

IN THE ENVIRONMENT COURT
AT AUCKLAND

I TE KŌTI TAIAO O AOTEAROA
KI TĀMAKI MAKURAU

Decision [2025] NZEnvC 415

IN THE MATTER OF

an appeal under clause 14 of the First
Schedule to the Resource Management
Act 1991

BETWEEN

FONTERRA LIMITED

(ENV-2023-AKL-000219)

Appellant

AND

WAIKATO REGIONAL COUNCIL

Respondent

AND

HAMILTON CITY COUNCIL

TAINUI GROUP HOLDINGS
LIMITED

Section 274 Interested Parties

Court: Environment Judge S M Tepania sitting alone under s 279 of the
Act

Last case event: 10 November 2025

Date of Order: 23 December 2025

Date of Issue: 23 December 2025

CONSENT ORDER



FONTERRA LIMITED v WAIKATO REGIONAL COUNCIL

A: Under s 279(1)(b) of the Resource Management Act 1991, the Environment Court, by consent, orders that:

- (1) the appeal is allowed subject to amendment of Proposed Change 1 to the Waikato Regional Policy Statement as set out in **Annexure A** to this Order; and
- (2) the appeal is otherwise dismissed.

B: Under s 285 of the Act, there is no order as to costs.

REASONS

Introduction

[1] This consent order relates to an appeal by Fonterra Limited (**Fonterra**) against parts of the decision by Waikato Regional Council (**WRC**) on Proposed Change 1 to the Waikato Regional Policy Statement (**PC1**).

[2] PC1 makes changes to the Waikato Regional Policy Statement (**WRPS**) to give effect to requirements in the National Policy Statement on Urban Development 2020 (**NPS-UD**) and to reflect the updated Future Proof Strategy.¹

[3] PC1 achieves this principally through amendments to Parts 1, 2 and 5 and the ‘Domains’ and ‘Topics’ sections of the WRPS.

Background

[4] On 26 October 2023, WRC adopted the Hearing Panel’s recommendations on PC1 (**Decision**). The Decision was publicly notified on 15 November 2023.

[5] On 21 December 2023, Fonterra filed an appeal against the Decision.

[6] Tainui Group Holdings Limited (**TGHL**) and Hamilton City Council (**HCC**) gave notice of an intention to join the appeal under s 274 of the Act. TGHL indicated

¹ The Future Proof Strategy is a 30-year growth management strategy of the Hamilton City Council, Waipā District Council, Waikato District Council, and Matamata-Piako District Council sub-region, guiding coordinated development and focusing on key environmental, social, economic, and cultural transformational changes.

in its s 274 notice that it conditionally supports the relief sought in the appeal, but wished to continue to monitor the appeal to ensure its interests were not adversely affected. HCC indicated in its s 274 notice that it opposed the relief sought in the appeal.

[7] For completeness, this appeal is one of three appeals lodged against the Decision. One of these appeals has been resolved by way of a consent order issued by the Environment Court on 9 April 2025 in Decision [2025] NZEnvC 120. That consent order resulted in certain changes being made to the Decision version of PC1. These changes are incorporated into the PC1 provisions in this Order.

The appeal

[8] Fonterra owns and operates 28 dairy factories across New Zealand, with eight of these factories located within the Waikato Region.

[9] Fonterra appealed the Decision version of PC1 on the grounds that it:

- (a) failed to consider the effects arising from the unclear identification of “Strategic Industrial Nodes” in Map 43;
- (b) failed to consider the implementation difficulties associated with the wording of Policy UFD-P11.

[10] Fonterra’s appeal sought the following amendments to PC1:

- (a) amendments to Map 43 to clearly identify the extent of “Strategic Industrial Nodes”; or
- (b) as a secondary and less preferred option, amending Policy UFD-P11 to address Fonterra’s concerns set out in its notice of appeal; and
- (c) such further orders, relief or other consequential amendments considered appropriate and necessary by the Court to address the concerns set out in the appeal.

Agreed amendments to PC1

[11] As a result of direct negotiations, the parties have reached agreement on the following amendments to PC1 (amendments henceforth show additions in underline and deletions in strikethrough):

(a) adding a new definition for ‘Strategic Industrial Node’ in Section 1.6 Definitions as follows:

Means an area identified in the Future Proof Strategy where significant industrial activities already exist and/or new industrial growth is intended to occur to meet expected demand for industrial land. These areas are indicated as a general locality on Map 43 and as an allocation of land in Table 34 (APP12) and will be spatially defined through district planning processes.

(b) amendments to Policy UFD-P11:

(i) adding a reference to Table 34 in clause 1;

(ii) adding a new clause 3 as follows:

new residential (including rural-residential) development and sensitive activities shall not be located in a strategic industrial node on land either zoned for industrial uses, or deferred industrial uses or identified as a future industrial growth area;...

(iii) adding references to Map 43 (Future Proof indicative urban and village enablement areas) in clauses 4, 5 and 6; and

(iv) adding a footnote outlining that “within chapter UFD, any reference to Table 34 includes the corresponding explanation in APP12”;

(c) adding additional references to Table 34 and Maps 43 and 44 within Policy UFD-P15, an additional reference to Table 34 in Method UFD-M49 and an additional reference to Map 43 within principal reason UFD-PR11;

(d) amendments to the explanation section of ‘APP12 – Future Proof tables’:

(i) amending the introductory paragraphs of the Explanation section accompanying Table 34 as follows:

The strategic industrial nodes (as defined by Section 1.6) identified in Table 345 and Map 43 include a mixture of existing zoned land and land identified as future industrial land, subject to district planning processes. It is expected that land zoned for industrial uses, or deferred industrial uses or identified as a future industrial growth area in strategic industrial nodes will be protected from reverse sensitivity effects from residential and sensitive activities.

The land identified in Table 345 and Map 43 is based on expected demand, including a margin above demand, as set out in the Housing and Business Land Assessments 2021 for the Future Proof sub-region, in accordance with the National Policy Statement on Urban Development 2020.

(ii) amending the explanation for the Horotiu/Te Rapa North/Rotokauri strategic industrial node as follows:

The land identified for the Horotiu/Te Rapa North/Rotokauri Strategic Industrial Node is the land zoned for industrial uses or future industrial uses in the Hamilton City District Plan, the Waikato District Plan, and/or identified for future industrial uses in the Waikato District Growth and Economic Development Strategy. The staging and timing of land associated with Horotiu, Te Rapa North and Rotokauri is based on the expected demand from the Housing and Business Land Assessment 2021.

(iii) amending the explanation for the Hautapu strategic industrial node as follows:

The land identified for the Hautapu Industrial Node is the land zoned industrial and deferred industrial in the Waipā District Plan and/or specified as an industrial growth cell at Hautapu in the

~~Waipā District Plan Waipā 2050 Growth Strategy and the Future proof Strategy 2022.~~

- (iv) adding references to Map 43 within the explanations for the Pōkeno, Tuakau, Huntly/Rotowaro/Ohinewai and Hamilton Airport strategic industrial nodes; and
- (e) consequential changes to correct the numbering and headings for 'Table 34 – Future Proof industrial land allocation' and 'Table 35 – Future Proof hierarchy of major commercial centres'.

Section 32AA assessment

[12] A detailed further evaluation report was prepared in accordance with s 32AA of the Act.

[13] In summary, the s 32AA evaluation report concludes that the agreed amendments to PC1:

- (a) provide greater clarity and certainty regarding the location and extent of 'strategic industrial nodes' in the WRPS;
- (b) provide greater clarity on how the provisions are to be implemented through district planning processes and aligns with the Method UFD-M47 and the explanation within UFD-PR11;
- (c) provide additional direction to reduce the potential for non-compatible land uses to establish within strategic industrial nodes, and reduce the risk of reverse sensitivity effects on regionally significant industry;
- (d) retain the established approach of determining detailed boundaries for industrial nodes through district planning processes, rather than through regional mapping, which maintains flexibility for territorial authorities and aligns with public expectations;

- (e) address Fonterra's concerns pragmatically and efficiently, without imposing significant new costs or requiring additional technical mapping;
- (f) are likely to have a high level of acceptance among councils and the community, due to the alignment with existing policy direction;
- (g) do not alter the intent or introduce new policy direction to the WRPS, but rather add detail and clarification to support existing provisions, with the overall effect considered minimal in terms of scale and significance;
- (h) are expected to deliver economic benefits by protecting industrial areas from incompatible land uses, supporting ongoing industrial activity and investment in the Future Proof sub-region; and
- (i) align with the objectives of the Resource Management Act by promoting integrated, sustainable, and planned development, minimising land use conflicts, and supporting regionally significant industry.

Consideration

[14] The Court has now read and considered:

- (a) the consent memorandum of the parties dated 10 November 2025 which proposes to resolve the appeal;
- (b) the notice of appeal dated 21 December 2023; and
- (c) the s 32AA evaluation prepared by the parties.

[15] The Court is making this order under s 279(1) of the Act, such order being by consent, rather than representing a decision or determination on the merits. The Court understands for present purposes that:

- (a) all parties to the proceedings have executed the memorandum requesting this Order;

(b) all parties are satisfied that all matters proposed for the Court's endorsement fall within the Court's jurisdiction and conform to the relevant requirements and objectives of the Act including, in particular, Part 2.

[16] The Court is satisfied that the agreement reached is one that represents the various interests of the parties. It is clear the parties have considered other reasonably practicable options and have undertaken a s 32AA evaluation. The Court concludes the parties have taken a nuanced and balanced approach, and the agreed amendments are the most appropriate way to achieve the purpose of the Act and the objectives in the Plan. Overall, the Court considers the sustainable management purpose, and the other relevant requirements of the Act are broadly met.

[17] The Court is satisfied that the changes sought are within the scope of Fonterra's submission and appeal.

[18] As an additional matter, the Court observes that there appears to be a clear preference for the use of 'macrons' in the spelling of various Māori words, other than when referencing Te Ture Whaimana which uses the Waikato-Tainui preference of double vowels as is appropriate. For that reason, the Court has not amended the spelling of Pōkeno (Pookeno) or Ngāruawāhia (Ngaaruawaahia) for example. However, the Court also notes that the Waikato Proposed District Plan now uses the Waikato-Tainui double vowel preference when referencing those (and other) place names. It would be helpful if the Council could advise the Court as to the approach it is taking for all Waikato planning instruments so that the Court can also maintain consistency. It is of course expected that Council will consult with the relevant mana whenua groups when determining that approach.

Orders

[19] Under s 279(1)(b) of the Resource Management Act 1991, the Environment Court, by consent, orders that:

(a) the appeal is allowed subject to amendment of Proposed Change 1 to the Waikato Regional Policy Statement as set out in **Annexure A** to this Order; and

(b) the appeal is otherwise dismissed.

[20] Under s 285 of the Act, there is no order as to costs.



S M Tepania

Environment Judge | Kaiwhakawā i te Kōti Taiao



ANNEXURE A – AMENDMENTS TO WRPS CHANGE 1

1.6 Definitions

Strategic industrial node	Means an area identified in the Future Proof Strategy where significant industrial activities already exist and/or new industrial growth is intended to occur to meet expected demand for industrial land. These areas are indicated as a general locality on Map 43 and as an allocation of land in Table 34 (APP12) and will be spatially defined through district planning processes.
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UFD-P11 – Adopting Future Proof land use pattern

Within the Future Proof area:

1. new urban development shall occur within the Urban and Village Enablement Areas indicated on Map 43 and outlined in Table 34¹ (5.2.10 Future Proof map (indicative only));
2. new residential (including rural-residential) development shall be managed in accordance with the timing indicated on Map 43 (5.2.10 Future Proof map (indicative only)) or in accordance with the timing provided for within an operative Future Development Strategy for the Future Proof sub-region in accordance with the National Policy Statement on Urban Development 2020;
3. new residential (including rural-residential) development and sensitive activities shall not be located in a strategic industrial node on land either zoned for industrial uses, or deferred industrial uses or identified as a future industrial growth area;
4. new industrial development should predominantly be located in the strategic industrial nodes in Table 345 (APP12) and Map 43 and in accordance with the indicative timings in that table except as set out in clause (78) below;
5. other industrial development should only occur within the Urban Enablement Areas indicated on Map 43 (5.2.10 Future Proof map (indicative only)), unless there is a need for the industry to locate in the rural area in close proximity to the primary product source. Industrial development in urban areas other than the strategic industrial nodes indicated by in Table 345 (APP12) and Map 43 shall be provided for as appropriate in district plans;
6. new industrial development outside the strategic industrial nodes or outside the allocation limits set out in Table 345 and Map 43 shall not be of a scale or location where the development undermines the role of any strategic industrial node as set out in Table 345 and Map 43;
7. new industrial development outside the strategic industrial nodes must avoid, remedy or mitigate adverse effects on the transport system and on other infrastructure;
8. where alternative urban land release patterns are promoted, either out-of-sequence or unanticipated on Map 43 or in Table 345, including proposals outside of the urban or village enablement areas indicated on Map 43, through district plan and development area processes, justification shall be provided to demonstrate consistency with the principles of the Future Proof land use pattern and particular regard shall be had to the proposed development capacity only where the local authority determines that the urban development proposal is significant, by assessing the proposal for consistency with the operative Future Development Strategy for the Future Proof sub-region and responsive planning criteria in APP13; and
9. where land is required for activities that require direct access to Hamilton Airport runways and where these activities cannot be accommodated within the industrial land allocation in Table 345, such activities may be provided for within other land adjacent to the runways, providing

¹ Within chapter UFD, any reference to Table 34 includes the corresponding explanation in APP12.

adverse effects on the transport network and other infrastructure are avoided, remedied or mitigated.

The relevant objectives are:
IM-O2 – Resource use and development
IM-O3 – Decision making
IM-O5 – Climate change
UFD-O1 – Built environment

...

UFD-P13 – Commercial development in the Future Proof area

Management of the built environment in the Future Proof area shall provide for varying levels of commercial development to meet the wider community's social and economic needs, primarily through the encouragement and consolidation of such activities in existing commercial centres, and predominantly in those centres identified in Table 3~~57~~ (APP12). Commercial development is to be managed to:

1. support and sustain the vitality and viability of existing commercial centres identified in Table 3~~57~~ (APP12);
2. support and sustain existing physical resources, and ensure the continuing ability to make efficient use of, and undertake long-term planning and management for the transport network, and other public and private infrastructure resources including community facilities;
3. recognise, maintain and enhance the Hamilton Central Business District as the primary commercial, civic and social centre of the Future Proof area, by:
 - a. encouraging the greatest diversity, scale and intensity of activities in the Hamilton Central Business District;
 - b. managing development within areas outside the Central Business District to avoid adverse effects on the function, vitality or amenity of the Central Business District beyond those effects ordinarily associated with trade competition on trade competitors; and
 - c. encouraging and supporting the enhancement of amenity values, particularly in areas where pedestrian activity is concentrated.
4. recognise that in addition to retail activity, the Hamilton Central Business District and town centres outside Hamilton are also centres of administration, office and civic activity. These activities will not occur to any significant extent in Hamilton outside the Central Business District in order to maintain and enhance the Hamilton Central Business District as the primary commercial, civic and social centre;
5. recognise, maintain and enhance the function of sub-regional commercial centres by:
 - a. maintaining and enhancing their role as centres primarily for retail activity; and
 - b. recognising that the sub-regional centres have limited non-retail economic and social activities;
6. maintain industrially zoned land for industrial activities unless it is ancillary to those industrial activities, while also recognising that specific types of commercial development may be appropriately located in industrially zoned land; and
7. ensure new commercial centres are only developed where they are consistent with (1) to (6) of this policy. New centres will avoid adverse effects, both individually and cumulatively on:
 - a. the distribution, function and infrastructure associated with those centres identified in Table 3~~57~~ (APP12);
 - b. people and communities who rely on those centres identified in Table 3~~57~~ (APP12) for their social and economic wellbeing, and require ease of access to such centres by a variety of transport modes;
 - c. the efficiency, safety and function of the transportation network; and

- d. the extent and character of industrial land and associated physical resources, including through the avoidance of reverse sensitivity effects.
- 8. recognise that in the long term, the function of sub-regional and town centres listed in Table 3~~57~~ may change.

The relevant objectives are:

IM-O2 – Resource use and development

IM-O3 – Decision making

IM-O8 – Sustainable and efficient use of resources

UFD-O1 – Built environment

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UFD-P15 – Monitoring and review in the Future Proof area

Waikato Regional Council will consider the need to review UFD-P11, including the extent, location and release of land for development as identified in ~~the mMaps 43 and 44 and tables in 5.2.10 Future Proof map (indicative only)~~ and APP12, in consultation with Hamilton City Council, Waipā District Council, Waikato District Council, tangata whenua and the NZ Transport Agency, if any of the following situations occur:

1. the reporting required by UFD-P6 and by the National Policy Statement on Urban Development recommends that a review is needed;
2. household and population growth varies by more than 10% over 5 consecutive years from the household and population predictions in the Future Proof Strategy;
3. the Future Proof partners agree that insufficient land exists within the Urban and Village Enablement Areas ~~shown in identified by~~ Map 43 ~~and Table 34~~ to cater for sufficient development capacity in the short, medium or long term;
4. the Future Proof partners agree that exceptional circumstances have arisen such that a review is necessary to achieve UFD-O1 in the Future Proof area; or
5. there is new or amended national direction from Government.

The relevant objectives are:

IM-O3 – Decision making

UFD-O1 – Built environment

...

UFD-M48 – Land release in the Future Proof area

Hamilton City Council, Waipā District Council and Waikato District Council shall ensure land is zoned and Hamilton City Council, Waipā District Council, Waikato District Council, Waikato Regional Council, the New Zealand Transport Agency and other relevant government agencies should ensure that land is appropriately serviced, in accordance with UFD-P11, Map 43 (or in accordance with any revised timing as set out in UFD-P11 (2)), and Table 3~~45~~ in APP12.

The relevant policy is:

UFD-P11 – Adopting Future Proof land use pattern

UFD-M49 –Out-of-sequence or unanticipated urban development

District plans and development area plans can only consider an alternative urban land release, or an alternative timing of that land release, than that indicated ~~by on~~ Map 43 (or in accordance with any revised timing as set out in UFD-P11 (2)), and Table 3~~45~~ in APP12 provided that:

1. The land is not highly productive land, or if it is highly productive land:

- a. The urban zoning is required to provide sufficient development capacity to meet demand for housing or business land to give effect to the National Planning Statement on Urban Development 2020; and
- b. There are no other reasonably practical and feasible options for providing at least sufficient development capacity within the same locality and market while achieving a well-functioning urban environment; and
- c. The environmental, social, cultural and economic benefits of rezoning outweigh the long-term environmental, social, cultural and economic costs associated with the loss of highly productive land for land-based primary production, taking into account both tangible and intangible values.

2. development proposals shall only be considered to be 'significant' for the purposes of UFD-P11 (78) where the local authority determines that the proposal is consistent with the relevant criteria A and B in APP13;
3. the timing of land release within urban and village enablement areas may only be amended where it is demonstrated that the proposal is consistent with criteria A in APP13 except where timing is being brought forward from beyond the long term as shown on Map 43, in which case criteria A and B in APP13 must be met;
4. when identifying additional urban or village enablement areas not shown on identified by Map 43 and Table 34 it must be demonstrated that the proposal is consistent with criteria A and B in APP13;
5. when seeking to change a planned land use within urban or village enablement areas it must be demonstrated that the proposal is consistent with criteria A in APP13;
6. the effects of the change are consistent with the development principles set out in APP11;
7. in relation to Table 345, the land area allocated in a particular stage for a Strategic Industrial Node may be increased by bringing forward a future allocation from a later stage in that node where it is demonstrated that this would be consistent with criteria A in APP13. The total allocation for any one node, across all stages, may only be increased where it is demonstrated that this would be consistent with criteria A and B in APP13.

The relevant policy is:

UFD-P11 – Adopting Future Proof land use pattern

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UFD-M67 – Metropolitan centres

Centres identified in Table 357 as future metropolitan centres may be re-classified in district plans as metropolitan centres where it can be demonstrated that the following features are met:

1. the centre generally contains/enables medium-high density development;
2. the centre performs a sub-regional rather than local role;
3. the centre supports active modes and high-quality public transport with high trip generation;
4. the centre serves an important economic function;
5. the centre has/enables an evening and night economy;
6. the centre provides high quality, destination public spaces;
7. the centre provides for employment in a broad range of commercial, community and recreational activities;
8. the change in the centre's role and function in the sub-regional hierarchy does not undermine the vitality and viability of existing centres and does not undermine the role of the Hamilton Central Business District as the primary commercial, civic and social centre of the Future Proof area; and
9. the centre contributes to a well-functioning urban environment.

The relevant policy is:

UFD-P13 – Commercial development in the Future Proof area

...

UFD-PR11 – Adopting Future Proof land use pattern

UFD-P11 enables urban development consistent with the land use pattern and sequencing that has been established through the Future Proof process. Clauses (34) to (89), along with [Map 43 and Table 345](#), provide clear guidance on where industrial development should occur in the Future Proof area. This is very important to ensure integrated planning of industrial land use and infrastructure. Future industrial development should focus on the support and protection of [strategic identified](#) industrial nodes.

UFD-M47 recognises that although the Strategy has determined a settlement pattern for the Future Proof area, the detail of urban and village enablement areas and future commercial and industrial development locations down to property level need to be determined through district plan processes. The method also recognises that district plan provisions, such as rules, need to ensure development is managed in accordance with UFD-P11.

UFD-M48 recognises that to achieve the Future Proof land use pattern, sufficient land needs to be zoned for development and that appropriate provisions need to be made for servicing this development. Councils and other infrastructure providers, such as New Zealand Transport Agency, will have a role in the timely provision of infrastructure.

UFD-M49 provides for some responsiveness in the staged release of urban land while ensuring that the relevant growth management principles established in the Future Proof Strategy are not compromised. The importance of the settlement pattern set out in Map 43 and in Table 345 to the efficient integration of land use and infrastructure in the Future Proof sub-region is such that alternative land release is only expected to occur where comprehensive and robust evidence has been provided to satisfy the criteria in UFD-M49.

Future Proof has developed two sets of criteria in APP13 to assist local authorities in responding to district plan or development area plan proposals when they are either out of sequence or unanticipated by the Future Proof settlement pattern. Developments are only considered to be significant where they meet the criteria in APP13 and particular regard is given to the proposed development capacity only where a development is significant. This pathway does not apply to resource consents. This is in accordance with policy 8 of the National Policy Statement on Urban Development 2020.

Where a proposal for urban development is out of sequence, but within an urban or village enablement area (for example, bringing forward development), Criteria A will apply. Where a proposal for urban development is bringing forward development from beyond long term as shown on Map 43, into an earlier timeframe, Criteria A and B will apply. Where a proposal for urban development is within an urban or village enablement area but proposes an unanticipated land use, Criteria A will apply. Where a proposal for urban development is outside of an urban or village enablement area and is unanticipated by the Future Proof settlement pattern, Criteria A and B will apply. The matters listed in Criteria A and Criteria B are not ranked. However, collectively these criteria are intended to assist territorial authorities to determine whether a proposed plan change would create significant development capacity. It will be at the discretion of the relevant territorial authority to undertake a comprehensive assessment and give the appropriate weighting to the criteria, depending on the particular circumstance.

The timing of growth cells R2, HT1 and WA on the periphery of Hamilton which are subject to the Strategic Boundary Agreement 2020 between Waikato District Council and Hamilton City Council, will

be subject to timing under that agreement. A proposal to bring forward development in those cells outside of that agreement will be subject to assessment under Criteria A and B in APP13 to determine if the development is significant and whether particular regard should be given to it.

UFD-M62 recognises that Future Proof councils will need to work together in some circumstances to best give effect to the Future Proof principles when considering out-of-sequence or unanticipated development proposals.

Map 43 provides an overview of urban and village enablement areas in order to guide implementation of the settlement pattern at a district level. It is expected that district level planning mechanisms such as development area planning and district plan zoning will establish the urban and village enablement areas at a property scale. The timing shown on Map 43 may be updated by a Future Development Strategy where adopted in accordance with the National Policy Statement on Urban Development 2020. This will provide for alignment of land use and infrastructure staging to meet the development capacity required under the National Policy Statement on Urban Development 2020, within the urban and village enablement areas.

UFD-P11 and UFD-P12 set out a pattern of urban enablement which will provide for a range of housing and business locations and types, and for sufficient development capacity to meet demand for housing and business land, including a margin to enable competitive land markets. UFD-M63 recognises that the affordability of housing is a complex issue for which councils have limited tools. Enabling housing supply and a variety of housing typologies may assist with housing affordability. Other regulatory or non-regulatory tools available to councils to assist in addressing housing affordability should be investigated, acknowledging that there will also need to be a range of central government, private sector, and community sector interventions.

UFD-M64 recognises that the successful implementation of the Future Proof settlement pattern will rely upon good quality public transport provision. The progression of a programme business case will provide an evidential base for further decision-making on a future rapid and frequent public transport network.

UFD-M65 sets out how the Future Proof partners will collaborate with one another, with community, affected landowners, and other stakeholders to develop a multi-functional, cross-boundary blue-green network which will be a defining spatial concept that aims to restore, enhance, connect and improve the natural environment within the Future Proof sub-region in a way that can integrate with new urban development and improve the liveability of urban areas.

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UFD-PR13 – Commercial development in the Future Proof area

The Future Proof Strategy contains a number of principles that are relevant in terms of future commercial development, such as:

- support for existing commercial centres,
- encouragement of development to support existing infrastructure, and
- ensuring thriving town centres where people can “live, work, play and visit”.

UFD-P13 supports these principles and assists with ensuring integrated planning of commercial land use and infrastructure for the sub-region. It is important that commercial development does not occur in locations where it will have unacceptable impacts on transport systems, on the functioning of existing commercial centres, and on areas specifically provided for industrial development. The policy supports the location of commercial development where it will be needed to service anticipated

future population growth. The methods are to ensure the directions of UFD-P13 are supported through district plans and advocacy.

Table 357 describes a commercial hierarchy for the Future Proof area. It identifies key centres where future commercial development is to be focused. The Hamilton Central Business District, sub regional centres and town centres generally provide a focus for community activity and social interaction, enabling convenient access to a range of goods and services by a variety of transport modes. The city centre and towns are also centres of administration, office and civic activity and it is intended that they will remain so rather than having those activities dispersed. Accordingly, these activities will not occur to any significant extent in the sub-regional centres as these centres are to remain predominantly as retail centres.

UFD-P13 requires the region's district and city councils to determine an appropriate range, location and scale of commercial development within their district in order to maintain and enhance the vitality and viability of relevant centres including the role of the Hamilton Central Business District as the primary commercial, civic and social centre of the Future Proof area. In doing so, councils will need to consider the potential for new development to result in adverse effects on the function, vitality and amenity of the Hamilton Central Business District.

UFD-P13 recognises that the function of centres may change over time. UFD-M67 sets out features which will act as pre-conditions prior to re-classifying sub-regional or town centres in Table 357 as metropolitan centres. This will ensure the centres are able to perform the functions as set out in the National Policy Statement on Urban Development 2020 for metropolitan centre zones without undermining the role of existing centres in the hierarchy. Table 357 sets out an indicative timeframe for when it is expected that these centres may transition to metropolitan centres, dependent upon the pre-conditions being met.

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APP12 – Future Proof tables

Table 34 – Future Proof industrial land allocation

Strategic Industrial Nodes (based on gross developable area) ¹	Industrial Land allocation and staging (ha)		Total allocation to 2050 (ha)
	2020-2030	2031-2050	
Pōkeno	5	23	53
Tuakau	26	77	103
Hunlty/Rotowaro/Ohinewai	77	-	77
Horotiu/Te Rapa	189	50	239
North/Rotokauri			
Ruakura/Ruakura East WEX	172	245	417
Hamilton Airport	130	60	190
Hautapu	67	160	227
Totals	630	626	1,256

1. Gross Developable Area includes land for building footprint, parking, landscaping, open space, bulk and location requirements and land for infrastructure including roads, stormwater and wastewater facilities.

Explanation

The strategic industrial nodes (as defined by Section 1.6) identified in Table 345 and Map 43 include a mixture of existing zoned land and land identified as future industrial land, subject to district planning processes. It is expected that land zoned for industrial uses, or deferred industrial uses or identified as a future industrial growth area in strategic industrial nodes will be protected from reverse sensitivity effects from residential and sensitive activities.

The land identified in Table 345 and Map 43 is based on expected demand, including a margin above demand, as set out in the Housing and Business Land Assessments 2021 for the Future Proof sub-region, in accordance with the National Policy Statement on Urban Development 2020.

Pōkeno

The staging and timing of land for the 2020-2030 period in Pōkeno is based on the expected demand from the Housing and Business Land Assessment 2021. Beyond this, the land identified in Table 345 and Map 43 is based on the residual capacity in Pōkeno which is above expected demand for that period.

Tuakau

The staging and timing of land for the 2020-2030 period in Tuakau is based on the expected demand from the Housing and Business Land Assessment 2021. Beyond this, the land identified in Table 345 and Map 43 is based on the residual capacity in Tuakau which is above expected demand for that period.

Huntly/Rotowaro/Ohinewai

The land identified in Table 345 and Map 43 includes 67ha at Ohinewai. Some of this demand may be met in Huntly/Rotowaro. The table also includes 10 ha of land in Huntly. Rotowaro is a longer-term industrial option within the Huntly/Rotowaro/Ohinewai strategic industrial node.

Horotiu/Te Rapa North/Rotokauri

The land identified for the Horotiu/Te Rapa North/Rotokauri Strategic Industrial Node is the land zoned for industrial uses or future industrial uses in the Hamilton City District Plan, the Waikato District Plan, and/or identified for future industrial uses in the Waikato District Growth and Economic Development Strategy. The staging and timing of land associated with Horotiu, Te Rapa North and Rotokauri is based on the expected demand from the Housing and Business Land Assessment 2021.

Hamilton Airport

The land identified in Table 345 and Map 43 for the Hamilton Airport is based on the growth direction that is set out within the Waipā District Plan and the Waipā growth strategy, Waipā 2050.

The Airport Urban Enablement Area includes 130ha within the Northern Precinct as shown in the Waipā District Plan that is plan-enabled and infrastructure ready in the short term. A further 60ha is provided as the Hamilton Airport Expansion Area between the Northern Precinct and Southern Precinct (to the east), and the Southern Links designation (to the west) that provides longer term supply.

Ruakura/Ruakura East WEX

The land identified in Table 345 is based on the amount of land provided for industrial use at Ruakura, excluding the residential master-planned area at Tuumata and the Agricultural Research Campus.

Hautapu

The land identified for the Hautapu Industrial Node is the land zoned industrial and deferred industrial in the Waipā District Plan and/or specified as an industrial growth cell at Hautapu in the Waipā District Plan Waipa 2050 Growth Strategy and the Future Proof Strategy 2022.

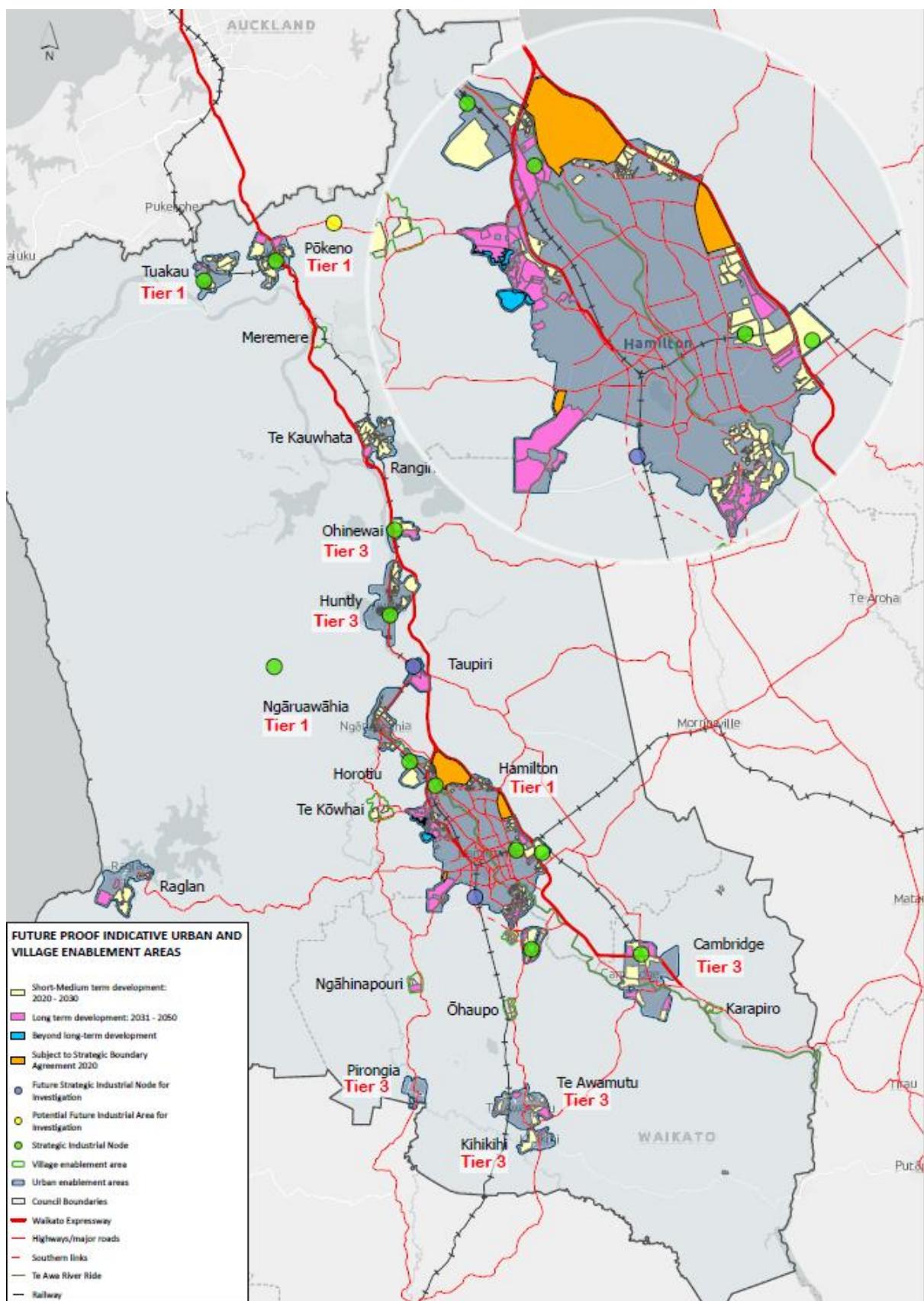
Table 35 – Future Proof hierarchy of major commercial centres

Functional type	Location	Function description	Long-term future function
Regional and city centre	Hamilton central business district	The primary centre in the region for commercial, civic and social activity.	Regional and city centre
Primary sub-regional centre	Te Rapa north commercial centre+	A significant integrated retail centre in the region, with relatively limited provision of non-retail economic and social activity.	Metro centre (subject to the features in UFD-M67 being met, which will act as pre-conditions)
Secondary sub-regional centre	Chartwell	An integrated retail centre in the sub-region, with limited provision of non-retail economic and social activity.	Metro centre (subject to the features in UFD-M67 being met, which will act as pre-conditions)
Town centres	Cambridge Te Awamutu Ngāruawāhia	Retail, administration, office and civic centres providing most commercial and servicing needs, together with non-retail economic and social activity, to their urban and rural hinterland.	Metro centre (subject to the features in UFD-M67 being met, which will act as pre-conditions)
Town centres	Huntly Raglan Te Kauwhata Pōkeno* Tuakau*	Retail, administration, office and civic centres providing most commercial and servicing needs, together with non-retail economic and social activity, to their urban and rural hinterland.	Town centre *The future role of Pōkeno and Tuakau will be defined in consultation with Auckland Council and other stakeholders. Note: The future role and function of Hamilton's town centres and future town centres will be defined through <i>Hamilton Urban Growth Strategy</i> and district plan updates in future.

+being the centre focused on and incorporating The Base shopping centre and generally comprising the block bordered by Te Rapa Road, Avalon Drive, Te Kowhai Road East and the Railway.

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5.2.10 Future Proof maps (indicative only)



Map 43: Future Proof indicative urban and village enablement areas