



Report 08.358
Date May 2008
File WRS/09/01/01

Committee Wellington Regional Strategy Committee
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Industrial Based Employment Locations

1. Purpose

To provide an overview of one of the “Good Regional Form” projects that is being led by Hutt Council officers – Industrial Based Employment Locations.

2. Significance of the decision

The matters for decision in this report **do not** trigger the significance policy of the Council or otherwise trigger section 76(3)(b) of the Local Government Act (LGA) 2002.

3. Background and key components of the Project

3.1 Overview

Page 9 of the WRS document identifies that there are three key aspects to the WRS – Effective Leadership & Partnerships; Investment in Growing Our Economy, especially exports; Good Regional Form.

At its meeting on 9th April 2008, the WRS Committee was provided with an overview of all the Good Regional Form projects, including the Industrial Based Employment Locations project.

The Terms of Reference (TOR) for this project have been signed off by the SORT group and now the project is at the stage where it can be outlined to the WRS Committee.

3.2 Where did this project come from?

Page 34 of the WRS identifies that “*Successful economies need an adequate and adaptable supply of land for commercial and industrial use*” and that “*An important goal is to achieve more employment close to where people live – thus reducing pressure on transport and strengthening each community*”.

The strategy document also recognises that within the region, prime industrial land prices are rising, partly as a result of competition with commercial and residential demands.

Whilst there does appear at present to be an adequate supply of industrial land across the region we do not understand how this situation may change in the future and what the impact of this might be. However, we can already see impacts on some particular sites and areas of a reduction in industrial use of land.

The TOR for this project take all these factors into account.

3.3 Key components

Attachment 1 contains the TOR as agreed by SORT. In summary the work will:

- Include a number of private sector, central government and other partners
- Identify and map, at a regional level, the current status of industrial land – including land zoned and/or used for industrial purposes
- Understand the impacts of this with regards to aspects of the WRS (i.e. is the zoned industrial land near where people live?) and determine future needs (i.e. do we need more land into the future or not?)
- Understand what theoretically and actually impacts on supply and demand in the Wellington region
- Undertake a survey of relevant businesses to understand future requirements for industrial land
- Run scenarios based on findings.

3.4 Where to next?

A small piece of work has been commissioned to understand the current status of industrial land in the regional. This will utilise the methodology used for a similar piece of work for Wellington City Council. This is due soon.

The SORT have a number of projects that are currently programmed to need the same officers input at similar times. We are soon to agree the prioritisation of these pieces of work before too much more work on this project is undertaken.

However the next step in this project will be to discuss the approach to this project with other key participants (see page 1 of the TOR) and to discuss how they can participate.

4. Recommendations

That the Committee:

- 1. Receives the report.*
- 2. Notes the content of the report.*

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Attachment 1 – TOR Industrial Based Employment Locations