

Report 09.736
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Committee Wellington Regional Strategy Committee
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Industrial Land Project Update

1. Purpose

The purpose of this paper is to:

- Provide an update on the Industrial Land project to date
- Provide an outline of proposed workstreams for the next body of work for this project.

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 2002.

3. Work to date

In June/July of this year Boffa Miskell undertook a piece of work on behalf of the councils in the Wellington region to address the following questions:

- How much land in the Wellington region is zoned for industrial use? This includes - where it is, quality, any restrictions on industrial use (ie light only), whether the land is zoned ONLY for industrial use or could be utilised for other purposes (eg. commercial).
- How much land is currently being utilised as industrial land?
- The impacts of current District Plan rules regarding land that is/could be used as industrial activity?
- Current pieces of work each council is doing that could impact current rules/allow changes understand impacts.

3.1 Summary of findings

Key findings from the study described above are derived from the summary table in Attachment 1. Notable points of interest are:

- Hutt City has the largest area of industrial land (zoned 550 ha) followed by the combined Wairarapa local authorities (404 ha).
- The other local authority areas - Wellington, Porirua, Upper Hutt and Kapiti - have in the order of the same proportion of industrial zoned land (ranging from 183 ha to 124 ha).
- There is a high level of variability in the relationship between zoned land and that recognised in the QV data as being land uses of an industrial type. This is due to both the accuracy of the QV data and the number of 'out of zone' industrial activities.
- Hutt and Porirua cities and the Wairarapa councils' land is well located relative to the primary transportation network. In the case of Porirua City, all industrial land is within 500 metres of State Highway 1 and/or rail
- Most of the Hutt City land is also relatively flat with only about 20% being over a 15 degree slope.
- Wellington is the local authority with the greatest proportion of sloping industrial land greater than 15 degrees (over half).
- Kapiti is the local authority area with the greatest proportion of its industrial zoned land which is relatively flat.
- Generally there is a high proportion of utilized land as expressed by site coverage in Wellington and Hutt City. Porirua and Kapiti have a relatively larger number of vacant parcels. No coverage data was available for Upper Hutt or the Wairarapa councils. However, both of these latter councils have introduced relatively large new areas for industrial activities recently which will tend to suggest they too have larger proportions of vacant land.
- Although the process of verifying this information identified a range of changes in terms of the zoned use, take up of apparently vacant land and land redevelopment, generally these are of a small scale and make little difference to the overall supply. Only the 'extras' which are of a relatively large size are noted (refer to summary table)

4. Workstreams

Following the establishment of the Industrial Land Working Group in October a series of workstreams have been established to further progress this work.

4.1 Workstream 1: Fit with WRS

Purpose of workstream: WRS advocates for people working as close to home as they can. A number of issues arise with people moving from home to work, such as congestion and increasing costs of transport. This workstream looks at identifying the issues and looking at possible solutions.

Team Members: Mitch Lewandowski (Upper Hutt City Council), Jeremy Harding (Wellington Regional Chamber of Commerce), Ray Cowles (Porirua City Council), Kim Kelly (Hutt City Council)

Detail of work
Utilising Statistics NZ data to identify for each industrial area over the period 1996 to 2006 the number and types of jobs in each industrial area (note may also want to look at organization size). Purpose is to identify if patterns within areas and across the region have changed. Should look at all jobs in the industrial area not just “industrial” jobs
Utilizing Census data to assess (over 1996, 2001 and 2006) the movement of people working in these industrial areas in terms of where they live and work to build up a picture of travel movement and changes over time. This information could be portrayed in tables and/or diagrams
Undertake a workshop to assess what this data is telling us (if anything) about things like changing travel patterns and look at our industrial areas, transportation demands (ie more people travelling) etc
Develop options and/or recommendations and/or conclusions (if applicable) around fit of transportation requirements and industrial land for use in final report

4.2 Workstream 2: Understand supply and demand for industrial land

Purpose of workstream: To ensure that the region understands and can meet the need of industrial type businesses – both those already here and those who may relocate/start up.

Team Members: Geoff Copps (Grow Wellington), Nick Lucas (Hutt City Council), Stephania Chranowska (Wellington City Council), Ken Edwards (Carterton District Council)

Detail of work
Look at WCC Property Economic report in terms of factors that affect supply and demand for industrial land. Decide whether further research is required for information leading to a workshop and/or discussion about the order/priority of these for the Wellington region.
Workshop/meetings/survey around the actual relative importance of these for industrial businesses (defined by sector or area) in the Wellington region. Ask people who are involved in the industrial sector such as developers, businesses etc. Ask businesses already here and those who decide not to come to the region – determine if there are differences of requirements within the region?
Identify current state of these factors, best practice/preferred state and gaps. Develop actions needed to ensure these factors are met and who could affect these
Undertake workshop to identify what the information is telling us in terms of issues and possible solutions/recommendations
Develop report on factors with recommendations

4.3 Workstream 3: Run scenarios

Purpose of workstream: To determine whether the region needs more, less or the same amount of industrial land to provide for the future.

Team Members: Kim Kelly (Hutt City Council), Paul Winter (Employers & Manufacturers Association [EMA – Central]), Melanie Thornton (WRS Office), Kate O’Regan (WRS Office), Jane Davis (Greater Wellington)

Detail of work
Understand better how scenario planning in this context should be undertaken
Identify factors that will/might impact on scenarios (ie aging population and reduced workforce, transport issues, value of land, breaking points in relation to critical mass of support industries) and sensitivity of these
Prepare some scenarios for the future of industrial land. Scenarios discussed to date include business as usual, same amount of land but more productive (ie multi storey or more intensive or higher value), less land. Need to agree description of these scenarios. Likely need to do desktop research of future work and/or other industrial plans for region.
Workshops/meetings to understand implications of these aspects.
Based on scenarios develop consultations about how much industrial land might be required in the future (based on agreed future planning timeframe). Agree actions required to retain/reduce/grow amount of land based on conclusions reached.
Prepare report/paper on findings

5. Communication

Communications relating to this project will be provided on an on-going basis.

6. Recommendations

That the Committee:

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

Report prepared by:

Report approved by:

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Attachment 1: Wellington Region Industrial Land Supply Study