

Kununurra

Regional HotSpots Land Supply Update



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Published by the

Western Australian Planning Commission

Albert Facey House

469 Wellington Street

Perth WA

6000

Published November 2008

ISBN 0 7309 9658 1

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Kununurra

Introduction

This document forms part of a series of documents prepared by the Department for Planning and Infrastructure (DPI) in conjunction with LandCorp, for the Western Australian Planning Commission (WAPC). These documents provide a snapshot of land supply in regional centres experiencing land and housing supply pressures as a result of growth in the resource and/or other industry sectors.

The document has been prepared as part of the country land development program and is the result of consultation with a number of stakeholders, including local governments and servicing authorities. Information is provided on the status of major projects and current and anticipated lot creation activity. Major issues constraining development are also identified.

What is driving growth?

The economy of the area is dominated by the agricultural, pastoral, resource and tourism industries. The State government is progressing the Ord Stage 2 project, which aims to deliver an additional 16 000ha of agricultural land in the West Bank (1 300ha), Mantinea Flats (4 000ha) and the M2 area (8 000ha). Development will be staged, with funding to be sourced from the State government's Royalties for Regions Fund and through contributions from the Commonwealth government (as part of State government's submission to the Commonwealth government's Building Australia Fund). The expansion of the irrigation area will generate significant impacts on land and housing supply in Kununurra.

Proponent / project	Location	Construction workforce ¹	Permanent workforce ¹	Estimated start / finish
Committed projects				
Argyle Diamond Mines Pty Ltd Argyle Underground Diamond Mine	Argyle	250	500	Commencement of underground operations scheduled for Q4 2008
Total workforce (committed projects)		250	500	
Projects under consideration				
Ord Expansion Project (Ord West Bank, Mantinea, M2 Area, Packsaddle)	Kununurra	650	unknown	
Total workforce (projects under consideration)		650 (minimum)	unknown	
Source: Prospect magazine (June 2008 - August 2008), Department of Industry and Resources (2008) 1 Workforce is the anticipated number of people who will be employed by a project during construction or operational (permanent) phases. These figures may differ to the number at commencement of the project and should be read as indicative. In some cases workforces may be split across various project elements and therefore various locations.				

What are the population projections for this area?

The DPI, in its role as the State's demographer, forecasts estimated resident population throughout the State for the WAPC. These are based on assumptions about fertility, mortality and migration. In some specific cases such as Ravensthorpe and East Pilbara some economic developments have been factored into the forecast.

There is significant population pressure in Kununurra caused by service populations such as tourists and short term contract workers, which are not represented by the WAPC forecasts. For example, of the 5 618 persons

enumerated on census night 2006, 3 431 persons were counted as residents and 2 187 (39 per cent of persons enumerated) were counted as visitors. An additional 315 (9 per cent) residents of Kununurra were counted elsewhere in Australia on census night. There was a similar difference between the resident workforce (1 795 persons) and the workforce counted on the night (2 312 persons) which suggests that about one quarter of the visitor population were there for work purposes. This additional service population is significant, and generates impacts for the delivery of services in the area. These impacts may be different to impacts generated by the resident population.

Population figures in this document reflect the best available data. The use and interpretation of this data is complex (see Australian Bureau of Statistics information paper – catalogue 3107.0.55.006, Population Concepts, 2008) and will be subject to ongoing review.

Local government	Projected popln. 2008 ¹	Projected popln. 2013 ¹	Projected popln. 2018 ¹	Projected popln. 2028 ¹	Average annual growth 2008-2013 (per cent)	Average annual growth 2008-2018 (per cent)	Average annual growth 2008-2028 (per cent)
Broome	16 600	19 000	21 900	28 000	2.7	2.8	2.6
Derby/West Kimberley	10 500	12 600	14 300	17 200	3.7	3.1	2.5
Halls Creek	5 000	5 700	6 600	8 300	2.7	2.8	2.6
Wyndham-East Kimberley	9 100	10 200	11 200	13 300	2.3	2.1	1.9
Total Kimberley	41 200	47 500	54 000	66 800	2.9	2.7	2.4
Total Western Australia	2 112 700	2 276 900	2 441 000	2 730 400	1.5	1.5	1.3
Source: Western Australia Tomorrow, Western Australian Planning Commission (2005) 1 Projection for resident population							

Population data published by the Australian Bureau of Statistics for the Shire of Wyndham-East Kimberley is detailed below. Data for the estimated resident population, place of usual residence and place of enumeration is shown. Further information on these different count methods are shown on page three and four of this document.

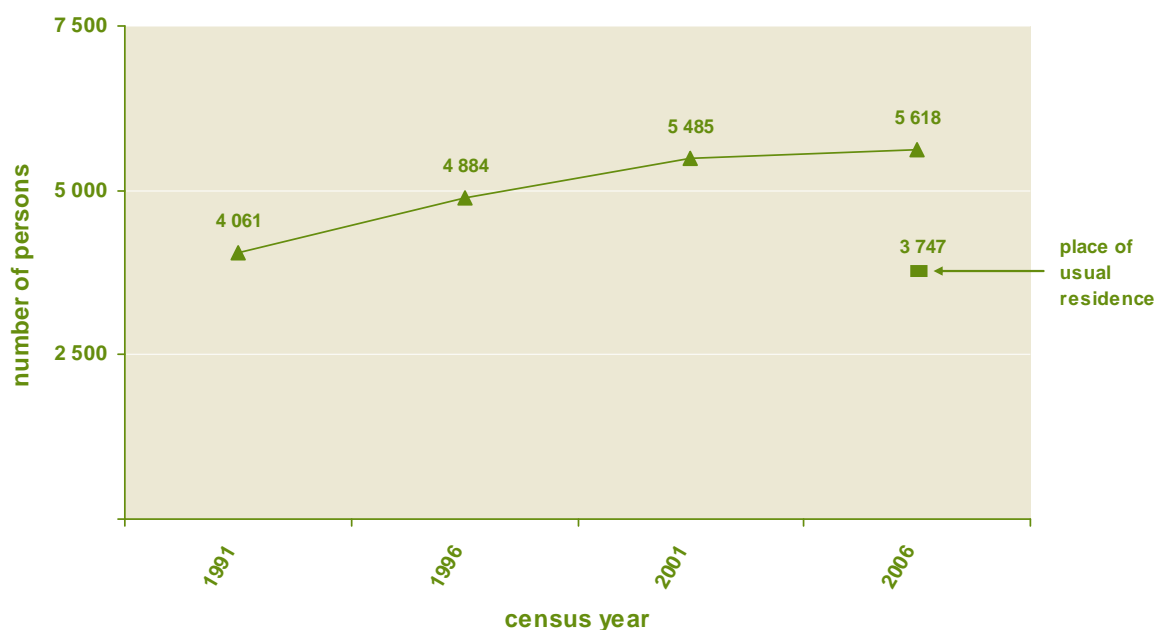
The Shire of Wyndham-East Kimberley had an estimated resident population of 7 474 persons in 2007. Kununurra accounted for more than 56 per cent (3 747 persons) of the shire's population in the 2006 census (place of usual residence). However, the number of persons present in Kununurra on census night 2006 (place of enumeration) was significantly larger, with 5 618 persons recorded. This figure includes residents, tourists, visitors and service populations.

Local government (lg)	Estimated resident population 2007	Census population 2006 (place of usual residence)
Shire of Wyndham-East Kimberley	7 474	6 596
Source: Australian Bureau of Statistics Catalogue 3218.0 Regional Population Growth Australia (March 2008) Catalogue 2068.0 Census Tables (June 2007)		

Locality	Census locality population 2006 (place of usual residence)	Locality population 2006 (per cent of lg)
Kununurra	3 747	56.8
Kalumburu community	410	6.2
Oombulgurri community	107	1.6
Wyndham	667	10.1
Source: Australian Bureau of Statistics Catalogue 2068.0 Census Tables (June 2007)		

The graph below shows the number of persons present in Kununurra for each of the census years 1991-2006. Place of usual residence data at the level of urban centres/localities was not available prior to the 2006 census.

**Kununurra urban centre - population by census year
(place of enumeration)**



Estimated resident population (ERP) - Available for local government areas only, this figure represents the number of people counted in an area on 30 June. It is calculated by:

- adding the people who were temporarily absent from the area on census night;
- subtracting the overseas visitors counted in the area on census night;
- augmenting the figure for estimated net undercount in the census;
- adjusting for difference between census night and 30 June; and
- updating each year using administrative data from a variety of sources.

ERPs are the official population figures for Australia. They are widely used as a basis for Government decision-making, including the allocation of seats in federal parliament and distribution of Commonwealth grants.

Net undercount - Immediately following the census, the Australian Bureau of Statistics (ABS) conducts a post-enumeration survey in randomly selected households to get a picture of the net undercount. This factors in the human error associated with collection of census data. Factors contributing to undercount include geographic location, ethnicity, people travelling, errors with the census form, confidentiality. People may also be counted more than once if they were away from home on census night, but were included on the census form at their usual residence. In the 2006 census the estimated net undercount in WA was 3.2 per cent. This figure was 4.4 per cent for the balance of Western Australia, and 2.7 per cent for Perth.

Place of enumeration - this count includes every person who spent census night in Australia based on where they were on census night. The figure includes residents, tourists, visitors and service populations. This data is available for towns, localities and postcode areas.

Place of usual residence - the number of people who state an area on the basis of where they usually live, rather than where they were on census night. This can be a subjective measure as it depends where people consider their home to be. This data is available for towns, localities and postcode areas.

Service populations - people who demand goods or services from providers of such commodities. Such persons may be permanent or temporary residents of the area from which the service is sought, or they may be daytime visitors (including commuters), overnight or short-term visitors to the area or fly-in fly-out workers. Service populations are not counted separately at the census but may represent up to 25 per cent (as in the Pilbara region) of the number of people enumerated in a town or locality on census night.

How much residential zoned land is available?

An analysis was undertaken to determine the area of developed and undeveloped zoned land in Kununurra. The analysis focused on undeveloped greenfield areas, and as such, single vacant lots within the existing urban front have been classified as developed.

Areas of undeveloped residential zoned land are located in the Lakeside precinct (KU04) and to the east of Victoria Highway (KU43). The zoned area of the Lakeside precinct has current conditional approval for subdivision. The area east of Victoria Highway was identified in the Shire of Wyndham-East Kimberley's local planning strategy and is currently zoned residential development. Other areas identified for future urban development but not currently zoned for this purpose include Drover's Rest (located south of the Lakeside precinct) and King Location 715, located on the shore of Lily Creek Lagoon. These areas require resolution of a number of issues before development can proceed.

Zone	Developed (ha)	Undeveloped (ha)
Residential R15	56.9	13.0
Residential R15/30	0.2	0
Residential R15/50	11.9	0.7
Residential R20	28.0	0
Residential R30	4.2	1.1
Residential Development	0	40.1
Total	101.2	54.9
Source: Department for Planning and Infrastructure internal databases (2008)		

Can demand be met?

- Planning is well advanced to meet the town's residential land supply needs in the medium to long term.
- At present, urban development is focused around Lakeside Park, however, the development of alternative infill opportunities closer to the town centre, and King Location 715 (KU44) is currently being investigated.
- Demand for light industrial lots will be eased in the short term, with the development of an additional 20 lots at the existing industrial area. Development of the lots commenced in September 2008.

The following table provides a summary of recent and forthcoming residential lot creation activity in Kununurra:

Residential lots created ¹ (2001-02 to 2005-06)	Residential lots created ¹ (2006-07)	Residential lots created ¹ (2007-08)	Residential lots with current conditional approval ²	Proposed LandCorp releases (next 2 years) ³
78	0	35	208	86
Source: Western Australian Planning Commission internal databases (2008) 1 Number of residential lots (final approvals) created as a result of subdivision (ie – does not include survey or vacant lot stratas) 2 These are approvals for which construction or servicing has not yet commenced, or is currently under way. Calculated as at 30 September 2008. 3 Subject to demand and resolution of development issues.				

- The majority of residential lots created since 2001-02 were in the Lakeside Precinct (Lakeside Park Estate stages 1, 2 & 3). These lots were developed by LandCorp.
- All of the lots with current conditional approval relate to the development of Lakeside Park Estate stages 4, 5 and 6. Stage 4 lots were released by public ballot in July 2008.
- A subdivision application was lodged in February 2008 (160 lots) to develop further stages of Lakeside Park Estate. Conditional approval was granted in August 2008.
- In addition to the 208 residential lots with current conditional approval, there are also 110 rural residential lots and 20 industrial lots with conditional approval. The industrial lots are located in the Weaber Plain Road Industrial Estate, and are being developed by LandCorp (civil works commenced).
- LandCorp is progressing the planning for further stages of Lakeside Park. Lots will be developed subject to demand.

What are the challenges for land release and housing supply?

- The high cost of development and relatively low market values mean the rate of return for a developer is marginal. This will change over time with increasing market values.
- Capacity constraints in the building and construction industry.
- Wet season conditions limit the window of opportunity for civil works to be undertaken to the months of the dry season only.
- Managing the safety and efficiency of the regional road network to cater for increased travel demand and conflict between local and regional traffic, including heavy freight vehicles.

What is Government doing?

The State government is developing the Royalties for Regions fund. The fund, equivalent to 25 per cent of annual mining and petroleum royalties collected by the State, will be allocated to new infrastructure projects and services in regional areas of Western Australia. The fund will be delivered through three new funds: the Regional Infrastructure and Headworks Fund, the Country Local Government Fund and the Regional Community Services Fund. Legislation is currently being drafted, and a funding blueprint is expected to be released before the end of 2008.

Regional initiatives

- Developing a Kimberley Regional Water Plan. The plan will consolidate available water information, identify water management issues and report on actions to be implemented in the region. It is anticipated that a draft will be released for public comment in late 2009 (DoW).

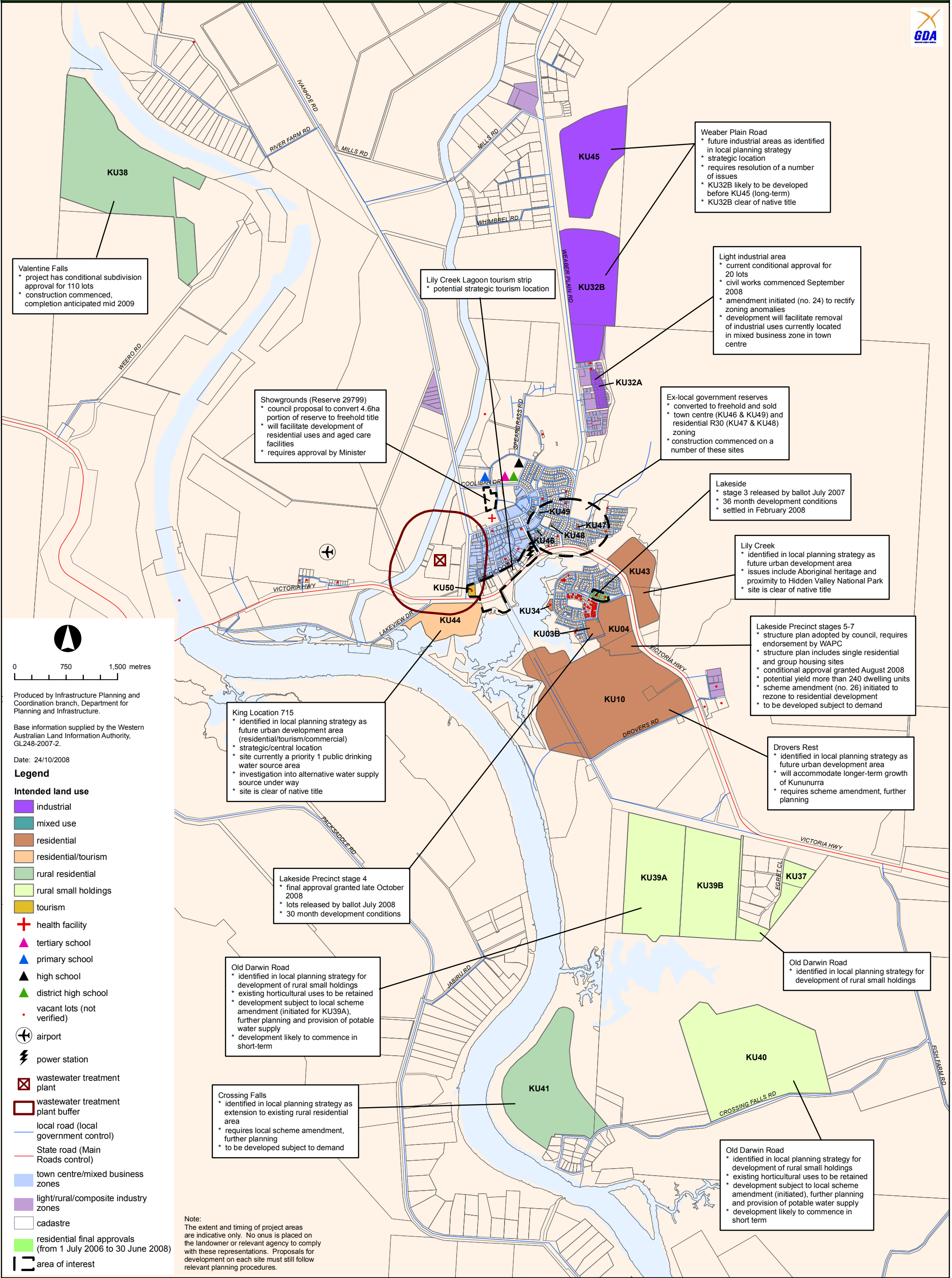
Local initiatives

- Finalisation of the Ord Final Agreement in 2005 resolved native title and Aboriginal heritage issues on land within the Kununurra town site.
- Planning is being progressed for an additional 160 lots in and to the south of the Lakeside Precinct, ensuing Kununurra is well placed to meet future demand (SWEK, DPI, LC).
- Reviewing DHW landholdings in Kununurra to identify infill development opportunities (DHW).
- Planning for the expansion of renal dialysis facilities at Kununurra. A \$6.8m redevelopment of Kununurra Hospital and 10 bed residential aged care facility was recently completed (DoH).
- Delivering additional accommodation for government employees in Kununurra by tendering for the construction of seven dwellings in 2007-08 and planning for the construction of an additional three dwellings in 2008-09 (GROH).
- Identifying projects such as the replacement of Kununurra Court in agency 10 year capital investment plans. The project is currently unfunded but will likely commence in the medium term. Interim accommodation will be required while the new facility is constructed (DoAG).
- Identifying projects such as the major refurbishment of the Kununurra Police Station in agency 10 and 20 year capital investment plans (Police).
- Progressing the more detailed planning for the Kununurra Heavy Vehicle Route (MRWA).
- Monitoring power requirements. No capacity limitations are anticipated for the forecast growth (HP).
- Continuing to monitor the condition and operation of the regional road network to identify road network improvement requirements (MRWA).
- Monitoring school site requirements. Kununurra District High School will continue to cater for the educational needs of the students from Kununurra. The Department has been in negotiations with the planning consultants for the Lakeside/Drovers Rest developments to identify a primary school site in their development to cater for the long term educational requirements of the students from the proposed development (DET).

Consultation

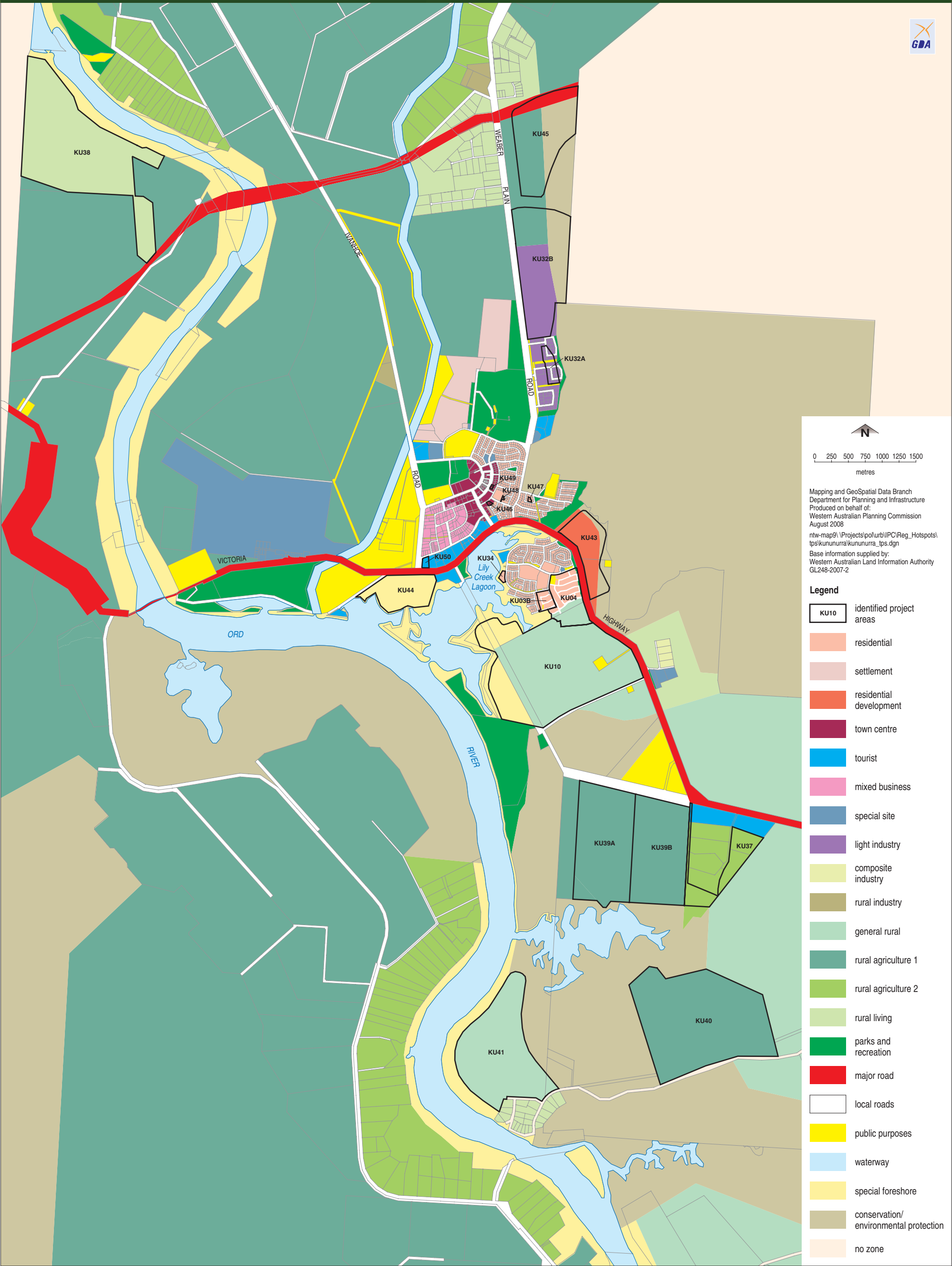
This document was prepared in consultation with the following local and state government agencies and infrastructure providers/agencies:

- Department of Corrective Services (DCS)
- Department of Education and Training (DET)
- Department of Environment and Conservation (DEC)
- Department of Health (DoH)
- Department of Housing and Works (DHW)
- Department of Industry and Resources (DOIR)
- Department of the Attorney General (DoAG)
- Department of Water (DoW)
- Government Regional Officers' Housing (GROH)
- Horizon Power (HP)
- LandCorp (LC)
- Main Roads Western Australia (MRWA)
- Shire of Wyndham-East Kimberley (SWEK)
- Water Corporation (WC)
- Western Australia Police (Police)



Kununurra

Regional HotSpots Land Supply Update | Local Planning Schemes



Kununurra project summaries (as at 30 September 2008)

Project ID	Location ¹	Tenure ²	Purpose	Zoning / planning			Area / yield			Approvals ³		Anticipated release ⁴			Issues / comments
				Current zoning	Amendment required / initiated	Other planning under way	Area (ha)	Yield (lots)	Yield (units)	Current subdivision / strata approvals	Subdivision / strata approvals pending	Short term (0-2 yrs)	Medium term (2-5 yrs)	Long term (5yrs+)	
Government owned land															
KU03B	Lot 500 Casuarina Way	State of WA (UCL)	Residential	Residential R15	No		6.1	58	64	58	0	58	0	0	Lakeside Park Stage 4. Final approval for 58 lots granted October 2008. Released to market by ballot in July 2008 (43 lots). Remaining lots allocated to DHW and GROH. Local scheme amendment now finalised.
KU04	Lot 500 Casuarina Way, Lot 976 Victoria Highway (CR 30356)	State of WA (UCL – Lot 500)	Residential	Residential R15, Residential R15/50, General rural	Yes (amendment 26 initiated -> residential development)	Lakeside Structure Plan (Stages 5-7) adopted by council	36.6	240	240	150	0	Subject to demand			Lakeside Park Stages 5-7 Lakeside Structure Plan (Stages 5-7) adopted by council. Conditional approval granted (August 2008) for stages 5 and 6. Requires scheme amendment (amendment 26 initiated to rezone area to residential development). To be developed subject to demand.
KU10	Lot 976 Victoria Highway (CR 30356), Lot 707 Old Darwin Road (CR 30290), Victoria Highway	State of WA (UCL – Victoria Highway)	Residential	General rural, Special foreshore	Yes (not initiated)		264.2	Not determined		0	0	To be determined			Lakeside Park Stages 8+. Identified in local planning strategy as future urban development area. Requires scheme amendment, further planning. Inclusion of special foreshore area requires further investigation.
KU32A	Various lots Kentia Way/Cocus Way	State of WA (UCL)	Industrial	Light industry	Yes (amendment 24 initiated to rectify zoning anomalies)		8.4	20	20	20	0	20	0	0	Project has conditional subdivision approval for 20 lots (granted July 2007). Civil works commenced September 2008, and sales release planned for late 2008. Zoning anomalies to be rectified by way of local scheme amendment (amendment initiated). The proposed zoning/lot layout facilitates a larger buffer area to the adjoining national park. Does not require connection to reticulated sewerage.
KU32B	Lot 875 & 2483 Weaber Plain Road	State of WA (UCL)	Industrial	Light industry, Rural agriculture 1, Conservation/ environmental protection	Yes (not initiated)		126.2	Not determined		0	0	To be determined			Identified in local planning strategy as future industrial development area. Requires scheme amendment (for portion of area) and further planning. Issues with creeks/waterways. Constrained by mining tenements. Site is clear of native title.
KU41	Crossing Falls Road	State of WA (UCL)	Rural residential	General rural	Yes (not initiated)		160.3	70	70	0	0	To be determined			Identified in local planning strategy for development of rural residential lots. Requires local scheme amendment, further planning. Not likely to be developed in short to medium term. May yield up to 90 lots.
1	CR = Crown reserve														
2	UCL = unallocated Crown land														
3	Refers to the number of lots/units with current subdivision or strata approval, and the number of lots/units for which a subdivision/strata application has been lodged but which is yet to be determined (pending). Does not include local government development approvals.														
4	In some cases the anticipated release of lots is yet to be determined. This could be for reasons such as market conditions, demand/supply of services or a requirement to resolve issues and constraints.														

Project ID	Location ¹	Tenure ²	Purpose	Zoning / planning			Area / yield			Approvals ³		Anticipated release ⁴			Issues / comments
				Current zoning	Amendment required / initiated	Other planning under way	Area (ha)	Yield (lots)	Yield (units)	Current subdivision / strata approvals	Subdivision / strata approvals pending	Short term (0-2 yrs)	Medium term (2-5 yrs)	Long term (5yrs+)	
KU43	Lot 300 & 2484 Victoria Highway	State of WA (UCL)	Residential	Residential development, Conservation/ environmental protection	Yes (not initiated)		45.5	Not determined		0	0	To be determined			Identified in local planning strategy as future urban development area. Issues include Aboriginal heritage, proximity to Mirima (Hidden Valley) National Park. Site is clear of native title (Ord Final Agreement). Development may include land uses other than residential.
KU44	King Location 715	State of WA (UCL)	Residential/ tourism	Special foreshore	Yes (not initiated)		42.8	Not determined		0	0	To be determined			Identified in local planning strategy as future urban development area (residential/tourism/ commercial). Site is a strategic/central location. Site is within public drinking water source area (priority 1) – identification of alternative water supply source is required. Portion of area is within existing wastewater treatment plant buffer. Site is clear of native title (Ord Final Agreement)
KU45	Lot 875 Weaber Plain Road	State of WA (UCL)	Industrial	Rural agriculture 1, Conservation/ environmental protection	Yes (not initiated)		104.2	Not determined		0	0	To be determined			Identified in local planning strategy as future industrial development area. Requires local scheme amendment, further planning, land assembly. Longer-term project.
KU50	Lot 957 Victoria Highway	WA Land Authority	Tourism	Tourist	No		1.5	Not determined		0	0	To be determined			Pressure to release this site for development of tourist accommodation. Relocation of adjacent land uses to industrial area would result in enhanced development opportunities.

Privately owned land

KU34	Lot 2420 Casuarina Way	Indiana Lake Pty Ltd, Johnston R J	Residential	Residential R30	No		1.1	23	23	23	0	23	0	0	Project has conditional approval for 23 survey strata lots (granted February 2007).
KU37	Lot 16, 17 & 18 Egret Close	Fearn J M, Britza M F, Jones W J, White A D B, White L E J	Rural smallholdings	Rural agriculture 2	No		39.5	8	8	8	0	?	?	?	Area has been incrementally subdivided into smaller lots. Separate landowners but conditional approvals to subdivide into 8 lots. Requires local scheme amendment (to rural smallholdings, to be rezoned as part of local planning scheme review).
KU38	Lot 21 Weero Road	Valentine Falls Estate Pty Ltd	Rural residential	Rural living	No	Structure plan endorsed by WAPC	248.3	110	110	110	0	110	0	0	Valentine Falls Estate. Project has conditional subdivision approval for 110 lots (granted December 2007). Construction has commenced, completion anticipated mid 2009.
KU39A	Lot 2 Old Darwin Road	Lethbridge C, Lethbridge E M, Lethbridge R, Lethbridge S	Rural smallholdings	Rural agriculture 1	Yes (amendment 22 initiated -> rural small holdings)	Structure plan prepared	142.3	16	16	0	0	16	0	0	Identified in local planning strategy for development of rural smallholdings. Development of larger lots to act as a buffer to existing horticultural uses. Requires local scheme amendment (amendment 22 initiated to rezoned to rural small holdings), currently being finalised by WAPC. Structure plan prepared. Development subject to provision of potable water supply.
1	CR = Crown reserve														
2	UCL = unallocated Crown land														
3	Refers to the number of lots/units with current subdivision or strata approval, and the number of lots/units for which a subdivision/strata application has been lodged but which is yet to be determined (pending). Does not include local government development approvals.														
4	In some cases the anticipated release of lots is yet to be determined. This could be for reasons such as market conditions, demand/supply of services or a requirement to resolve issues and constraints.														

Project ID	Location ¹	Tenure ²	Purpose	Zoning / planning			Area / yield			Approvals ³		Anticipated release ⁴			Issues / comments
				Current zoning	Amendment required / initiated	Other planning under way	Area (ha)	Yield (lots)	Yield (units)	Current subdivision / strata approvals	Subdivision / strata approvals pending	Short term (0-2 yrs)	Medium term (2-5 yrs)	Long term (5yrs+)	
KU39B	Lot 1 Old Darwin Road	Yeltara Developments Pty Ltd	Rural smallholdings	Rural agriculture 1	Yes (not initiated)	Structure plan prepared	124.8	16	16	0	0	16 (1-3yrs)		0	Identified in local planning strategy for development of rural smallholdings. Development of larger lots to act as a buffer to existing horticultural uses. Requires local scheme amendment (not initiated). Structure planning commenced. Development subject to provision of potable water supply.
KU40	Lot 647 Crossing Falls Road	Halford D M, Halford K P	Rural smallholdings	Rural agriculture 1	Yes (amendment 23 initiated -> rural small holdings)		249.7	24	24	0	0	24	0	0	Identified in local planning strategy for development of rural smallholdings. Existing horticultural uses to be retained (as larger lots) with a small number of rural small holdings lots to be developed. Requires local scheme amendment (amendment 23 initiated). Amendment advertised by council. Draft subdivision plan has been prepared (yielding 24 lots), but application for subdivision not yet lodged. Development subject to provision of potable water supply.
KU46	Lot 100 River Fig Avenue	Ri-con Development No 2 Pty Ltd	Mixed use	Town centre	No		0.3	1	18	0	0	18	0	0	Ex local government reserve converted to freehold. Zoned town centre which allows a mix of land uses and can be developed to a density of R50. Construction has commenced.
KU47	Lot 1039 Greybox Crescent	Colin Wilkinson Investments Pty Ltd, Ravebay Holdings Pty Ltd, Reg Properties Pty Ltd	Residential	Residential R30	No		0.3	1	6	0	0	6	0	0	Ex local government reserve converted to freehold.
KU48	Lot 1004 Sorghum Place	Atwell C B, Atwell P D, Heritage Pioneer Developments Pty Ltd, Stubbs P C, Stubbs S R	Residential	Residential R30	No		0.2	1	4	0	0	4	0	0	Ex local government reserve converted to freehold. Construction has commenced.
KU49	Lot 2451 Konkerberry Drive	Ord River House Pty Ltd	Mixed use	Town centre	No		0.2	Not determined		0	0	To be determined			Ex local government reserve converted to freehold (Ewin Centre). Zoned town centre which allows a mix of land uses and can be developed to a density of R50. Development likely to be commercial only.
<div><div>1</div><div>CR = Crown reserve</div></div> <div><div>2</div><div>UCL = unallocated crown land</div></div> <div><div>3</div><div>Refers to the number of lots/units with current subdivision or strata approval, and the number of lots/units for which a subdivision/strata application has been lodged but which is yet to be determined (pending). Does not include local government development approvals.</div></div> <div><div>4</div><div>In some cases the anticipated release of lots is yet to be determined. This could be for reasons such as market conditions, demand/supply of services or a requirement to resolve issues and constraints.</div></div>															