



Future Proof
Te Tau Titoki

AGENDA

Future Proof Implementation Committee Meeting

Date: Friday, 19 June 2026

Time: 9:30 am

Location: Council Chambers
Waikato Regional Council
Level 1, 160 Ward Street, Hamilton

Members: Bill Wasley – *Independent Chair*
Deputy-Mayor Eugene Patterson – Waikato District Council
Deputy Chair, Future Proof Implementation Committee
Cr Andy Baker – Auckland City Council
Mayor Aksel Bech – Waikato District Council
Alan Cole – Franklin Local Board Chair
Cr Maria Huata – Hamilton City Council
Cr Warren Maher – Waikato Regional Council
Mayor Tim Macindoe – Hamilton City Council
Parekawhia McLean – Waikato-Tainui
Cr Mike Montgomerie – Waipā District Council
Mayor Mike Pettit – Waipā District Council
Nanaia Rawiri – Ngā Karu Atua o Te Waka
Deputy-Mayor James Sainsbury – Matamata-Piako District Council
Cr Liz Stolwyk – Waikato Regional Council
Cr Angela Strange – RTC Public Transport Subcommittee
Representative (non-voting)
Mayor Ash Tanner – Matamata-Piako District Council
Karen Wilson – Mana Whenua Representative
Andrew Corkill – Waka Kotahi NZ Transport Agency (non-voting)
Kevin Lavery – IAWAI Chair (non-voting)

Alternates: Cr Jo Davies-Colley – Waipā District Council
Carolyn Hopa – Ngā Karu Atua o Te Waka
Tuku Morgan – Waikato-Tainui

Cole O'Keefe - Waka Kotahi - NZ Transport Agency (Non-voting)
Deputy-Mayor Geoff Taylor – Hamilton City Council
Cr Angela Strange – Waikato Regional Council
Peter Winder – IAWAI Chief Executive (non-voting)

Future Proof Implementation Committee

Terms of Reference / Ngā Tikanga Whakahaere

Mana ā-Ture / Status

This is a joint committee pursuant to clause 30 Schedule 7 of the Local Government Act 2002. The terms of reference are contained in an agreement between the member entities. Refer to Doc # 18128291. The terms of reference below, has been copied as an image from the agreement to ensure accuracy.

Appendix 1: Future Proof Implementation Committee Terms of Reference⁵

Future Proof Implementation Committee (FPIC) – Future Proof Specific

Purpose: Pursuant to Section Clause 30 Schedule 7 of Government Act 2002, a joint Committee of Hamilton City Council, Waikato District Council, Waipa District Council, Waikato Regional Council, Matamata-Piako District Council and t ngata whenua be retained to implement the Future Proof Strategy and Implementation Plan.

Delegations: The Future Proof Implementation Committee be delegated authority to progress and implement the Future Proof Strategy in accordance with the following functions:

- Providing leadership on growth management and spatial planning in the sub-region.
- Overseeing the implementation of the Future Proof Strategy and undertaking any reviews or updates of the Strategy, including adopting any draft strategies for public consultation.
- Taking responsibility for progressing those actions specifically allocated to the "Future Proof Implementation Committee" in the strategy and making sure the implementation does occur.
- Monitoring the Future Proof Strategy and ensuring a joined-up approach to implementation, this includes monitoring and reporting progress against milestones.
- Reviewing and recommending adjustments to the strategy if circumstances change.
- Addressing cross-boundary matters within the Future Proof sub-region, as well as with other neighbouring regions that are consistent with the agreed settlement patterns.
- Approving submissions to Local Authorities, Central Government and other agencies on Future Proof related matters.
- Identifying and resolving any consultation inconsistencies between the Future Proof Strategy and subsequent public consultation processes of the partner Councils.
- Facilitating consultation with the community.
- Implementing the Memorandum of Understanding to provide and maintain partnership relationships.
- Champion integration and implementation through partner strategies, programmes, plans and policy instruments and through partnerships with other sectors such as health, education and business.
- Advocating to Central Government and other organisations on relevant Future Proof growth management matters.
- Selecting and appointing an Independent Chairperson and a Deputy Chairperson.

⁵ These Terms of Reference replace those contained in Section 10.2.2 of the Future Proof Strategy.

Membership:	<p>That representation be comprised of:</p> <ul style="list-style-type: none"> ▪ Two elected member representatives as appointed by the contributing authorities, including the Mayors and Regional Council Chairperson ▪ Three representatives to be nominated by Waikato tāngata whenua – one from the Tainui Waka Alliance, one from Waikato-Tainui and one from Nga Karu Atua o te Waka ▪ That an Independent Chairperson, to be appointed by the Committee, chair the Committee. <p>That the standing membership be limited to 14 members, but with the power to co-opt up to a maximum of four additional non-voting members where required to ensure the effective development and implementation of the Future Proof Strategy.</p> <p>That the NZTA be represented through its Director of Regional Relationships as an observer with speaking rights but in a non-voting capacity.</p> <p>That the Waikato DHB be represented by a person to be nominated by the Board, as an observer with speaking rights but in a non-voting capacity.</p>
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Meeting frequency:	Bi-monthly, or as necessary and determined by the Independent Chairperson.
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Future Proof Implementation Committee (FPIC) – Hamilton to Auckland Corridor

Purpose:	Pursuant to Section Clause 30 Schedule 7 of Government Act 2002, an expanded Future Proof Implementation Committee which includes Auckland Council, Central Government and representatives of the Auckland Mana Whenua Kaitiaki Forum to progress and implement the Hamilton to Auckland Corridor Plan.
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Delegations:	<p>The expanded Future Proof Implementation Committee be delegated authority to progress and implement the Hamilton to Auckland Corridor Plan and associated work streams in accordance with the following functions:</p> <ul style="list-style-type: none"> ▪ Overseeing the development and implementation of the Hamilton to Auckland Corridor Plan and associated work streams, including adopting any drafts for public consultation. ▪ Ensuring organisation systems and resources support implementation of the Hamilton to Auckland Corridor Plan. ▪ Addressing cross-boundary matters between Auckland and the Waikato, and within the Future Proof sub-region, as well as with other neighbouring regions. ▪ Monitoring the implementation of the Hamilton to Auckland Corridor Plan and associated work streams. ▪ Reviewing and recommending changes to the Hamilton to Auckland Corridor Plan if circumstances change.
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	<ul style="list-style-type: none"> ▪ Ensuring alignment with existing council plans, strategies and policies, and with existing evidence, for example around climate impacts and emissions. ▪ Ensuring alignment with initiatives already underway such as the Crown and Auckland Council Joint Programme of Work on Auckland Housing and Urban Growth. ▪ Facilitating consultation with the partners and the wider community where relevant. ▪ Facilitating consultation with the partners and the wider community where relevant.
Membership:	<p>For Hamilton to Auckland Corridor matters, the Future Proof Implementation Committee will be expanded to include:</p> <ul style="list-style-type: none"> ▪ Up to three Ministers of the Crown - voting ▪ Up to three mana whenua representatives from the Auckland Mana Whenua Kaitiaki Forum - voting ▪ An Auckland Council Governing Body representative and a Franklin Local Board representative⁶ - voting ▪ Additional Ministers and Auckland local government elected members if and when relevant and required – non voting <p>That the standing membership be limited to 22 members, but with the power to co-opt up to a maximum of four additional non-voting members where required to ensure effective planning and implementation.</p>
Meeting frequency:	Bi-monthly, or as necessary and determined by the Independent Chairperson.

⁶ Auckland Council participation in the Future Proof Implementation Committee for Hamilton to Auckland Corridor matters is limited to growth management issues relating to central government’s Urban Growth Agenda; cross-boundary issues; specific project initiatives relevant to Auckland and any other matters that Auckland Council wishes to specifically table with the authorisation of the Independent Chairperson.

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1 KARAKIA TIMATANGA

Whakataka te hau ki te uru	Cease o winds from the west
Whakataka te hau ki te tonga	Cease o winds from the south
Kia mākinakina ki uta	Bring calm breezes over the land
Kia mātaratara ki tai	Bring calm breezes over the sea
E hī ake ana te atakura	And let the red-tipped dawn come
He tio	With a touch of frost
He Huka	A sharpened air
He hau hū	And promise of a glorious day
Tīhei mauri ora!	Behold we live

2 APOLOGIES**3 CONFIRMATION OF AGENDA****4 DISCLOSURES OF INTEREST**

Members are reminded of the need to be aware of maintaining a clear separation between personal interests and duties and their role as an elected member.

If any member has an interest that creates an actual, or could be perceived to create, a conflict in relation to any item on the agenda, it is recommended that this be disclosed.

5 MINUTES FOR CONFIRMATION OR RECEIPT

Future Proof Implementation Committee Meeting – 20 February 2026



Future Proof
Te Tau Titoki

MINUTES

**Future Proof Implementation Committee
Meeting**

Friday, 20 February 2026

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Future Proof Implementation Committee Meeting

OPEN MINUTES

Date: Friday 20 February 2026, 9.35am

Location: Council Chambers
Waikato Regional Council
Level 1, 160 Ward Street, Hamilton

Members Present: Bill Wasley – Independent Chair, Future Proof Implementation Committee
Deputy-Mayor Eugene Patterson – Waikato District Council; Deputy Chair, Future Proof Implementation Committee
Mayor Aksel Bech – Waikato District Council
Alan Cole – Franklin Local Board Chair (virtually via Teams)
Cr Maria Huata – Hamilton City Council
Cr Warren Maher – Waikato Regional Council (until 10.58am, back at 11.04am)
Mayor Tim Macindoe – Hamilton City Council (from 9.40am)
Cr Mike Montgomerie – Waipā District Council
Nanaia Rawiri – Ngā Karu Atua o Te Waka (virtually via Teams)
Cr Liz Stolwyk – Waikato Regional Council
Mayor Ash Tanner – Matamata-Piako District Council
Cr Angela Strange – Waikato Regional Council, RTC Public Transport Subcommittee Representative (non-voting) and alternate for WRC appointed members

In Attendance: Cr Anna Casey-Cox – Hamilton City Council (virtually via Teams, from 10.02am)
Cr Gary McGuire – Waikato Regional Council (from 10.06am)

Staff Present: Robert Brodnax – Independent Advisor
Tracey May – Director, Science, Policy and Information, Waikato Regional Council
Vanessa Blakelock – Partnership Director, Department of Internal Affairs
Sarah Stevenson – Regional Director, Ministry of Housing and Urban Development
Mark Rushworth – Principal Transport Advisor, New Zealand Transport Agency,
Mark Rawson – Regional Director, Kāinga Ora
Ernst Zollner – Kāinga Ora, Urban Growth Management and Development
Blair Bowcott – General Manager Strategy, Growth and Planning, Hamilton City Council
Will Gauntlett – Manager, Growth & Analytics, Waikato District Council
Lyndal Bartley – Future Proof Project Coordinator
Brooke Roebeck – Democracy Advisor

The contents of these minutes meet all legal requirements and include a full set of decisions.

An audio-visual recording of the open session of the meeting is available on Waikato Regional Council's public website.

Recording	Document ID #	YouTube Link
Open Recording #1	Doc # 34691876	https://youtu.be/ugrdE05LtFE
Public Excluded Recording	Doc # 34692368	-
Open Recording #2	Doc # 34688554	https://youtu.be/bwPJRnQphI4

1 KARAKIA TIMATANGA

Item commenced in open recording 1, at start.

The Democracy Advisor (Brooke Roebeck) opened the meeting with a karakia.

The chair extended a welcome to Alan Cole, Franklin Local Board Chair, who was joining as a member of the committee.

2 APOLOGIES

Item commenced in open recording 1, at 2 minutes 30 seconds.

COMMITTEE RESOLUTION FP26/01

Moved: Bill Wasley

Seconded: Deputy-Mayor Eugene Patterson

That the apologies of Mayor Tim Macindoe and Mayor Mike Pettit for lateness, and Cr Andy Baker, Andrew Corkill, Kevin Lavery , Deputy-Mayor Jo Davies-Colley (alternate) and Cole O'Keefe (alternate) for absence be accepted.

CARRIED

3 CONFIRMATION OF AGENDA

Item commenced in open recording 1, at 3 minutes 23 seconds.

COMMITTEE RESOLUTION FP26/02

Moved: Cr Warren Maher

Seconded: Cr Liz Stolwyk

- 1. That the agenda of the Future Proof Implementation Committee Meeting of 20 February 2026, as circulated, be confirmed as the business of the meeting, subject to:**
- 2. That the order of items follows the order set out in the minutes.**

CARRIED

4 DISCLOSURES OF INTEREST

Item commenced in open recording 1, at 3 minutes 56 seconds.

No interests were disclosed pertaining to items on the agenda or interests not already recorded on a relevant register.

5 MINUTES FOR CONFIRMATION OR RECEIPT

FUTURE PROOF IMPLEMENTATION COMMITTEE MEETING – 12 DECEMBER 2025

Item commenced in open recording 1, at 4 minutes 10 seconds.

COMMITTEE RESOLUTION FP26/03

Moved: Bill Wasley

Seconded: Cr Maria Huata

That the minutes of the Future Proof Implementation Committee Meeting held on 12 December 2025 be confirmed as a correct record, noting item 6.2. *Election of Deputy-Chair*, Deputy-Mayor Eugene Patterson was nominated as the Committee Deputy-Chair by Mayor Mike Pettit, not Cr Gary McGuire.

CARRIED

6 GENERAL ITEMS**6.1 HAMILTON TO TAURANGA SPATIAL STUDY - FINAL REPORT**

Item commenced in open recording 1, at 5 minutes.

Presented by the Implementation Advisor (Robert Brodnax) who requested the report be taken as read. The Independent Chair acknowledged the contributions of the Future Proof Project Director (Jim Ebenhoh) and the Implementation Advisor (Robert Brodnax), and others involved in the work.

COMMITTEE RESOLUTION FP26/04

Moved: Cr Liz Stolwyk

Seconded: Mayor Aksel Bech

- 1. That the *Hamilton to Tauranga Spatial Study - Final Report* (Future Proof Implementation Committee, 20 February 2026) be received.**
- 2. Endorses the Executive Summary contained in *Attachment 1* (Future Proof Implementation Committee Agenda, 20 February 2026 at pages 18-19) as a basis for communication with central government and other key stakeholders.**
- 3. Adopts, in principle, the recommendations set out in *Attachment 1* (Future Proof Implementation Committee Agenda, 20 February 2026 at pages 19-22), as a standalone Strategic Framework to guide the development of Regional Spatial Plans subject to final approval by a joint meeting of the Regional Chairs / Mayors / Chairs of Future Proof and SmartGrowth.**

CARRIED

6.2 PRESENTATION - NZTA HAMILTON TO TAURANGA STRATEGIC TRANSPORT CORRIDOR STUDY

Item commenced in open recording 1, at 20 minutes 50 seconds.

Presented by the Principal Transport Advisor (Mark Rushworth). Refer Document # 34640271 for the PowerPoint presentation or on the public website.

Action: An invitation was extended to New Zealand Transport Agency (NZTA) that once the study had been progressed, it be brought back to the committee for members to provide feedback.

COMMITTEE RESOLUTION FP26/05

Moved: Mayor Ash Tanner

Seconded: Mayor Tim Macindoe

That the report *Presentation - NZTA Hamilton to Tauranga Strategic Transport Corridor Study (Future Proof Implementation Committee, 20 February 2026)* be received.

CARRIED

6.3 PRIORITY DEVELOPMENT AREAS UPDATE - FEBRUARY 2026

Item commenced in open recording 1, at 57 minutes 10 seconds.

Presented by the Program Manager, Hamilton City Council (Sonia Baker). Refer the meeting agenda at pages 39-61 for the presentation.

COMMITTEE RESOLUTION FP26/06

Moved: Mayor Ash Tanner

Seconded: Mayor Tim Macindoe

That the report *Priority Development Areas Update - February 2026 (Future Proof Implementation Committee, 20 February 2026)* be received.

CARRIED

6.4 IMPLEMENTATION ADVISORS QUARTERLY UPDATE

Item commenced in open recording 1, at 1 hour 21 minutes and 36 seconds.

Presented by the Implementation Advisor (Robert Brodnax) who requested that the report be taken as read. It was noted that he continues to support the Waikato District Council team in connecting the Pōkeno area with Franklin, which was not mentioned in his report.

10.58am – Cr Warren Maher left the meeting.

COMMITTEE RESOLUTION FP26/07

Moved: Mayor Ash Tanner

Seconded: Cr Maria Huata

That the report *Implementation Advisors Quarterly Update (Future Proof Implementation Committee, 20 February 2026)* be received.

CARRIED

7 PUBLIC EXCLUDED ITEMS

Item commenced in open recording 1, at 1 hour 26 minutes and 45 seconds.

RESOLUTION TO EXCLUDE THE PUBLIC

COMMITTEE RESOLUTION FP26/08

Moved: Mayor Aksel Bech
Seconded: Mayor Tim Macindoe

That in accordance with section 48(1) of the *Local Government Official Information and Meetings Act 1987* (Act) and the interests protected by section 6 or 7 of that Act, the public is excluded from the following parts of this meeting. The general subject of the matters to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds for excluding the public are set out below:

Meeting item no. and subject	Grounds for excluding the public	Reason for excluding the public
7.1 - Fast Track Update September 2025	s7(2)(h) of the Act - To enable Council to carry out, without prejudice or disadvantage, commercial activities s7(2)(i) of the Act - To enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	section 48(1)(a)(i) of the Act - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

CARRIED

11.03am – The meeting moved into public excluded session.

7.1 FAST TRACK UPDATE SEPTEMBER 2025

Item commenced in public excluded recording, at start.

Presented by the Implementation Advisor (Robert Brodnax).

11.04am – Cr Warren Maher entered the meeting.

COMMITTEE RESOLUTION FP26/09

Moved: Mayor Aksel Bech
Seconded: Cr Warren Maher

1. That the report *Fast Track Update September 2025* (Future Proof Implementation Committee, 20 February 2026) be received.
2. Future Proof request the Minister consider the cumulative consequences of any further Fast Track applications in the sub region against already scheduled proposals, as part of decision making process to refer any future applications.
3. That Future Proof Implementation Advisor be requested to report back on how partner staff are implementing the regionally significant criteria to fast track applications.
4. That the decision be released into the open session of the meeting.

CARRIED

Item commenced in public excluded recording, at 54 minutes and 35 seconds.

COMMITTEE RESOLUTION FP26/10

Moved: Bill Wasley

Seconded: Mayor Tim Macindoe

That the meeting return to the open session.

CARRIED

11.58am – The meeting moved back to open session.

8 KARAKIA WHAKAMUTUNGA

Item commenced in open recording 2, at 1 minute 5 seconds.

The Democracy Advisor (Brooke Roebeck) closed the meeting with a karakia.

12.00pm – The meeting closed.

6 GENERAL ITEMS

6.1 IMPLEMENTATION ADVISORS QUARTERLY UPDATE

Rā | Date: 11 June 2026

Kaituhi | Author: Lyndal Bartley, Future Proof Project Coordinator

TE ARONGA | PURPOSE

1. This report is written on behalf of the Independent Implementation Advisor.
2. To provide the Implementation Advisors quarterly update report.

TAUNAKITANGA KAIMAHI | STAFF RECOMMENDATION:

That the report *Implementation Advisors Quarterly Update* (Future Proof Implementation Committee, 19 June 2026) be received.

HOROPAKI | BACKGROUND

3. The attached Implementation Advisors report provides the Implementation Committee a quarterly update on progress with the delivery of the Implementation Plan.

ĀPITI HANGA | ATTACHMENTS

1. Implementation Advisor Traffic Light Report [↓](#)



Implementation Advisor Report – March-May 2026

Key Implementation Advisor activities this Quarter:

Future Proof work programme continues to be prepared for transition to new model post planning reform.

Key areas of focus have been:

- Ongoing support and advice to the Fast Track Action Team with respect to process with a particular focus on preparing for the formal EPA panel process for up to 5 of the referred applications expected to commence in June/July
- Finalisation of the Hamilton to Tauranga spatial study and joint endorsement by Smart Growth and Future Proof
- Support for the finalisation of the North Waipa spatial study
- Liaison with other regions as they prepare their Regional Spatial Plan Project Plans
- Developing a business case for improving the quality and utility of housing and business land supply data for consideration as part of LTP processes
- Establishing shared data and analytics resource to support reporting, KPIs and Dashboards for transformational moves
- Hamilton Southern Links workshops for Network Plan and to support other NZTA decision making
- Supporting WRC to facilitate process to confirm population projections/assumptions for strategic planning
- Support the Transport Working Group to develop an agreed input to the Regional Land Transport Plan that reflects the Transport Programme Business Case
- Commenced “lessons learnt” process to inform Transition Plan

The Transport Working Group has continued to progress a series of studies to support collaborative transport planning to prepare the region for implementation of the Transport Programme Business Case. Each of these studies is being led by the lead local authority, using the Transport Working Group as an advisory team and were approved by CEOs, utilising Future Proof budgets to commission additional studies to assist decision making. Refer an update report on work programme later in agenda.

Traffic Light Legend	
Ontrack	
Progress/not complete	
Behind/ needs attention	



A key milestone completed by the TWG in this period has been the **Cambridge Local Service Study** led by WRC. The Cambridge Local Service Study has now been completed, with [Technical Report 2](#) confirming a preferred option for enhancing public transport provision within Cambridge. The study responds to strong population growth and increasing demand for travel, and builds on earlier work to assess a range of service models. The final report has been developed in collaboration with Waikato Regional Council and Waipā District Council staff, with feedback incorporated throughout the assessment process.

1. The recommended approach is a modification to the existing Route 20 service through the introduction of a northern branch (Option C2 in Attachment 2 of [Technical Report 2](#)). This would increase overall service frequency and expand coverage within Cambridge, while continuing to provide strong connections to Hamilton. The preferred option is identified as the most cost-effective and operationally efficient, with forecast patronage growth to approximately 250,000 annual boardings by 2037 (overall #20 patronage) and a lower cost per passenger (\$7.29) than the other options. It also enables relatively straightforward implementation as a variation to the existing contract and can be delivered in stages from approximately mid-2027, subject to funding and infrastructure delivery.
2. It is important to note that the recommended option represents a pragmatic short-term step to improve service coverage and frequency, rather than the ultimate long-term public transport solution for Cambridge. The proposed changes are intended to incrementally build the network, with infrastructure and service improvements that can support future evolution toward a more comprehensive local service as the town continues to grow.
3. The next step is to progress funding through the National Land Transport Programme (NLTP), with the service enhancement proposed for consideration under the Low Cost, Low Risk activity class. Funding applications are due in December. Subject to approval, implementation will proceed alongside the delivery of required bus stop infrastructure, with the final report attached in Attachment 2.



Implementation Projects					
TRANSFORMATIONAL MOVE 1: IWI ASPIRATIONS					
Implementation project	Actions this quarter	Guidance Sought	Key next activities and timeline	Resources /Budget	Delivery
No Specific Projects Planned other than via Priority Development Areas	See PDA report				
TRANSFORMATIONAL MOVE 2: WAIKATO RIVER					
Implementation project	Actions this quarter	Guidance Sought	Key next activities and timeline	Resources /Budget	Delivery
Updating the strategy to reflect the review of Te Ture Whaimana o te Awa o Waikato	No specific action – water strategy review on hold		No action planned		
TRANSFORMATIONAL MOVE 3: A COMPREHENSIVE AND FUNDAMENTAL EVOLUTION OF OUR TRANSPORT SYSTEM					
Implementation project	Actions this quarter	Guidance Sought	Key next activities and timeline	Resources /Budget	Delivery
Multi-Modal Corridor Study Investigations	An update on the Cambridge Local Service Study (funded from Emission Reduction Programme funding from Waipa DC being held/managed by Future Proof.		FPIC briefings as work is completed.		



Hamilton Southern Links Network Operating Plan <i>Purpose:</i> ensure a one network approach is taken to the Hamilton Southern Links Investment Case.	Network Plan is in preparation		Network Plan to be approved by FPIC in August		
Investigation into interregional rail corridors (Te Huia and freight).	No update.				
TRANSFORMATIONAL MOVE 4: A VIBRANT METRO CORE AND LIVELY METROPOLITAN AND TOWN CENTRES					
Implementation project	Actions this quarter	Guidance Sought	Key next activities and timeline	Resources /Budget	Delivery
No Specific Projects Planned other than via Priority Development Areas					
TRANSFORMATIONAL MOVE 5: STRONG AND PRODUCTIVE ECONOMIC CORRIDORS					
Implementation project	Actions this quarter	Guidance Sought	Key next activities and timeline	Resources /Budget	Delivery
Preparing spatial area and corridors plans to understand potential land use change and infrastructure requirements	<ul style="list-style-type: none"> Hamilton to Tauranga report and recommendations finalised Partner briefings on emerging directions of North Waipa/South Hamilton study have been completed. Report being finalised. 		Refer agenda item on this agenda		
Prepare for review of Strategy/preparation of Regional Spatial Plan in 2027	<ul style="list-style-type: none"> Commence establishing shared data and analytics resource established 		Establish shared data and analytics report		



	<ul style="list-style-type: none"> Develop road map to preparation of housing and building capacity assessment to inform future spatial planning work Lessons Learnt process underway 		<p>Confirm common approach to population assumptions</p> <p>Develop Project Plan for preparing next Housing and Building Capacity Assessment</p>		
TRANSFORMATIONAL MOVE 6: THRIVING COMMUNITIES AND NEIGHBOURHOODS					
Implementation project	Actions this quarter	Guidance Sought	Key next activities and timeline	Resources /Budget	Delivery
Investigate coordinated subregional approach to affordability, inclusionary zoning, and retirement living.	<ul style="list-style-type: none"> Retirement Living report presented to December FPIC Housing Affordability research report collaboration with Waikato Wellbeing Project completed 		Refer agenda item on this agenda.		
Fast track coordination and impact management	<ul style="list-style-type: none"> Ongoing engagement with Fast Track developers Commenced work to understand cumulative consequences/risks arising from fast-track development Planning for process of responding to Fast Track panels as applications are lodged 		<ul style="list-style-type: none"> Cumulative impact assessment to be progressed and presented to FPIC August meeting Expecting many of the Fast Track applications to be lodged with EPA 		
TRANSFORMATIONAL MOVE 7: WATER WISE AND WATER SENSITIVE COMMUNITIES					
Implementation project	Actions this quarter	Guidance Sought	Key next activities and timeline	Resources /Budget	Delivery
*Programme of further work to be determined once water CCO's established.	<ul style="list-style-type: none"> White paper to identify any risks associated with delay of water strategy being drafted with feedback from PCG chair. 		<ul style="list-style-type: none"> No work planned. 	No extra resources necessary	



PORTFOLIO MANAGEMENT, FUNDING AND FINANCING					
Implementation project	Actions this quarter	Guidance Sought	Key next activities and timeline	Resources /Budget	Delivery
Exploration of general funding and financing options	No action				

RMA, spatial planning and transition activities that are at risk

The Chief Executives Advisory Group has considered the programme risk register and noted ongoing uncertainty regarding the new model for local government in the region and the way in which the Future Proof partners needs are to be reflected in a Regional Spatial Plan prepared under the new Planning Act. This transition to Regional Spatial planning is important as the new Regional Spatial Plan is to be completed in early 2028 well before any governance changes arising from the Head Start programme are implemented.

The government has been clear that the new Regional Spatial Plans are not simply a roll-over of Future Development Strategies but something new that addresses the requirements of the new legislation. What this means in practice remains unclear with the Select Committee unlikely to report back to Parliament until late July, but indications are that the key differences will be:

- FDS content will need to be widened beyond the urban environment and integrated into a broader regional plan (eg rural issues, climate change adaptation, energy)
- More robust process and evidence expectations to support decision making given regulatory impact
- More inter-regional connectivity and integration
- Standardised approaches to data and mapping
- A more formalized role for the Crown in the process.

If nothing significant changes in the legislation, the new Regional Spatial Plans will provide regulatory direction that must flow directly into the subsequent Regional Combined Plan. On that basis, we can expect much higher demand for early engagement from stakeholders and a more comprehensive submissions and hearings process than we have experienced with the FDS and past iterations of the Future Proof strategy.



The 18-month time frame for preparing a new Regional Spatial Plan that reflects the region's priorities, has been subject to robust public engagement and is able to be approved by all Council's in the region is extraordinarily tight. In order to meet timelines, partners will need significant resources and an efficient decision-making process. The annual partner contributions for Future Proof implementation should be sufficient to meet these requirements for the sub-region through the transition period. To confirm that this is the case CEAG has directed the Implementation Advisor to prepare a Transition Plan that provides content for the new Regional Spatial Plan and enables a smooth transition to the new Head Start governance model once that is confirmed. Subsequent reports will update FPIC on plans for this transition.

6.2 NORTH WAIPA SOUTH HAMILTON SPATIAL STUDY - FINAL REPORT

Rā | Date: 11 June 2026

Kaituhi | Author: Lyndal Bartley, Future Proof Project Coordinator

Mana whakatau | Delegation Status: Committee has delegated authority to make the recommended decision

TE ARONGA | PURPOSE

1. This cover report introduces the North Waipā South Hamilton Spatial Study: Final Report, which is presented for adoption.

KŌRERO WHAKATAKI | EXECUTIVE SUMMARY

2. This is the final report of an 18-month investigation to understand the potential economic development opportunities for the area surrounding the Airport and near vicinities and to inform future spatial planning decisions for the area.

TAUNAKITANGA KAIMAHI | STAFF RECOMMENDATION:

1. That the *North Waipa South Hamilton Spatial Study - Final Report* (Future Proof Implementation Committee, 19 June 2026) be received.
2. That Future Proof Implementation Committee approves the full content of the attached final study report (subject to any amendments), including its recommended strategic directions/interventions and delivery/implementation framework.

HOROPAKI | BACKGROUND

3. Following on from the Future Development Strategy Hearings in 2024 where the development community and Mystery Creek requested a strategic look at land use in this area, Future Proof, via its partners commissioned the Study to understand opportunities for development in this strategic area in the north of Waipa / south of Hamilton and to inform coordinated spatial planning.
4. The key findings and the full set of recommendations are contained in the report, which is attached as *Attachment 1*, which should be referred to for all substantive detail supporting the decisions recommended in this report.

ĀPITI HANGA | ATTACHMENTS

1. North Waipa South Hamilton Final Report June 2026 [↓](#)

Report to:

Future Proof Implementation Committee

Rā Date	10 June 2026
Kaituhi Author	Jim Ebenhoh, Future Proof Project Director
Kaituku Authoriser	Robert Brodnax, Implementation Advisor
Kaupapa Subject	North Waipā / South Hamilton spatial study: final study report for approval



Future Proof
Te Tau Titoki

Te Kaupapa | Purpose

1. This report seeks Future Proof Implementation Committee (FPIC) endorsement of the final North Waipā / South Hamilton spatial study report (subject to any amendments).

Whakarapopototanga Whakahaere | Executive Summary

2. The attached final study report briefly summarises the background, scope, purpose, methodology and earlier stages of the project (including vision and outcome statements, stocktake and gap analysis, scenario identification and analysis, and stakeholder and mana whenua engagement on all this material). Much of this previous work is currently available on the project webpage [here](#) and/or is hyperlinked in the attached study report.
3. The report also provides an overview of the area's current performance, drivers for change, and key locations of interest. It then highlights the key spatial and economic opportunities that make this area one of the most compelling growth opportunities in the Waikato and wider Upper North Island.
4. The bulk of the report, and the suggested focus for FPIC consideration, is a set of **recommended strategic directions and interventions** that align with the opportunities and desired outcomes – and a proposed **delivery and implementation framework**.
5. The report recommends that the short-term (0-10 year) implementation phase should focus on the following **five priorities**, drawn from the recommended interventions:
 - i. Confirm Airport shareholders' (Councils') expectations for Waikato Regional Airport Limited (WRAL) and Titanium Park Limited.
 - ii. Initiate Economic Hub precinct master planning as an entry point to the Regional Spatial Plan.
 - iii. Convene a Strategic Economic Hub symposium.
 - iv. Prioritise High Productive Land (HPL) and peat mapping as key considerations in the Regional Spatial Plan process.
 - v. Embed infrastructure triggers, sequencing and investment in statutory and investment planning instruments, including the Regional Spatial Plan, long-term plans and the Regional Land Transport Plan.

6. The report also recommends that a key part of the implementation framework is identifying the North Waipā/South Hamilton area as a regionally significant **Priority Investment Area** within the wider Future Proof sub-region.
7. The study's findings and recommendations are based on multiple stages of analysis and workshops by the project team, supplemented with economic development analysis by Property Economics, along with stakeholder and mana whenua feedback.
8. The draft strategic directions / interventions and delivery / implementation framework were tested through briefings with the Chief Executives Advisory Group (CEAG) on 30 March and FPIC on 10 April, as well as through review and discussion by the Policy and Planning Working Group (PPWG) on 1 April, and the Programme Management Group (PMG) on 1 May. The attached final report was endorsed by CEAG on 9 June.
9. The report currently contains a mix of designed and non-designed elements to give a sense of the final look of the document.

Tohutohu Kaimahi - Staff Recommendation:**That the Future Proof Implementation Committee:**

1. **Receive this report and the attached final study report for the North Waipā / South Hamilton Spatial Study.**
2. **Approve the full content of the attached final study report (subject to any amendments), including its recommended strategic directions / interventions and delivery / implementation framework.**

Whakamuri | Background

10. The background to this study is summarised in the attached final study report. Detailed documentation is available via hyperlinks in the attached report's appendices.
11. Immediate next steps following FPIC approval include stakeholder communications and an accompanying update to the project's page on the Future Proof web site. Implementation can then proceed in the context of work programmes for Future Proof and its partners, focusing initially on the key priorities proposed above.

Whakamutuna | Conclusion

12. The North Waipā / South Hamilton spatial study is complete. The final study report (attached) is expected to be a valuable resource for Future Proof and its partners in upcoming work programmes.
13. The recommended strategic directions / interventions and proposed delivery / implementation framework in the attached study report, if approved by FPIC, will guide the Future Proof partnership in preparation for regional spatial planning, and will assist in a variety of related discussions with central government.

Attachments

- [Appendix 1: North Waipā / South Hamilton Spatial Study – Final Report](#)
- [Appendix 2: Executive Summary \(shorter and longer versions for different audiences\)](#)

6.3 INFRASTRUCTURE ALIGNMENT ACROSS THE FUTURE PROOF PARTNERSHIP

Rā | Date: 11 June 2026

Kaituhi | Author: Lyndal Bartley, Future Proof Project Coordinator

TE ARONGA | PURPOSE

1. This report is to introduce an overview of capital and infrastructure investments being made by partners to deliver the critical and development infrastructure identified in the Future Development Strategy 2024.

TAUNAKITANGA KAIMAHI | STAFF RECOMMENDATION:

That the report Infrastructure Alignment across the Future Proof Partnership (Future Proof Implementation Committee, 19 June 2026) be received.

HOROPAKI | BACKGROUND

2. The attached report outlines the significant progress towards funding and delivering the infrastructure identified as critical and development infrastructure in the Future Development Strategy 2024.

ĀPITIHANGA | ATTACHMENTS

1. Infrastructure Alignment Report [↓](#)

Report to:

Future Proof Implementation Committee

Rā Date	19 June 2026
Kaituhi Author	Lyndal Bartley, Future Proof Coordinator
Kaituku Authoriser	Robert Brodnax, Implementation Advisor
Kaupapa Subject	Infrastructure Alignment



Future Proof
Te Tau Titoki

Te Kaupapa | Purpose

1. To report on the capital and infrastructure investments being made by partners to deliver the critical and key development infrastructure identified in the Future Proof Future Development Strategy 2024.

Whakarapopotanga Whakahaere | Executive Summary

2. The critical and development infrastructure required to implement the growth strategy is substantial and whilst there has been significant progress toward funding and delivering this infrastructure, there are still significant commitments needed to enable the strategy. The challenge is exacerbated by the extensive Fast Track proposals that lie outside of the settlement pattern and which also require infrastructure investment and servicing.

Tohutohu Kaimahi | Staff Recommendation:

That the report be received.

Whakamuri | Background

3. The Future Development Strategy 2024 (FDS) was compiled under the National Policy Statement on Urban Development (NPS UD) and informed by the relevant long term plans and infrastructure strategies of the partners. The NPS UD required to the FDS to identify both:
 - whether the development capacity was infrastructure ready (refer Section 3.4 (3) (d) (e) and (f):
 - in relation to the short term, there is adequate existing development infrastructure to support the development of the land
 - in relation to medium term, either the land is zoned in an operative district plan or funding for adequate development infrastructure to support development of the land is identified in a long-term plan
 - in relation to long term, either the land is zoned in an operative district plan or the development infrastructure to support the development capacity is identified in the local authorities infrastructure strategy (as required as part of its long term plan); and
 - to spatially identify the broad locations in which development capacity will be provide over the long term; the development infrastructure and additional infrastructure required to support or service that development capacity and any constraints on development.

- The 2024 FDS identified both critical infrastructure and development infrastructure as provided by Future Proof local and central government partner's. The infrastructure that was identified in the FDS does not include critical infrastructure necessary to support many of the Fast Track applications.

Te Take | Issue

- This report provides an update on the lists of critical and development infrastructure against the current LTP's and serves as a reminder to partners, that updates to the next LTP need to take into consideration the infrastructure identified in the FDS. This report will also be a critical foundation for the future Regional Spatial Plan and monitoring of its implementation.
- All partners have been invited to provide updates to the infrastructure identified in the FDS and the updates are available via this link: [Infrastructure Alignment](#)
- Of the listed critical infrastructure, the following items are either not funded or only partially funded:

Unfunded	Northern WasteWater Treatment Plan	lawai is considering a developer agreement for Pookeno/Tuakau and is currently unfunded in WSS1 – assumption is 100% developer funded
	Te Kowhai water and wastewater	Subject to a developer agreement
	Northern River Crossing	NRC timing changed given developer go ahead with parts of HT1 growth area and other land changes – PC17. Designation funding likely to be sought in 2026 Annual Plan
	Angelsea Street, PT, walking and cycling	MSP corridor funding subject to LTP 27 decisions
Partially Funded	Central City/Frankton/Te Rapa/Ruakura – continuation of bus and cycle network planning aligned to growth	MSP related corridor planning not funded beyond current 2024-2027 LTP
	Eastern Transport Corridor (Ruakura)	Business case and funding to complete Detailed design funded. Construction unfunded and subject to LTP outcomes
	Cambridge to Piarere	Resource consents granted and designate route. Limited funding (\$50M) for early works.*
	Hamilton Southern Links	NZTA Board endorsed investment case for \$100m for pre-implementation phase, which is underway. No construction funding confirmed.

***The Government announced funding to complete the extension of the Waikato Expressway – Cambridge to Piarere in the 2026 Budget. Details not yet available of timing.**



8. Since the FDS was compiled in 2024, two water entities, IAWAI and Waikato Waters Ltd have been established with critical water infrastructure ownership being passed to each entity.
9. IAWAI has compiled its first Water Strategy and in doing so, there have been some nomenclature changing to the way in which projects are described and in some instances, it has not been possible to find an exact match.
10. IAWAI has noted that the next iteration of the FDS will need to be amended to reflect the IAWAI capital work programme (CWP) which will ensure more transparent reporting. The same issue will apply for Waikato Waters when it is fully operational.
11. The report has been broken into 4 sections : Critical Infrastructure; Development Infrastructure Water; Development Infrastructure Transport; Development Infrastructure Other.
12. Whilst not included in the FDS, Sport Waikato have provided an overview of the community infrastructure which is critically important to deliver community and sporting facilities to enable strong communities. This community infrastructure should be carried forward into the Regional Spatial Plan as it gives a more comprehensive reflection of all the publicly funded and operated infrastructure necessary to create communities.
13. The identified critical and development infrastructure is that which is necessary to implement the Future Development Strategy. Out of sequence Fast Track proposals will require additional infrastructure or the acceleration of infrastructure anticipated in the latter parts of LTPs and will put further pressure on the affordability of the current settlement pattern and infrastructure for communities.
14. Future Proof partners continue to work proactively with Fast Track developers to attempt to resolve infrastructure funding and sequencing issues before they lodge their applications it remains unlikely that the Fast Track decision making process will ensure that developer fully fund the costs of out of sequence development. The consequences of the out of sequence developments on the ability of the partners to deliver the infrastructure identified in the FDS and therefore enable the agreed settlement pattern remains uncertain.

Whakamutuna | Conclusion

15. There has been some strong progress to fund the key infrastructure but there still remains some gaps. Partners are encouraged to consider this report when prioritising investment in their upcoming Long Term Plan's and government agency investment programmes.
16. The future Regional Spatial Plan should include:
 - A clear identification of the of infrastructure necessary to deliver the settlement pattern and its expected delivery date and costs using agreed nomenclature that can support implementation monitoring
 - The list of infrastructure in the Regional Spatial Plan should include community infrastructure such as that listed by Sport Waikato as well as other regionally significant social infrastructure required to deliver well functioning communities (eg hospitals, regional theatres etc)

Attachments

Link to [Infrastructure Alignment](#)

6.4 AFFORDABLE HOUSING - ENDORSEMENT OF NEXT STEPS

Rā | Date: 11 June 2026

Kaituhi | Author: Lyndal Bartley, Future Proof Project Coordinator

TE ARONGA | PURPOSE

1. This report is a cover report to introduce a report seeking endorsement from Future Proof Implementation Committee with regard to Affordable Housing across the sub-region.

TAUNAKITANGA KAIMAHI | STAFF RECOMMENDATION:

1. That the report *Affordable Housing - Endorsement of Next Steps* (Future Proof Implementation Committee, 19 June 2026) be received.
2. That Future Proof Implementation Committee receive the Executive Summary of the *Veros report*, as provided in *Attachment 1* of the attached report.
3. That Future Proof endorses the *Affordable Housing Action Plan – Next Steps*, as provided in *Attachment 2* of the attached report.

HOROPAKI | BACKGROUND

2. The attached report outlines the partnership approach being taken by Waikato Housing Initiative (WHI) and Wellbeing Waikato (WW) to address the issue of affordable housing across the sub-region and wider region.
3. Future Proof has a role in supporting and endorsing the work programmes and function as an advocate with central government, iwi, local authorities and developers to support initiatives led by WHI and WW.

ĀPITI HANGA | ATTACHMENTS

1. **Affordable Housing – Waikato Housing Initiative and Wellbeing Waikato Report** [↓](#)

Report to:

Future Proof Implementation Committee

Rā Date	19 June 2026
Kaituhi Author	Harvey Brooks, Wellbeing Waikato
Kaituku Authoriser	Robert Brodnax, Implementation Advisor
Kaupapa Subject	Affordable Housing – WHI / Wellbeing Waikato



Future Proof
Te Tau Titoki

Te Kaupapa | Purpose

1. To formally endorse the work that both Waikato Housing Initiative (WHI) and Wellbeing Waikato (WW) are doing to progress affordable housing within the sub-region.

Whakarapopotanga Whakahaere | Executive Summary

2. The delivery of affordable housing across the sub-region (and wider region) requires a partnership approach, led by WHI. Future Proof is a key partner in this work and has a role in assisting with collaboration with external stakeholders and partners and supporting the initiatives led by WHI.
3. Wellbeing Waikato (the successor to the Waikato Wellbeing Project) has been a significant funder of the WHI's data and knowledge products since 2021, including the online housing dashboard/data, the 2024 stocktake update and a major affordability report in 2025.
4. This work showed that despite record building activity, housing in the sub-region and across parts of the Waikato is severely unaffordable. In 2025 Wellbeing Waikato, with Future Proof's co-funding support, commissioned work to ask the question "what would it take to make housing affordable in the Waikato?". This work has now been completed.

Tohutohu Kaimahi | Staff Recommendation:

1. That the report be received.
2. That Future Proof receive the Executive Summary of the Veros Report
3. That Future Proof endorses the Affordable Housing Action Plan – Next Steps.

Whakamuri | Background

5. Affordable housing has been a key issue within the sub-region (and region/nationally) for a significant period of time. Median house prices in the sub region have been above the international benchmarks of affordability, for both ownership and renting since the mid-1990s. This has important flow on effects for social cohesion and stability, as well as forcing other essentials such as food, energy and health to also become less affordable.
6. Both Waikato Housing Initiative and Wellbeing Waikato have been working in this space to identify a range of solutions which Future Proof can implement via its Strategy and with developers delivering growth across the sub-region.

7. Delivery of affordable housing is a complex and multi-faceted problem and delivery is not simple. It requires a collaborative approach from all parties involved – local government, central government, housing providers and developers.

Te Take | Issue

8. At the Stakeholder session held on 10 April, the Committee received presentations from both WHI and WW on their initiatives to find solutions for implementation to improve affordable housing for communities within the sub-region and region.
9. As part of the work undertaken, Future Proof co-funded a report commissioned by WW for Veros Ltd to identify a number of practical, commercially grounded interventions that regional and central actors can implement now to improve affordability outcomes for middle income earners. The work focused on households earning incomes between about \$90,000 and \$150,000, who should expect to be able to buy the median priced house in their community.
10. A copy of the executive summary of the report is attached at **Appendix 1** and a high-level action plan identifying next steps is attached at **Appendix 2**. Further information is available at the Wellbeing Waikato website: <https://www.wellbeingwaikato.org.nz/kainga--housing/>
11. As identified in the “next steps,” there are a number of actions that can be implemented over the next 6 to 12 months to assist with breaking down some of the barriers in the provision of affordable housing across the sub region and wider region.
12. These actions do not exist in isolation and need to be supported by ongoing work at the sub-regional, regional and national level to create truly competitive land markets and substantially improved housing infrastructure funding and financing. These longer term legislative and system changes are necessary but will not fully achieve affordability on their own.
13. The work has developed the six actions to a preliminary stage. The actions focus on both the demand and supply side of the challenge- exploring ways to both give buyers more confidence to buy newer, smaller homes off the plan, and councils to make housing cheaper, simpler and easier to make available. A significant goal of the work is to better inform actors in the housing system of the commercial realities which drive prices, and how to reduce them.
14. Each action now requires clear ownership/sponsorship and funding to turn them into programmes and live products which councils, developers, iwi, philanthropic and house buyers can use. To be successful, the actions also need concerted support and advocacy from councils and other housing leadership organisations.

Whakamutuna | Conclusion

15. WHI is the regional housing leadership for Future Proof. Wellbeing Waikato has invested substantially over the past 5 years to develop a knowledge base to assist with housing affordability across the sub-region and the Waikato. Future Proof’s role in this space is to endorse work programmes, and function as an advocate with central government, local authorities in the region, iwi and housing providers and developers to support WHI and WW-led affordable housing initiatives.

Disclosure of Interest

Nil

References

Nil

Attachments

1. [Executive Summary to Future Proof re: Affordable Housing](#)
2. [Affordable Housing Action Plan](#)



6.5 PRESENTATION - BAY OF PLENTY HOUSING EQUITY FUND

Rā | Date: 11 June 2026

Kaituhi | Author: Lyndal Bartley, Future Proof Project Coordinator

TE ARONGA | PURPOSE

1. To introduce representatives from the Bay of Plenty Housing Equity Fund (BOP HEF) who will provide an overview of the funds purpose and activities.

KŌRERO WHAKATAKI | EXECUTIVE SUMMARY

2. As noted in the prior agenda item, Affordable Housing, Future Proof has a supporting role to Waikato Housing Initiative (WHI) and Wellbeing Waikato (WW) in the development of affordable housing across the sub-region.
3. The BOP HEF have direct and relevant experience of providing the delivery of affordable housing in the Bay of Plenty and are presenting their experiences today for the Committee's information and reference. A copy of the presentation is attached as **Attachment 1**.

TAUNAKITANGA KAIMAHI | STAFF RECOMMENDATION:

That the report *Presentation - Bay of Plenty Housing Equity Fund* (Future Proof Implementation Committee, 19 June 2026) be received.

ĀPITIHINGA | ATTACHMENTS

1. [Presentation - Bay of Plenty Housing Equity Fund](#) ↓

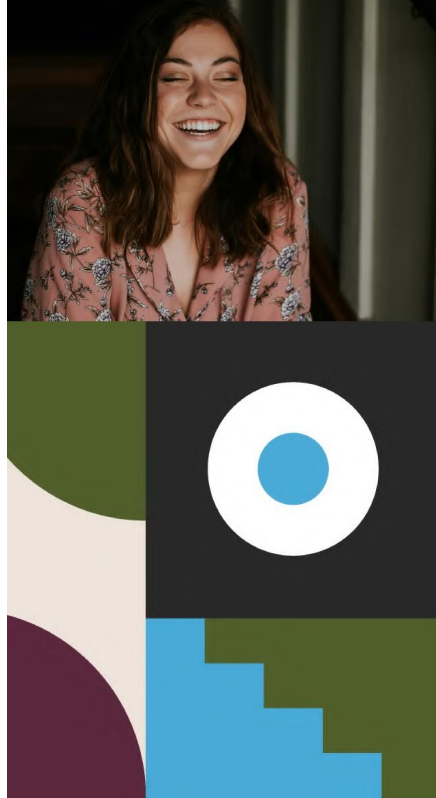


 **Bay of Plenty
Housing Equity Fund**

Overview for Future Proof Partnership
June 2026



**Bay of Plenty
Housing Equity Fund**



Established to address the acute shortage of affordable housing across the region.

The Fund has a dual purpose: to enable the delivery of new, relatively affordable homes for households in need, while also providing competitive financial returns to its founding investors.

By aligning social impact with sound financial discipline, the Fund demonstrates that housing outcomes and investor value can be achieved together.



Tauranga City

[\$20m]

**BAY
TRUST**

Supporting
Great Communities

[\$10m]



TECT

[\$10m]



Rotorua Trust

MŌ TĀTAU KĀTOA

[\$5m]

**TRUST
HORIZON**

[\$5m]

NZGIF / NEW ZEALAND
GREEN INVESTMENT FINANCE

[\$10m]





Financial Objectives

The Fund's financial returns are achieved through a combination of:

 <p>Profit margins from housing developments</p>	 <p>Income from rents on tenanted homes and interest on loans</p>	 <p>Any appreciation of property values over time</p>	 <p>Interest, Line, Application and underwriting fees</p>	<p>The Fund is structured to achieve a long-term return of CPI + 4% (pre-tax, net of fees).</p>
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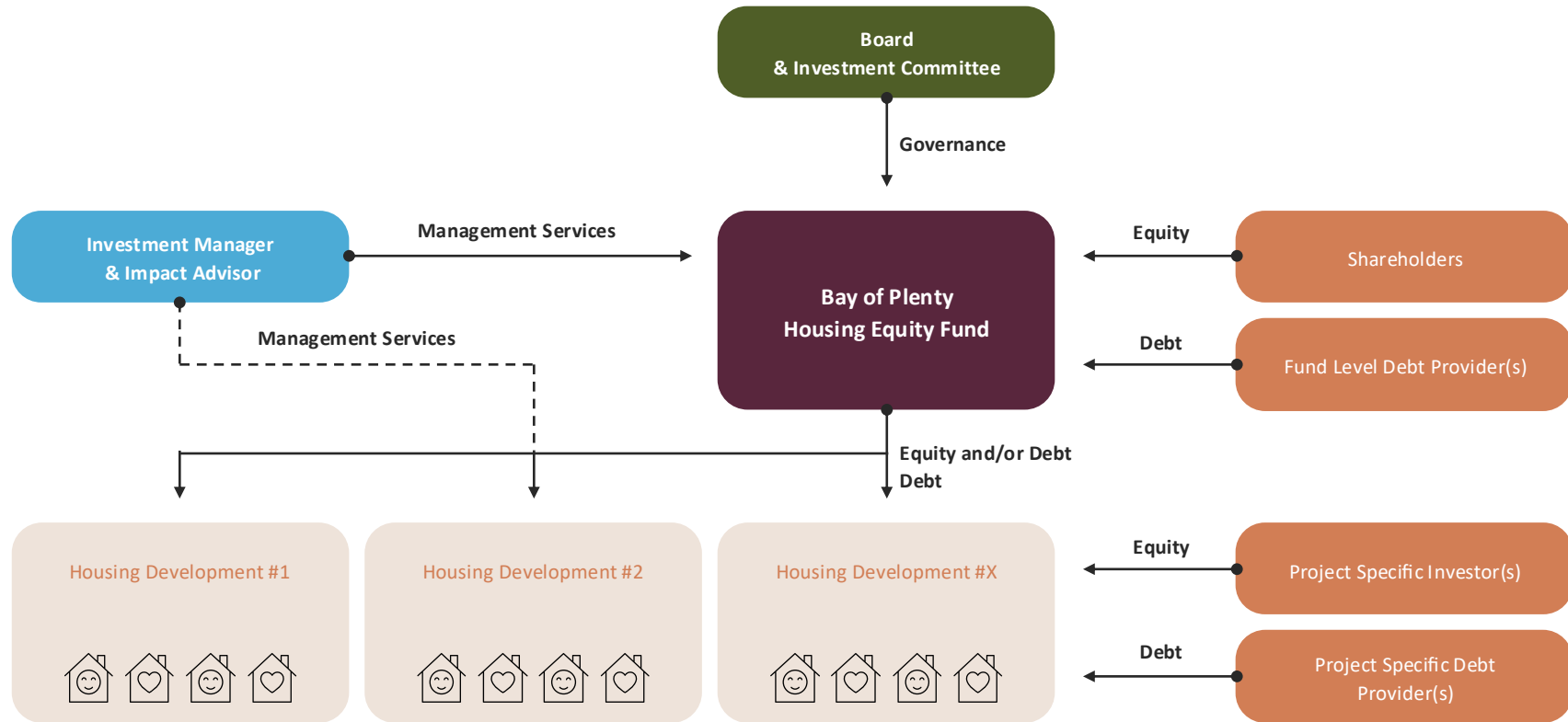
Impact Objectives

The Fund's primary impact objectives are to:

 <p>Significantly increase housing availability in sectors underserved by the market and government</p>	 <p>Boost the provision of affordable housing, ensuring long-term affordability</p>	 <p>Provide healthy, secure housing for those struggling to find decent accommodation in the region</p>	 <p>Enhance the living standards of the regions most disadvantaged groups</p>	 <p>Grow the Fund's impact and reach by drawing in further investment</p>
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Fund Structure





Fund Features

Debt & Equity

The fund takes in equity from investors and debt from banks, and invests both equity and debt into housing projects, providing maximum flexibility.

Open-Ended

The limited liability company PIE structure allows for continuous equity capital raising, providing flexibility and scale.

Liquidity Preference

A preference share structure ensures capital invested and recycled is either re-invested within 2 years or returned to the investors in each sub-region.

Attractive Bank Funding

The Fund structure and professional management means debt funding from a major bank can be secured at the Fund level rather than on a project-by-project basis, providing maximum flexibility.

Tax Implications

The limited liability company PIE structure provides an optimal tax treatment for the widest range of investors, enhancing its financial efficiency.

Location Specific

The Fund enables investments towards particular locations and projects. This targeted approach ensures investments are strategically aligned with regional priorities and developmental needs.



Focus and Future Opportunities

Since Launch:

- Establishing the Fund – including processes and governance structure.
- The BOPHEF is now well known and has a good reputation and reasonable reach.
- The pipeline of good development projects is evident and continues to grow.
- We now have 10 investments approved and the first homes completed and occupied.
- Recognition beyond the BOP with other regions (Taranaki & Otago) looking to establish similar funds.

Next 12 Months:

- Scaling up home completions and starting to see the impact of the Fund come to fruition.
- Increasing the drawdown of debt funding from Kiwibank, which will see lower capital calls in the short term as we balance the equity and debt position of the Fund.
- Continuing to grow the project pipeline and commit to more papakainga projects.
- Looking to raise additional equity as approved projects are now taking up a lot of the committed capital



Bay of Plenty
Housing Equity Fund



Impact, Portfolio & Pipeline

Impact Dashboard

Metrics across the approved projects:



Metrics across the projects currently in due diligence:





Portfolio Returns vs Benchmark

We present the charts opposite to illustrate the portfolio's performance relative to the Fund's benchmark.

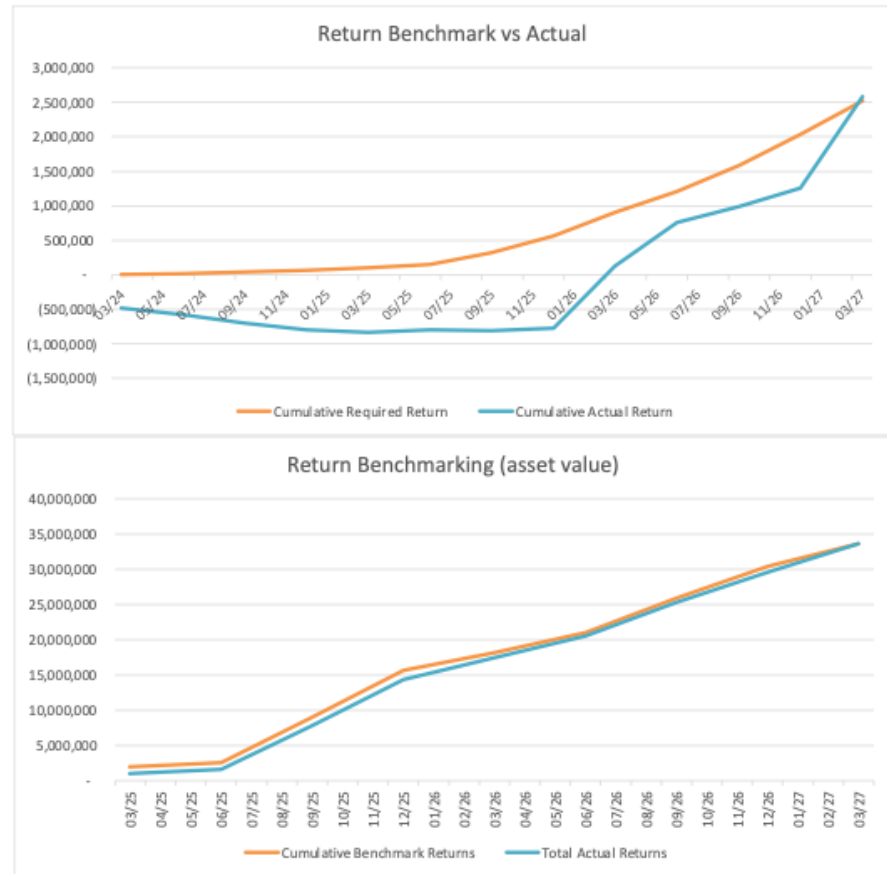
Explanatory Notes:

1. Benchmark vs actual cumulative return

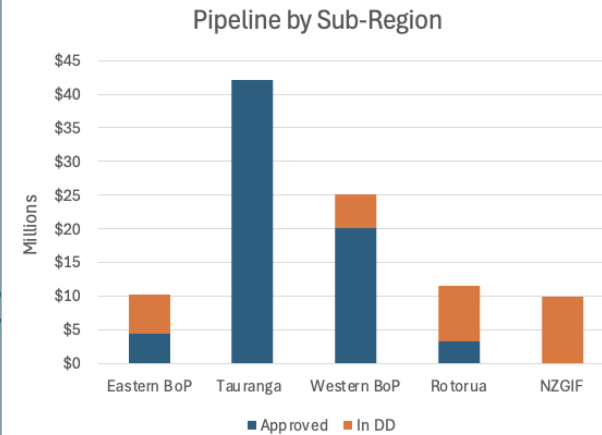
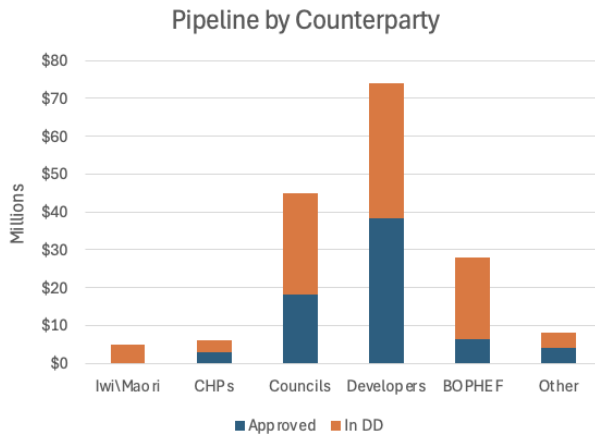
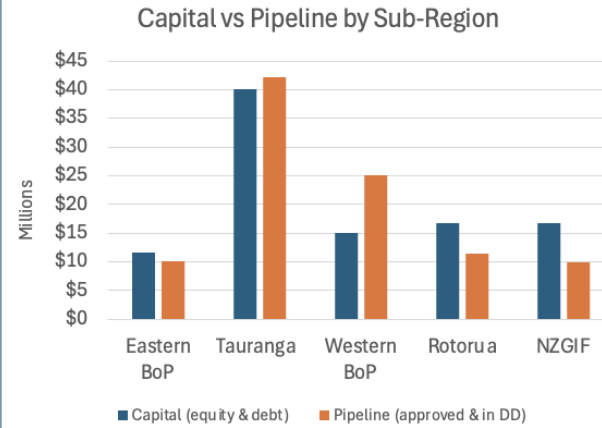
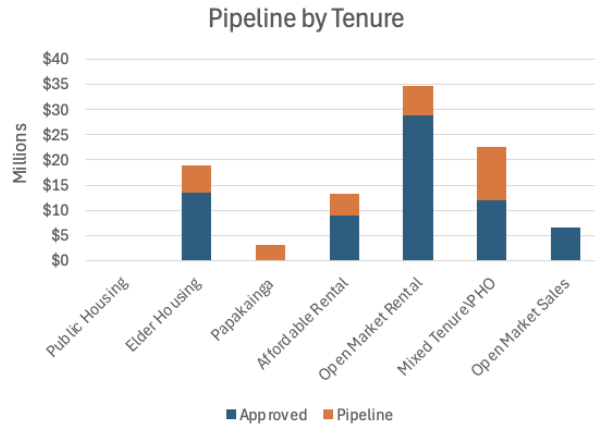
The first chart shows the cumulative required return based on the Fund's benchmark, calculated by inflating actual equity contributions by CPI + 4%. This is compared with the cumulative actual return. We anticipate that by the end of FY27 the cumulative actual return will exceed the benchmark-required return.

2. Impact at an equity / asset level

The second chart presents a similar comparison but at the equity-per-asset level. This perspective is important because it demonstrates the relative scale of establishment losses in the context of the Fund's overall asset base.



Pipeline Profile



Project Examples



Investment

\$3.0m equity investment into a joint venture with Tauranga Community Housing Trust.

Balance of funding (\$4.7m) is being funded by CHFA.

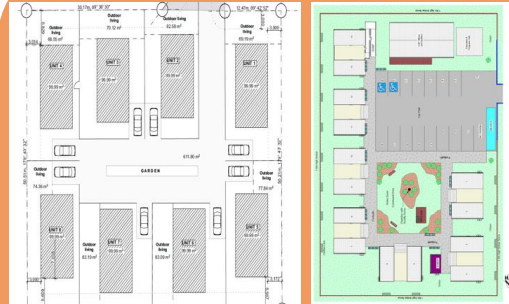
Outcomes

Development of 20x 1-bed homes for superannuants or those aged 55+ with chronic health condition/disability.

All residents will be on low fixed incomes, on the housing register, and qualify for subsidised rental (IRRS).

Overall Status

The project is progressing well. Mike Greer encountered more ground issues than expected but these issues are now resolved and we are officially out of the ground.



Investment

Two stage development facility of \$1.3m (then \$1.1m) to D.U.N Group, with the option to roll this to a \$1.4m (and \$1.1m) investment facility post completion.

Outcomes

Stage 1 - development of 14 small units and 1 existing home for affordable rental housing.

Stage 2 – development of 8 affordable 3-bed rental homes, targeted at Māori whānau.

An exposure of ~\$118k per home, enabling affordability in a very challenged market.

Update

Project has run into some minor ground issues on site. This has been worked through, and things are ramping up again. Drawdowns are occurring monthly.



Investment

\$3.5m equity investment into the project, which will be 100% owned by BOPHEF.

Outcomes

Development of 10 rental homes in stage 4 of the wider Te Mania subdivision, being a mix of affordable 2 & 3-bed rental homes.

These 10 section pre-sales got the developer sufficient sales cover to obtain bank funding and proceed with the 41 sections in Stage 4.

Overall Status

While this project is behind schedule due to the land phase delays (due to bad weather), the builder is progressing at pace, and we will have finished homes by the end of next month or early June.

Project Examples



Investment

\$3.0m equity investment into a joint venture with Tauranga Community Housing Trust.

Balance of funding (\$4.7m) is being funded by CHFA.

Outcomes

Development of 20x 1-bed homes for superannuants or those aged 55+ with chronic health condition/disability.

All residents will be on low fixed incomes, on the housing register, and qualify for subsidised rental (IRRS).

Overall Status

The project is progressing well. Mike Greer encountered more ground issues than expected but these issues are now resolved and we are officially out of the ground.



Investment

\$3.5m development financing facility to Ette, matched with an underwrite at 90% of the assessed market value.

Outcomes

The combination of the debt financing facility and underwrite enable this project to proceed, otherwise it would be on hold until sufficient pre-sales could be achieved (potentially years away).

The provision of 8 new relatively affordable homes in Tauranga.

Overall Status

The project build is now complete and no properties were sold. Underwrite was called and all 8 properties are being leased as market rentals. 3 leased in first week with viewings continuing weekly.



Investment

Up to \$5.25m development loan to Norfolk for 10 homes at 115 Park Road, Katikati. The facility is for the lesser of \$5.25m or 75% of valuation, on an 18-month term at BKBM + 4.15% (plus line and facility fees), secured by first mortgage. BOPHEF will also provide an underwrite over the 10 homes at 90% of the Fund's assessed value (~\$6.3m).

Outcomes

Delivery of 10 new, good-quality 2 and 3-bedroom homes in a growing Western Bay community. The support from BOPHEF allows the project to proceed without presales and brings forward housing that would likely be delayed. If the underwrite is exercised, the homes will be rented at affordable levels.

Update

Legal documentation is currently being finalised.

Project Examples



Investment

Up to \$4.0m development loan to 299 Levers Road LP (expected \$3.5m), 18-month term at BKBM + 2.5%, secured by first mortgage. On completion, BOPHEF to acquire the 10 homes at 90% of valuation (~\$6.6m) and operate under a license-to-occupy model, with equity of up to \$4.0m (likely \$3.0m).

Outcomes

Ten affordable homes for downsizers and empty nesters in Matua. The LTO model provides secure tenure without retirement village fees, unlocking equity and freeing larger homes for families.

Update

First drawdown Jan 2026, settlements expected late 2026. BOPHEF funding enables delivery of this innovative elder housing solution.



Investment

Stage 1 – \$6.7m development facility alongside an underwrite over 11 homes. Blackridge will cap sales prices to the trailing 12-month local median. If unsold, BOPHEF would acquire the homes under the underwrite and rent them at affordable levels.

Stage 2 – Purchase 15 apartments across three levels, the first apartment product in Ōmokoroa. These will be developed on a cost-plus basis (capped at \$8.7m).

Outcomes

Stage II introduces 15 new apartments, designed as long term affordable rentals under BOPHEF's ownership. As the first three level walk up developments in Ōmokoroa, it provides a high quality, space efficient typology that broadens housing diversity while responding to local demand.

Update

Preparation of legal documentation is underway.



Investment

Debt funding \$744,679
Equity funding \$1,000,000
TDC: \$1,744,679

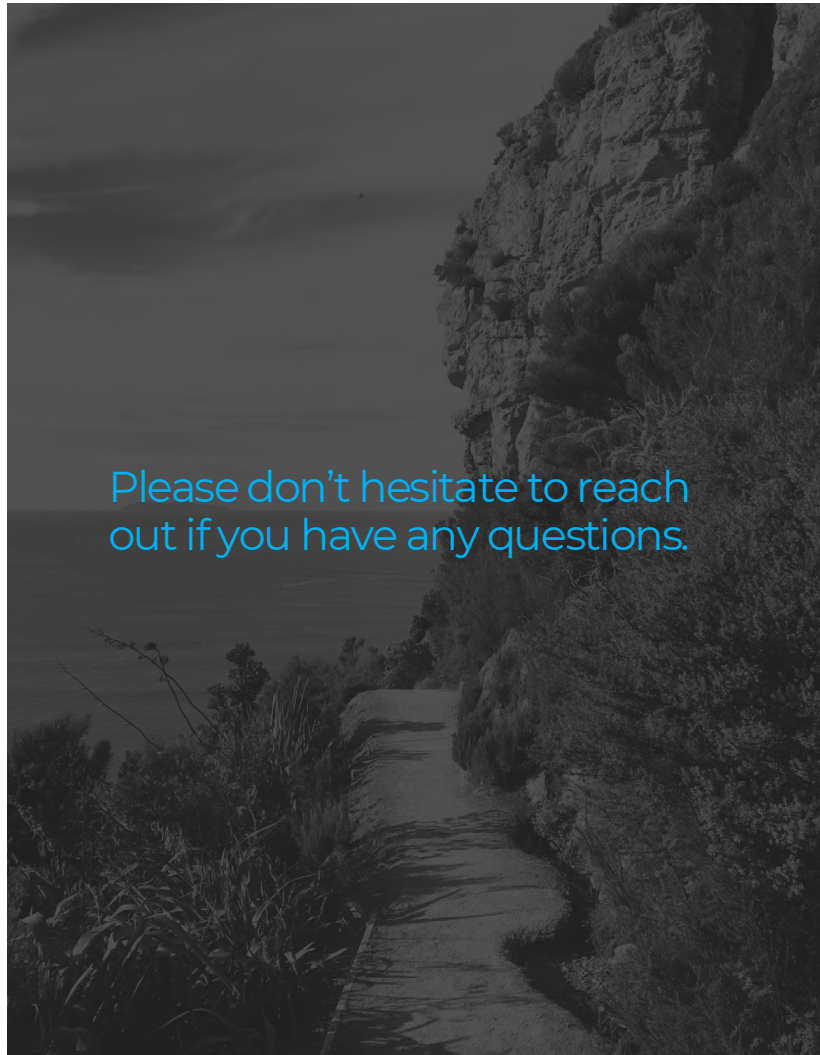
All three homes to be 100% owned by the fund for market rentals.

Outcomes

Three 120sqm homes in Kawerau District Councils Central Cove Subdivision.

Additional supply of three market rentals that aligns with the local market preferences for standalone housing.





Please don't hesitate to reach out if you have any questions.



Bay of Plenty
Housing Equity Fund

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6.6 TRANSPORT WORKING GROUP - PROGRAMME UPDATE

Rā | Date: 11 June 2026

Kaituhi | Author: Lyndal Bartley, Future Proof Project Coordinator

TE ARONGA | PURPOSE

1. This report introduces a report from the Co-Chairs of the Transport Working Group on the work programme to deliver the Metro Spatial Plan Transport Business Case projects.

TAUNAKITANGA KAIMAHI | STAFF RECOMMENDATION:

That the report *Transport Working Group - Programme Update* (Future Proof Implementation Committee, 19 June 2026) be received.

HOROPAKI | BACKGROUND

2. The attached report provides an update on the Transport Working Group's work programme.

ĀPITI HANGA | ATTACHMENTS

1. [Transport Working Group - Programme Update](#) 

Report to:

Future Proof Implementation Committee

Rā | Date 19 June 2026
Kaituhi | Author Phil Haizelden (HCC) & Lorraine Cheyne (WRC), TWG Co-Chairs
Kaituku | Authoriser Robert Brodnax, Implementation Advisor
Kaupapa | Subject Transport Working Group Programme update



Future Proof
Te Tau Titoki

Te Kaupapa | Purpose

1. This report provides an update on progress on the Hamilton-Waikato Metro Spatial Plan Transport Programme Business Case (HWMSP PBC) work programme through the first two years of the 2024-34 Long Term Plan. This work is coordinated by the Future Proof Transport Working Group (TWG).
2. We have also highlighted an on-going task to align partner LTPs to support transport programme implementation. This process is on-going at time of agenda finalisation.

Tohutohu Kaimahi | Staff Recommendation:
 That Future Proof Implementation Committee receive the Transport Working Group Programme update.

Whakamuri | Background

3. This report updates on progress towards delivering outcomes and recommendations identified in the HWMSP PBC. It also details projects to be completed during the 2026-27 financial year. Broadly, the vast bulk of programme work has gone towards completing multi-modal corridor studies on key strategic routes as well as public transport planning and coordination on the metro area sub-region’s future public transport network. A summary slide of how the programme has developed in the last five years can be found in Appendix 1.

Te Take | Issue

4. Table 1 shows the status of projects in the multi-modal corridor studies and public transport planning and coordination categories respectively. All projects listed are planned to be completed by the end of the 2026-27 financial year unless stated. The following legend indicates the traffic light status for the projects below:

Red	Orange	Green	Grey	Blue
Critical issues, needs attention	Behind, potential issues	In progress and on track	Not started (Delivery only)	Completed/ not applicable

Table 1: Implementing the MSP Transport Programme Recommendations

Project	Description	Lead partner	Status	Next steps	Resource/ budget	Delivery
Multi-Modal Corridor Studies						
BRT Southern Alignment - Fast Track & HSL Response	Produced for NZTA Hamilton Southern Links Investment Case – filled in gaps from the PBC to incorporate serving SL1 and SL2 development areas as well as Hamilton Airport and Te Awautu	HCC	Complete	Informs NZTA Investment Case Process		
Northern Corridor (Te Rapa Road) Multi-Modal Plan	Informs interim and final BRT and multi-modal route options along Te Rapa Road/ Ulster Street from Te Awa Lakes to Anglesea/Mill St intersection	HCC	Complete	PCG endorsement & HCC internal discussion		
Eastern Corridor (Cross-City Corridor) Multi-Modal Plan	Informs interim and final BRT and multi-modal route options along Hall St, Mill St, Boundary Road and Fifth Avenue from the Massey-Hall Overbridge to Fifth Ave/Wairere Drive roundabout	HCC	In progress	Present final options to stakeholders		Slightly behind programme due to transport modelling delays
Eastern Corridor (Clyde St) Multi-Modal Plan	Informs interim and final BRT and multi-modal route options along Anzac Parade, Grey St, Clyde St, Knighton Rd and Ruakura Rd from Anglesea St/Anzac Parade roundabout to Ruakura Superhub	HCC	In progress	Option Development On-going		
Southern Corridor (City to Airport) Multi-Modal Plan	Informs interim and final BRT and multi-modal route options from Thackeray St/Anglesea St intersection to Waikato Hospital via Pembroke St, and public transport route alignment options between Waikato Hospital and Hamilton Airport	HCC	Not commenced	Scoping underway, procurement expected July 2026		

Project	Description	Lead partner	Status	Next steps	Resource/budget	Delivery
Anglesea Street BRT Indicative Business Case (IAF funded)	Provides basis for future investment in BRT and multi-modal route options along Anglesea St as central city public transport spine including planning for route protection, land take and consenting.	HCC	In progress Preferred Option expected November 26	Refining shortlisted options		
Hamilton Transport Model Corridor Study Testing	Modelling completed multi-modal corridor study options at a network level to determine corridor effects	HCC	Not started			
Public Transport Planning and Coordination						
Bus Rapid Transit Proof of Concept Study	Provided technical recommendations covering network, service patterns, infrastructure, vehicle specifications and operational concept (technology and systems) to input into a business case	HCC	Complete			
Hamilton Southern Links Network Plan	A plan supporting the integration of the NZTA Hamilton Southern Links staging with the local network. Project process dependent on HSL progress.	HCC	In progress September completion	Priority projects identified		
PT Pathways Technical Reports	Identified a programme of medium-term public transport improvements to be delivered during the 2026-38 period	WRC	Complete	Implement programme / inform LTPs		
Airport Public Transport Connections	Assess a range of service concepts for public transport service connections between Hamilton Airport and Hamilton city, and provide a preferred option and service plan	WRC	Not started	Scope project, delivery delayed until year 3	Start of project delayed	
Cambridge Local Bus Services	Identify a preferred local public transport option for Cambridge to support current and future growth	WRC	Final review	Application for funding		
HCC Park and Ride Strategic Note	An investigation that incorporates public transport network planning improvements into park and ride proposals, and	HCC	Complete	Incorporate findings into next study		

Project	Description	Lead partner	Status	Next steps	Resource/budget	Delivery
	sets out next steps to support determining exact locations within HCC.					
Metro Area Park and Ride Study	Exact scope to be determined but should investigate potential park and ride sites across the metro area sub-region, as well as consider potential stabling, termination and turn around sites for future rapid transit network	WRC/HCC	Not commenced	Project being rescoped dependent on funding	Start of project delayed	
Others						
MSP Freight Strategy	Understand current and future freight movements, needs and impacts on the existing and planned network, and recommend a future freight network	HCC	Complete			
Rural Access Strategy	Plan for access between rural areas and towns and cities within metro area sub-region, focus on marae.	WRC	Not started	On hold, considered in LTP 27 discussions	Unfunded	
On-Going Tasks						
LTP Alignment Task	TWG working on developing a series of mutual priorities across partners directly aligned with supporting the implementation of the MSP Programme. Purpose to feed an endorsed series of projects into the RLTP process.	TWG	On-going	Share selected projects with PCG		

5. Our finances are generally in line with expectations and Year 3 planning is currently being progressed. Table 2 compares actual and planned spending against LTP budgets for the two major funders, Hamilton City Council and Waikato Regional Council, as well as contributions from other Future Proof partners and the internal Future Proof budget.

Table 2: Actual and planned spending compared against LTP budgets (HCC and WRC) plus Future Proof partner contributions

PARTNER	Y1-2 SPENDING	Y3 PLANNED	TOTAL	LTP (Y1-3)	UNDERSPEND/ OVERSPEND
HCC	\$ 612,925	\$ 287,500	\$ 900,425	\$ 895,000	-\$ 5,425
WRC	\$ 560,871	\$ 262,500	\$ 823,371	\$ 895,000	\$ 71,629
Waipa DC	\$ 50,000	\$ -	\$ 50,000		
Waikato DC	\$ -	\$ 28,000	\$ 28,000		
Future Proof Internal Budget	\$ 54,700		\$ 54,700		
TOTALS	\$1,278,496	\$ 578,000	\$1,856,496	\$ 1,790,000	\$ 66,204

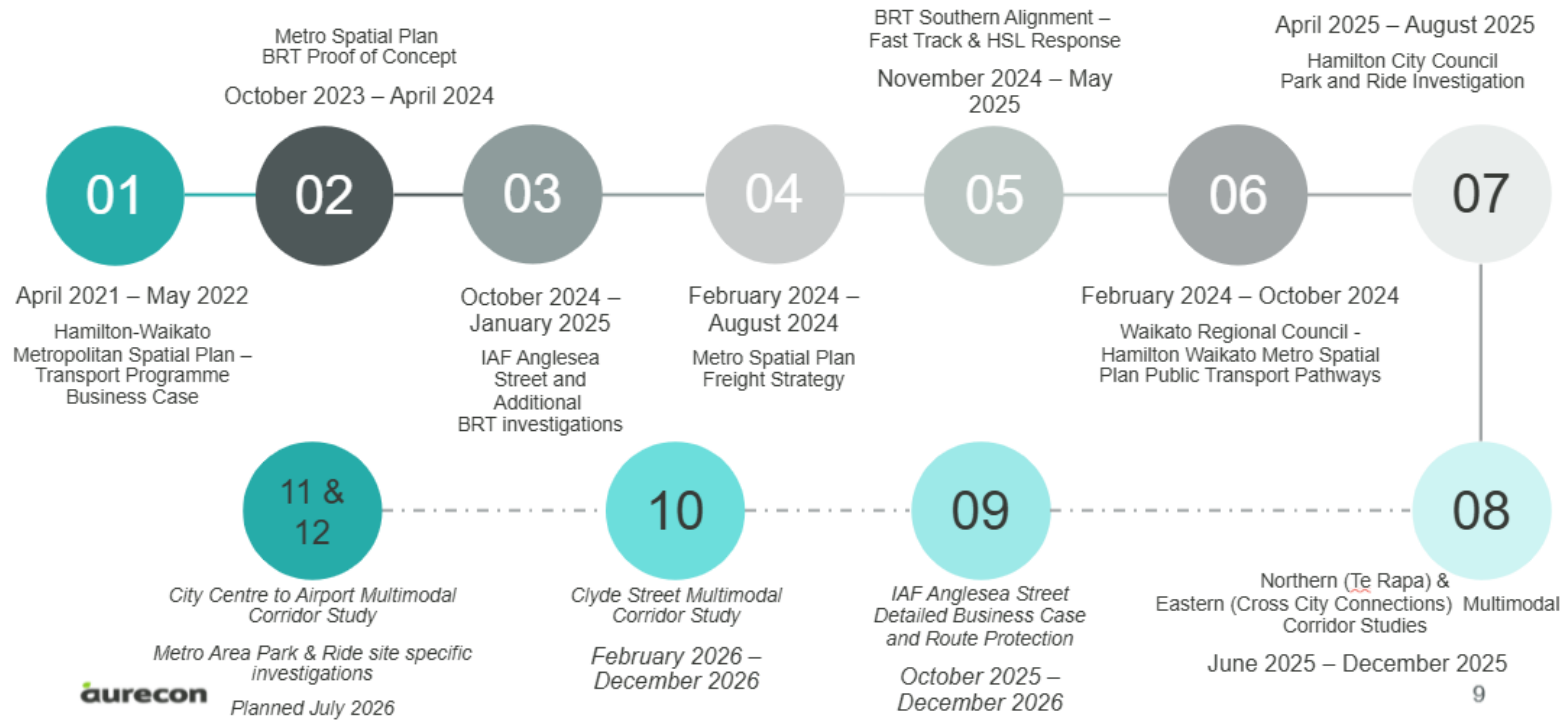
6. Non HCC/WRC partner contributions cover the Cambridge Local Bus Services project (Waipā District Council), a future Pookeno-Auckland Transport Corridor Study (Waikato District Council) and the Hamilton Southern Links Network Plan (Future Proof Internal Budget).

Attachments

1. HWMSP PBC summary slide

HWMSP PBC summary slide showing evolution of programme

Evolution of the PBC refresh



6.7 ENDORSEMENT OF POPULATION PROJECTIONS

Rā | Date: 11 June 2026

Kaituhi | Author: Lyndal Bartley, Future Proof Project Coordinator

TE ARONGA | PURPOSE

1. This report is to introduce a report seeking endorsement from Future Proof Implementation Committee with regard to Population Projections adopted by the partners.

TAUNAKITANGA KAIMAHI | STAFF RECOMMENDATION:

1. That the report *Endorsement of Population Projections* (Future Proof Implementation Committee, 19 June 2026) be received.
2. That Future Proof Implementation Committee endorses the adoption of High Growth Population Projections for the sub-region consisting of Hamilton City; Waikato District; Waipā District and Matamata Piako District.

HOROPAKI | BACKGROUND

2. The attached report outlines the requirements of adopting population projections for the partnership.

ĀPITIHINGA | ATTACHMENTS

1. **Population Projections Report** [↓](#)

Report to:

Future Proof Implementation Committee

Rā Date	19 June 2026
Kaituhi Author	Lyndal Bartley, Future Proof Project Coordinator
Kaituku Authoriser	Robert Brodnax, Implementation Advisor
Kaupapa Subject	Population Projections



Future Proof
Te Tau Titoki

Te Kaupapa | Purpose

1. To confirm to the Future Proof Implementation Committee that the local government partners have adopted aligned population projections across the Partnership and with Smart Growth.
2. For Future Proof Implementation Committee endorses the adoption of the University of Waikato (UoW) Te Ngira Institute for Population Research High Projection Series for the sub-region.

Whakarapopotanga Whakahaere | Executive Summary

3. The adoption of aligned population projections across the sub-region has been a key success factor for Future Proof over the years. The alternative is to have competing assumptions that undermine integrated strategic planning and infrastructure investment decision making. By confirming the projections to be used we establish a key component of our common evidence base that underpins any updates to the growth strategy or spatial plan .

Tohutohu Kaimahi | Staff Recommendation:

1. That the report be received.
2. That Future Proof Implementation Committee endorses the adoption of High growth Population Projections for the sub-region consisting of Hamilton City; Waikato District; Waipā District and Matamata-Piako District.

Whakamuri | Background

4. The Local Government Act 2022 requires that growth projections are prepared to enable a local authority to prepare financial and infrastructure strategies. The population projections assist in understanding the scale, location and timing of investment to deliver the needs of communities and to assist determining the scale of growth that is projected. Population projections are adopted by each local authority in the lead up to the preparation of a long term plan.
5. In addition, the National Policy Statement on Urban Development 2020 (NPSUD) requires that every tier 1, 2 and 3 local authorities must provide sufficient development capacity in its region or district to meet expected demand for housing. Population projections are a key function of determining this capacity.

6. Under the NPSUD and Central Government’s Going for Housing Growth programme Pillar 1 – freeing up land for urban development, all Future Proof partners, with the exception of Matamata-Piako District are Tier 1 authorities and are expected by the government to adopt high population growth projections for the purpose of planning.

Te Take | Issue

7. As an Urban Growth Partnership, Future Proof via its Future Development Strategy needs to adopt a common evidence base to ensure that any growth projects are aligned across the partnership. This requires its partners to be aligned in the adoption of growth projections. This provides shared population assumptions and consistency in growth planning and infrastructure investments across the sub-region.
8. There are 2 options for the provision of “high” projections – one from University of Waikato (UoW) Te Ngira Institute for Population Research and one from Statistics New Zealand (StatsNZ). Both providers have access to the required data, technology, and expertise to produce fit for purpose demographic and household projections.
9. Future Proof has historically chosen to adopt the UoW Te Ngira’s High Projection Series as the partners consider it is the most robust projection series for the long-term growth planning due to the bottom-up model which is based on existing and proposed zoning and land use. The modelling reflects local context via integration with NIDEA and WISE models as well as the ability to undertake sensitivity testing of population scenarios. Further, a peer review of UOW projects and modelling methodologies was undertaken by Auckland Council Research and Evaluation Unit (RIMU) in 2021 and concluded that the projects are robust and fit for purpose.
10. While the two data sets are close in nature, StatsNZ utilises a top down approach, meaning the town populations must add up to a pre-determined district or regional number. It also does not provide as clear a picture of internal migration trends.
11. Our neighbouring urban growth partnership, SmartGrowth have also confirmed their adoption of the University of Waikato’s Te Ngira High Projection Series. Doing so provides greater alignment cross-regionally. This will enable better planning and aligned collaboration under the new Regional Spatial Plan requirements.

Whakamutuna | Conclusion

12. Hamilton City, Waikato District and Matamata-Piako District have adopted the UoW High Projection Series. Waipā Districts is expected to adopt the high projections at a council meeting on 26th June.
13. Therefore it is appropriate for Future Proof to also endorse and adopt the UoW Te Ngira High Projection Series to ensure alignment across the sub-region.

References

Nil

6.8 INDEPENDENT CHAIR QUARTERLY UPDATE

Rā | Date: 11 June 2026

Kaituhi | Author: Lyndal Bartley, Future Proof Project Coordinator

TE ARONGA | PURPOSE

1. This report is written on behalf of the Independent Chair for Future Proof Implementation Committee and is to provide the quarterly report of the Chair.

TAUNAKITANGA KAIMAHI | STAFF RECOMMENDATION:

That the report *Independent Chair Quarterly Update* (Future Proof Implementation Committee, 19 June 2026) be received.

HOROPAKI | BACKGROUND

2. The attached Independent Chair report provides an overview of the activities that the Chair has undertaken on behalf of the Partnership.

ĀPITI HANGA | ATTACHMENTS

1. **Independent Chair Report** [↓](#)
2. **Joint Future Proof SmartGrowth Minutes Meeting Minutes - 8 May 2026** [↓](#)

Report to:

Future Proof Implementation Committee

Rā | Date 19 June 2026
Kaituhi | Author Bill Wasley Independent Chair
Kaupapa | Subject Independent Chairs Report



Future Proof
Te Tau Tītoki

Te Kaupapa | Purpose

1. This purpose of this report is to provide the Future Proof Implementation Committee with an overview of the role and actions as Independent Chair.

Whakarapopotanga Whakahaere | Executive Summary

2. As Independent Chair of Future Proof, various activities have been undertaken since the last time the Committee met including:

- Continuing to undertake rolling one-on-one meetings with partners (Mayors, Chairs, and senior officials of all partners) which is on a six- monthly basis.
- Preparation for and chairing of Chief Executives Advisory Group (CEAG).
- Reviewing and advising on CEAG and FPIC agendas and reports including pre-meeting discussions.
- Teams meeting with Alan Cole, Chair of Franklin Local Board, and new representative on FPIC.
- Proposal prepared and sent to Chair of Waikato Mayoral Forum (together with follow-up meeting) regarding offer of FP resources to assist the Mayoral Forum with its thinking regarding regional spatial planning. (Letter previously circulated)
- Working with Chief Executives and the IA to develop a transition plan that supports the integration of Future Proof into a Regional Spatial Plan by mid-2028 and whatever governance model for the region evolves from the Head Start programme to commence implementation late 2028.

Our collective assessment is that the annual partner contributions should remain the same as past years to account for the requirements of the new planning legislation and the potentially significant work programme that Future Proof partners will need to undertake in order to comply with the new planning requirements.

- Correspondence with the Minister of Infrastructure regarding Fast Track process and applications, that although noting partners proactive approach to working with Fast Track applicants, requesting that cumulative effects be considered of adding additional development in the Hamilton metro area in terms of the increasingly complex environment created by multiple applications seeking access to infrastructure networks, and organisational capacity to respond to applications. – Letters to and from Minister have been previously circulated to FPIC.

- Meeting with Acting SmartGrowth chair (Mayor James Denyer) to discuss joint meeting and associated agenda.
- Preparing for (including agenda development) and co-chairing of joint SmartGrowth/ Future Proof meeting held on 8 May 2026 via Teams. Topics included joint approval of the Hamilton-Tauranga Corridor Spatial Study, aligned approach to use population projections, and regional spatial planning. In my view there was particularly good discussions across the partnerships on the agenda items. The minutes of the meeting are attached as Appendix 1.
- Teams meeting with stakeholders such as Sport Waikato and opportunities for alignment, and meeting with NIFFCO officials regarding infrastructure financing and funding.
- Attended New Zealand Planning Institute webinar where all Independent Advisers of the growth management partnerships, presented on their experiences and thinking regarding spatial planning.
- Ongoing meetings/ discussions with Implementation Adviser, FP Co-ordinator, Administration Authority, and others on a range of FutureProof related matters including provision of advice.
- Undertaking various interviews of those either previously involved or having long involvement in Future Proof as part of the transition plan development process.
- Preparation for, and chairing September meeting with Minister Bishop, Regional Chair and Mayors.
- Meeting with various partner staff/ officials as and when required.
- I extended an Invitation to the new Chief Executive of the Ministry of Cities, Environment, Regions and Transport, Jeremy Lighfoot, to attend the recent Chief Executives Advisory Group meeting, which he subsequently did. It provided an effective opportunity for him to understand some of the issues facing the Future Proof partnership, and the significance of working collaboratively across the sub-region to address such matters.

Jeremy was appointed to the role in April, and the new Ministry will be formally in place as from 1 July 2026. The new Ministry will cover most of the matters and activities that Future Proof is involved with and has a focus on.

Tohutohu Kaimahi Chair Recommendation:

That the *Future Proof Independent Chair's Report* (Future Proof Implementation Committee, 19 June 2026) be received.

Attachments

Joint Future Proof SmartGrowth Hui Minutes

Minutes

Joint Future Proof and SmartGrowth Meeting



Future Proof
Te Tau Titoki

Time 1.00pm
Date Friday 8 May 2026

Attendees Via Teams		Apologies
Bill Wasley – FP Chair- Meeting Co Chair	Mayor James Denyer -WBOPDC SG Chair Meeting Co Chair	Mayor Tim Macindoe – HCC
Mayor Ash Tanner - MPDC	Mayor Mahe Drysdale-TCC	Mayor Aksel Bech – Waikato DC
Cr Angela Strange – WRC Alternate & Deputy Chair RTC	Cr Kate Graeme – BOPRC Alternate	Chair Warren Maher - WRC
Cr Eugene Patterson – Waikato DC Alternate	Cr Kat MacMillan – BOPRC	Chair Matemoana McDonald - BOPRC
Andrew Corkill – NZTA	Cr Glen Crowther – TCC- Alternate	Cr Liz Stolwyk - WRC
Sarah Stevenson – MHuD	Cr Scrimgeour – BOPRC	Vanessa Blakelock - DIA
Partnership Staff	Rebecca Maplesden – DIA	
Robert Brodnax – FP IA		
Blair Bowcott- HCC		
Will Gauntlet-Waikato DC	Craig Batchelar – SG SA	
Jim Ebenhoh- Consultant	Nichola Lennard – SG	
Lyndal Bartley- FP Co-ordinator		

Karakia

The meeting opened with a karakia.

Confirmation of Agenda

Bill welcomed all and noted hui is to be co Chaired by the respective Future Proof and SmartGrowth chairs (Bill Wasley and Mayor James Denyer).

Round table introduction, and apologies were noted as above.

Agenda agreed

Item 1- Hamilton to Tauranga Corridor Spatial Study

- Approved by both Future Proof and Smart Growth Joint Committees; today is joint sign off of the study.
- Significant piece of work, strong interest from Minister Bishop in this work.
- Next step is to update the inter-regional corridor graphic to put into RLTP's and regional spatial plans.

- Feedback welcomed on graphic. Opportunity to embed actions into FDS implementation plans – Future Proof and SmartGrowth to report back on these each quarter.

Feedback:

- Inter-regional connectivity - electrification of rail network, important to keep lobbying for that; freight growth and passenger rail

Action: need to reflect future aspirations into each region's RLTP

- Strategic planning future revision – multimodal transport network – is vision still right and is there sufficient detail to plan for future network? What about implementation?
 - *Current study is informing the NZTA Strategic Transport Corridor study for H2T. NZTA delivery is October 2026.*
- What is timeframe for investigations and investments – to be included in action plans. Will need NZTA work on transport corridor will inform future proposals for next NLTP and RLTP to proceed with further investments.
- Environmental and ecological enhancement of corridors – each partner has a responsibility to ensure this is reflected in regional spatial plans, local government reforms. Work of both Future Proof and SmartGrowth will need to integrate into regional spatial planning work.
 - *Implementation plans are currently being updated – will include a conversation of prioritisation of projects in next 18 months.*

Resilience risks / “go – no-go” areas need to be highlighted and elevated to ensure resilience is planned for and corridors are protected.

Resolution

That both Future Proof and SmartGrowth jointly, formally endorse the report as previously adopted by the Future Proof and SmartGrowth Joint Committees..

**Mayor Mahe Drysdale / Cr Kat McMillan
Agreed unanimously**

Item 2- Population Projections

SmartGrowth were presented with some very high projections for future growth based on high migration factors. Raised concerns. Have engaged UoW to provide advice, grew into wider conversation about what would feed into RSP. Now a BOP wide project.

Future Proof and SmartGrowth are using same advisors in relation to population projections – it's a key input to RSP and good to have alignment.
Future Proof also using UoW high rather than Stats High.

Feedback

Good work being done, good to have alignment across both partnerships

Item 3- Regional Spatial Plan Update- SmartGrowth

The SmartGrowth Strategic Adviser spoke to the paper being presented to BOP Mayoral Forum next week. Good momentum in BOP towards creation of RSP

Feedback

Impact on RSP due to the local government reform? *No specific intell to share*

7 PUBLIC EXCLUDED ITEMS

RESOLUTION TO EXCLUDE THE PUBLIC

HE TŪTOHUNGA | RECOMMENDATION:

That in accordance with section 48(1) of the Local Government Official Information and Meetings Act 1987 (Act) and the interests protected by section 6 or 7 of that Act, the public is excluded from the following parts of this meeting. The general subject of the matters to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds for excluding the public are set out below:

Meeting item no. and subject	Grounds for excluding the public	Reason for excluding the public
<p>7.1 - Fast Track Update June 2026</p>	<p>s7(2)(h) of the Act - To enable Council to carry out, without prejudice or disadvantage, commercial activities</p> <p>s7(2)(i) of the Act - To enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	<p>section 48(1)(a)(i) of the Act - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7</p>

8 KARAKIA WHAKAMUTUNGA

Unuhia, unuhia

Unuhia mai te uru tapu nui

kia wātea, kia māmā,

te ngākau, te tinana, te hinengaro,

i te ara takatū

Koia rā e Rongo

e whakairia ake ki runga

kia tina! TINA!

Haumi ē, hui ē, TĀIKI ē!

Draw on, draw on,

Draw on to the supreme sacredness

To clear, to free

our heart, body and soul

Our pathway prepared

Lo, there is peace

suspended high above

manifest!

draw together!

Affirm!