

Attachment F

Proposed dwelling capacity, anticipated employment and cost of the infrastructure for the future urban areas

Proposed timing – development ready	Area [^]	Proposed dwelling capacity for each area (approx.)	Dwelling capacity subtotals (approx.)	Anticipated Employment (jobs) (approx.) [#]
Actuals, contracted or planned 2012 - 2017	Live zoned areas and SHAs			
	Warkworth North	Business		
	Wainui East	4,500		
	Whenuapai	1,150		
	Scott Point	2,600		
	Red Hills	3,600 (SHA) + 7,050 (live zone)		
	Puhinui	Business		
	Kumeu Huapai	1,400		
	Hingaia	3,070		
	Wesley (Paerata)	4,550		
	Belmont (Pukekohe)	720		
	Drury South	1,000		
	Bremner Rd (Drury West)	1,350		
	Bellfield Rd (Opaheke)	300		
Walters Rd (Takanini)	300			
			31,590	15,000
Decade One 1 st half 2018 – 2022	Warkworth North*	2,300		
	Paerata (remainder)	1,800		
	Whenuapai Stage 1	6,000		
	Silverdale West / Dairy Flat (business land)	Business		
	Drury West Stage 1*	4,200		
			14,300	29,000
Decade One 2 nd half 2023 – 2027	Pukekohe	7,200	7,200	
Decade Two 1 st half 2028 - 2032	Kumeu Huapai Riverhead	6,600		
	Warkworth South	3,700		
	Whenuapai (Stage 2)	11,600		
	Drury West (Stage 2)	5,700		
	Opaheke Drury	7,900		
	Red Hills North	1,400		
	Puhinui	Business		
			36,900	23,000
Decade Two 2 nd half 2033 – 2037	Silverdale Dairy Flat (remainder)	20,400		
	Wainui East (remainder)	7,400		
	Warkworth North East	1,500		
			29,300	
Decade Three 1 st half 2038 – 2042	Takanini	5,000	5,000	
Decade Three 2 nd half 2043 - 2047	Yet to be determined - new growth areas			0

* Drury West Stage 1 and Warkworth North development ready 2022

Anticipated employment figures do not include anticipated employment in centres

[^]Refer sequencing maps for staging/areas

Provisional estimated bulk infrastructure capital costs 2018 – 2048					
Decade 1 2018 - 2028		Decade 2 2029 - 2038		Decade 3 2039 - 2048	
\$6.7 billion		\$9.7 billion		\$3.3 billion	
Transport	\$3,000m	Transport	\$6,500m	Transport	\$1,800m
Water	\$900m	Water	\$650m	Water	\$50m
Wastewater	\$1,400m	Wastewater	\$350m	Wastewater	\$50m
Stormwater	\$200m	Stormwater	\$700m	Stormwater	\$600m
Parks & Community	\$1,200m	Parks & Community	\$1,500m	Parks & Community	\$800m
Costs by sub-region					
North	\$2,000m	North	\$3,500m	North	\$1,300m
North-west	\$2,200m	North-west	\$2,800m	North-west	\$700m
South	\$2,500m	South	\$3,400m	South	\$1,300m

Note: Indicative, inflated gross capex. transport costs include NZTA and Kiwirail investment as per Supporting Growth programme