	3,600	3,500	5,300	12,400	75,100	-2,800

Source: M.E 2023 FPP HBA.

A similar issue is observed in Waipa District, where Te Awamutu and Kihikihi face shortfalls in every assessed value band except \$500k to \$600k. In contrast, Cambridge shows sufficiency across a broader price range, though only between \$500k and \$900k. Table 9 and Table 10 provide further detail.

Table 9: Sufficiency by Dwelling Value Band: Te Awamutu/Kihikihi Medium-Term (Current Prices)

Dwelling Value Band	2032 Demand (Current Prices)	CAPACITY					Total Current + Potential Future	Net Sufficiency
		Existing Dwelling Stock	RER Capacity		Apartments	Total RER		
			Detached	Attached				
Under \$100k	30	20	-	-	-	-	20	0
\$100k to \$200k	100	80	-	-	-	-	80	-20
\$200k to \$300k	200	200	-	-	-	-	200	-30
\$300k to \$400k	400	300	-	-	-	-	300	-60
\$400k to \$500k	1,300	1,100	70	-	-	70	1,200	-200
\$500k to \$600k	1,900	1,600	2,000	-	-	2,000	3,600	1,700
\$600k to \$700k	1,500	1,200	10	-	-	10	1,200	-200
\$700k to \$800k	800	600	-	-	-	-	600	-100
\$800k to \$900k	500	400	-	-	-	-	400	-80
\$900k to \$1m	200	200	-	-	-	-	200	-40
\$1m to \$1.25m	300	300	-	-	-	-	300	-50
\$1.25m to \$1.5m	100	100	-	-	-	-	100	-20
\$1.5m to \$1.75m	50	40	-	-	-	-	40	-10
\$1.75m to \$2m	30	30	-	-	-	-	30	-10
\$2m to \$2.25m	20	10	-	-	-	-	10	0
\$2.25m to \$2.5m	10	10	-	-	-	-	10	0
\$2.5m +	50	50	-	-	-	-	50	-10
TOTAL	7,500	6,200	2,100	-	-	2,100	8,300	800

Source: M.E 2023 FPP HBA.

Table 10: Sufficiency by Dwelling Value Band: Cambridge Medium-Term (Current Prices)

Dwelling Value Band	2032 Demand (Current Prices)	CAPACITY					Total Current + Potential Future	Net Sufficiency
		Existing Dwelling Stock	RER Capacity		Apartments	Total RER		
			Detached	Attached				
Under \$100k	100	90	-	-	-	-	90	-30
\$100k to \$200k	50	40	-	-	-	-	40	-10
\$200k to \$300k	200	100	-	-	-	-	100	-30
\$300k to \$400k	400	300	-	-	-	-	300	-90
\$400k to \$500k	700	600	-	-	-	-	600	-200
\$500k to \$600k	900	700	200	-	-	200	900	20
\$600k to \$700k	1,500	1,200	800	-	-	800	2,000	400
\$700k to \$800k	1,100	800	-	400	300	700	1,500	400
\$800k to \$900k	1,200	900	-	-	300	300	1,200	50
\$900k to \$1m	1,200	900	-	-	-	-	900	-300
\$1m to \$1.25m	1,500	1,100	20	20	-	30	1,200	-300
\$1.25m to \$1.5m	600	500	-	-	-	-	500	-100
\$1.5m to \$1.75m	300	200	-	-	-	-	200	-60
\$1.75m to \$2m	90	70	-	-	-	-	70	-20
\$2m to \$2.25m	60	50	-	-	-	-	50	-10
\$2.25m to \$2.5m	40	30	-	-	-	-	30	-10
\$2.5m +	100	100	-	-	-	-	100	-30
TOTAL	10,000	7,700	1,000	400	600	2,000	9,800	-200

Source: M.E 2023 FPP HBA.

In Waikato District, the situation varies by area. Pokeno/Tuakau and Te Kauwhata are the only locations with a net medium-term surplus, though in both cases the capacity is concentrated within a narrow value range. In Pokeno/Tuakau, sufficiency is limited to the \$500k to \$900k bands. Te

Kauwhata shows sufficiency between \$500k and \$600k, and between \$700k and \$800k, with shortfalls above, below, and in between that range. Table 11 and Table 12 below provide the detail.

Table 11: Sufficiency by Dwelling Value Band: Pokeno/Tuakau Medium-Term (Current Prices)

Dwelling Value Band	2032 Demand (Current Prices)	CAPACITY					Total Current + Potential Future	Net Sufficiency
		Existing Dwelling Stock	RER Capacity			Total RER		
			Detached	Attached	Apartments			
Under \$100k	-	-	-	-	-	-	-	0
\$100k to \$200k	20	10	-	-	-	-	10	-10
\$200k to \$300k	10	10	-	-	-	-	10	-10
\$300k to \$400k	100	60	-	-	-	-	60	-40
\$400k to \$500k	200	100	-	-	-	-	100	-60
\$500k to \$600k	400	200	600	-	-	600	900	500
\$600k to \$700k	800	500	10	300	-	400	800	70
\$700k to \$800k	800	500	300	600	-	900	1,400	600
\$800k to \$900k	800	500	1,900	10	-	1,900	2,400	1,600
\$900k to \$1m	1,400	900	70	-	-	70	900	-400
\$1m to \$1.25m	200	100	30	-	-	30	200	-50
\$1.25m to \$1.5m	20	10	-	-	-	-	10	-10
\$1.5m to \$1.75m	10	10	-	-	-	-	10	0
\$1.75m to \$2m	-	-	-	-	-	-	-	0
\$2m to \$2.25m	-	-	-	-	-	-	-	0
\$2.25m to \$2.5m	-	-	-	-	-	-	-	0
\$2.5m +	-	-	-	-	-	-	-	0
TOTAL	4,700	3,000	3,000	1,000	-	3,900	6,900	2,200

Source: M.E 2023 FPP HBA.

Table 12: Sufficiency by Dwelling Value Band: Te Kauwhata Medium-Term (Current Prices)

Dwelling Value Band	2032 Demand (Current Prices)	CAPACITY					Total Current + Potential Future	Net Sufficiency
		Existing Dwelling Stock	RER Capacity			Total RER		
			Detached	Attached	Apartments			
Under \$100k	-	-	-	-	-	-	-	0
\$100k to \$200k	-	-	-	-	-	-	-	0
\$200k to \$300k	10	10	-	-	-	-	10	0
\$300k to \$400k	50	30	-	-	-	-	30	-20
\$400k to \$500k	60	40	-	-	-	-	40	-30
\$500k to \$600k	300	100	200	-	-	200	300	40
\$600k to \$700k	400	200	20	-	-	20	200	-100
\$700k to \$800k	300	200	700	10	-	700	900	600
\$800k to \$900k	200	100	30	-	-	30	100	-50
\$900k to \$1m	100	70	-	-	-	-	70	-50
\$1m to \$1.25m	20	10	-	-	-	-	10	-10
\$1.25m to \$1.5m	-	-	-	-	-	-	-	0
\$1.5m to \$1.75m	-	-	-	-	-	-	-	0
\$1.75m to \$2m	-	-	-	-	-	-	-	0
\$2m to \$2.25m	-	-	-	-	-	-	-	0
\$2.25m to \$2.5m	-	-	-	-	-	-	-	0
\$2.5m +	-	-	-	-	-	-	-	0
TOTAL	1,400	800	900	10	-	900	1,700	300

Source: M.E 2023 FPP HBA.

Other areas in Waikato, including Huntly/Ohinewai, Taupiri/Hopuhopu/Ngaruawahia/Horotiu, and Raglan, show shortfalls across nearly all price bands. Table 13 Table 14 Table 15 below provide further detail.

Table 13: Sufficiency by Dwelling Value Band: Huntly/Ohinewai Medium-Term (Current Prices)

Dwelling Value Band	2032 Demand (Current Prices)	CAPACITY					Total Current + Potential Future	Net Sufficiency
		Existing Dwelling Stock	RER Capacity		Apartments	Total RER		
			Detached	Attached				
Under \$100k	20	20	-	-	-	-	20	-10
\$100k to \$200k	70	50	-	-	-	-	50	-20
\$200k to \$300k	200	100	-	-	-	-	100	-40
\$300k to \$400k	1,100	800	-	-	-	-	800	-300
\$400k to \$500k	1,300	1,000	-	-	-	-	1,000	-400
\$500k to \$600k	800	600	-	-	-	-	600	-200
\$600k to \$700k	500	300	20	-	-	20	400	-100
\$700k to \$800k	100	100	-	-	-	-	100	-40
\$800k to \$900k	40	30	-	-	-	-	30	-10
\$900k to \$1m	20	10	-	-	-	-	10	0
\$1m to \$1.25m	-	-	-	-	-	-	-	0
\$1.25m to \$1.5m	-	-	-	-	-	-	-	0
\$1.5m to \$1.75m	-	-	-	-	-	-	-	0
\$1.75m to \$2m	-	-	-	-	-	-	-	0
\$2m to \$2.25m	-	-	-	-	-	-	-	0
\$2.25m to \$2.5m	-	-	-	-	-	-	-	0
\$2.5m +	-	-	-	-	-	-	-	0
TOTAL	4,200	3,000	20	-	-	20	3,100	-1,100

Source: M.E 2023 FPP HBA.

Table 14: Sufficiency by Dwelling Value Band: Taupiri/Hopuhopu/Ngaruawahia/Horotiu Medium-Term (Current Prices)

Dwelling Value Band	2032 Demand (Current Prices)	CAPACITY					Total Current + Potential Future	Net Sufficiency
		Existing Dwelling Stock	RER Capacity		Apartments	Total RER		
			Detached	Attached				
Under \$100k	-	-	-	-	-	-	-	0
\$100k to \$200k	20	20	-	-	-	-	20	-10
\$200k to \$300k	80	60	-	-	-	-	60	-20
\$300k to \$400k	200	200	-	-	-	-	200	-50
\$400k to \$500k	500	400	-	-	-	-	400	-100
\$500k to \$600k	1,200	900	100	-	-	100	1,000	-200
\$600k to \$700k	600	500	10	-	-	10	500	-100
\$700k to \$800k	400	300	20	-	-	20	300	-70
\$800k to \$900k	100	100	60	-	-	60	200	20
\$900k to \$1m	200	200	10	-	-	10	200	-40
\$1m to \$1.25m	80	60	-	-	-	-	60	-20
\$1.25m to \$1.5m	10	10	-	-	-	-	10	0
\$1.5m to \$1.75m	10	-	-	-	-	-	-	0
\$1.75m to \$2m	10	10	-	-	-	-	10	0
\$2m to \$2.25m	-	-	-	-	-	-	-	0
\$2.25m to \$2.5m	-	-	-	-	-	-	-	0
\$2.5m +	10	10	-	-	-	-	10	0
TOTAL	3,400	2,600	200	-	-	200	2,800	-600

Source: M.E 2023 FPP HBA.

Table 15: Sufficiency by Dwelling Value Band: Raglan Medium-Term (Current Prices)

Dwelling Value Band	2032 Demand (Current Prices)	CAPACITY					Total Current + Potential Future	Net Sufficiency
		Existing Dwelling Stock	RER Capacity		Apartments	Total RER		
			Detached	Attached				
Under \$100k	10	-	-	-	-	-	-	0
\$100k to \$200k	20	10	-	-	-	-	10	-10
\$200k to \$300k	-	-	-	-	-	-	-	0
\$300k to \$400k	20	10	-	-	-	-	10	-10
\$400k to \$500k	60	40	-	-	-	-	40	-20
\$500k to \$600k	70	50	-	-	-	-	50	-20
\$600k to \$700k	200	100	40	-	-	40	200	-10
\$700k to \$800k	400	300	-	50	-	50	300	-50
\$800k to \$900k	400	300	-	-	-	-	300	-100
\$900k to \$1m	400	300	300	-	-	300	600	200
\$1m to \$1.25m	700	500	70	-	-	70	600	-100
\$1.25m to \$1.5m	300	200	10	-	-	10	200	-60
\$1.5m to \$1.75m	100	90	-	-	-	-	90	-30
\$1.75m to \$2m	50	40	-	-	-	-	40	-10
\$2m to \$2.25m	30	20	-	-	-	-	20	-10
\$2.25m to \$2.5m	-	-	-	-	-	-	-	0
\$2.5m +	10	10	-	-	-	-	10	0
TOTAL	2,800	2,000	400	50	-	500	2,500	-300

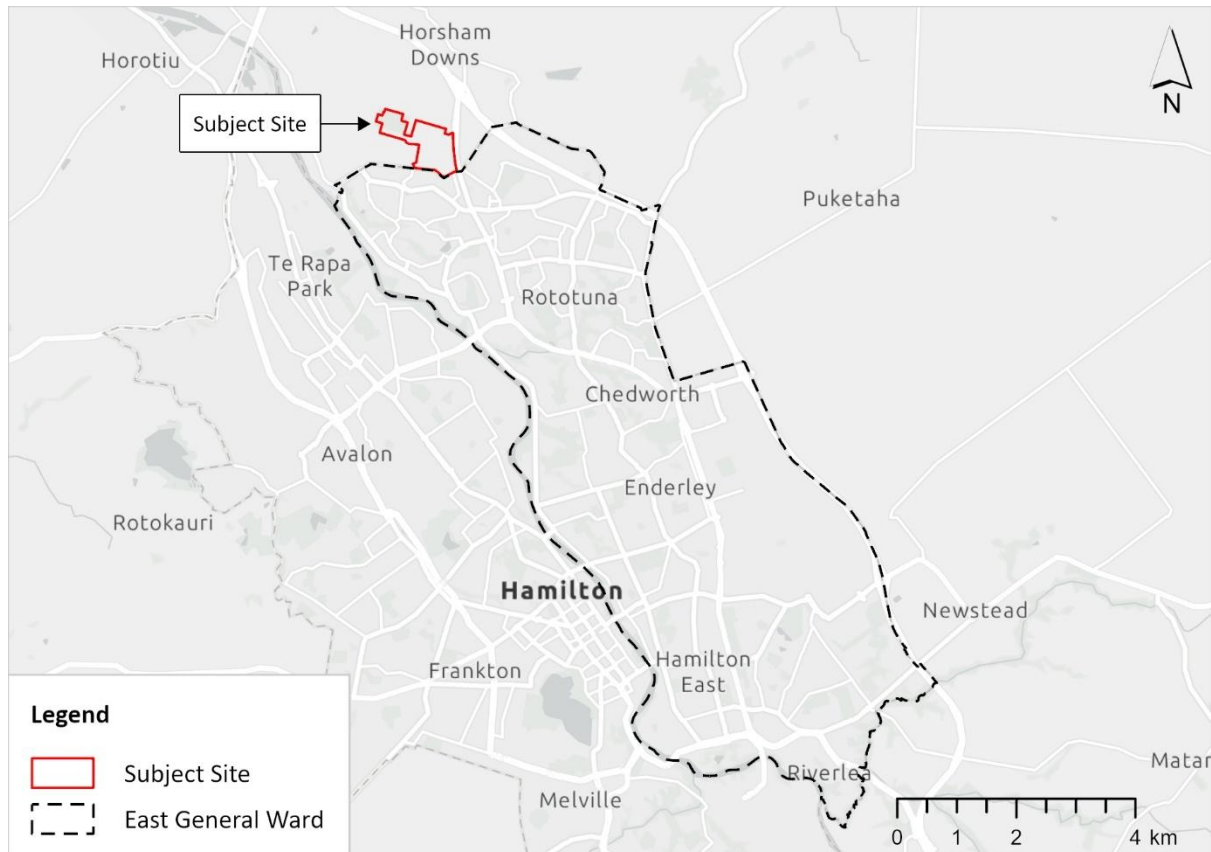
Source: M.E 2023 FPP HBA.

These results highlight a structural imbalance between where and at what price points capacity is available, versus where and at what price points demand is expected to occur. Simply providing aggregate zoned capacity is not likely to be enough. Sufficient feasible capacity, across a range of price points, is needed to meet NPS-UD requirements.

APPENDIX B: Study Area

The study area adopted for the building consent analysis corresponds to Hamilton’s East General Ward,¹⁹ as delineated in Figure 8 below. This area was selected as it captures the city’s northern growth fronts, including Flagstaff North and Rototuna North, which are functionally and geographically aligned with the proposed development. Although the site is technically located within the Waikato District, it forms a logical extension of Hamilton’s urban footprint and is for all intents and purposes part of the Hamilton housing market.

Figure 8: Study Area



¹⁹ The East General Ward, in turn, conveniently aligns with several statistical areas, which allowed us to readily summarise key statistical information, as set out in other sections of this report.