

# **North Waipā – South Hamilton Study**

## **Critical questions to be addressed**

### **1. Demand for land use change and strategic integration**

How can we ensure the strategic alignment of land use and infrastructure investments along the Hamilton Southern Links corridor to fully realise the benefits of this investment and avoid consequences of ad-hoc development?

### **2. Responding to unanticipated or out of sequence development proposals**

What measures can we implement to respond to out of sequence proposals in the South Hamilton and North Waipā area, and proactively implement the settlement patterns established in the FDS – while maintaining flexibility where appropriate?

### **3. Infrastructure demands and funding challenges**

How can we generate the necessary funds and resources to meet the infrastructure demands caused by the planned and unplanned expansion of housing and industrial land along the southern links corridor and SH3 toward Ohaupō?

### **4. Value capture and strategic infrastructure staging**

What opportunities exist for value capture to fund growth infrastructure, and how can a strategic approach to staging and sequencing infrastructure packages enhance delivery efficiency and effectiveness?

## **5. Agglomeration benefits around Southern Hamilton periphery and Hamilton Airport and integration with Mystery Creek**

How can we better understand and maximise the potential agglomeration benefits of land use around the Southern Hamilton periphery and Hamilton Airport to ensure more efficient and effective targeting of infrastructure investment? Are there any opportunities at, or in integration with, Mystery Creek?

## **6. Competing land uses**

How can we manage competing and potentially conflicting land uses around the Hamilton airport node?

## **7. Environmental constraints and opportunities for environmental benefits**

How can we address significant environmental constraints and opportunities, such as highly productive land, peat soils, biodiversity habitats, species, flooding, and liquefaction risks, to realise the expected economic benefits from growth in this area while protecting and potentially enhancing the natural environment?